



## City of North Bay Report to Council

Report No: CSBU-2023-027

Date: March 1, 2023

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement – Sherwood Forest Subdivision – Phase 2 –  
Katie Ann Crescent

Closed Session: yes ☐ no ☒

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### Recommendation

That the City enter into a Pre-Servicing Agreement with 1804016 Ontario Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Sherwood Forest Subdivision (City file 48T-22101).

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### Background

The subject property was given Draft Approval by City Council on January 31, 2022.

The proposed development is the next phase of the 'Sherwood Forest' residential subdivision. Phase 1 is located directly south of the subject property. The proposed subdivision would be accessed by extending the newly constructed Katie Ann Crescent, a municipal road that extends to the north from Sugarbush Street. The location of the land subject to the pre-servicing agreement is shown in Schedule A.

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### Financial/Legal Implications

The developer will be required to pay the Engineering Review, Administration and Preparation and Registration fee of \$5,250 and provide all required security and insurance.

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### Corporate Strategic Plan

☐ Natural North and Near

☐ Economic Prosperity

☒ Affordable Balanced Growth

☐ Spirited Safe Community

☐ Responsible and Responsive Government

### **Specific Objectives**

- Promote and support public and private sector investment.

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### **Options Analysis**

Engineering Services, Planning Services, and Corporate Services have reviewed the plans and Pre-Servicing Agreement and have found that all conditions which would allow the Pre-Servicing Agreement to proceed have been met. It is recommended that City Council enter into a Pre-Servicing Agreement in a form satisfactory to the City Solicitor and the City Engineer for the installation of services for Phase 2 - Sherwood Forest Subdivision (20 lots).

#### Option 1:

Deny the request to enter into the Pre-Servicing Agreement for the installation of services.

#### Option 2:

That the City enter into a Pre-Servicing Agreement with 1804016 Ontario Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Sherwood Forest Subdivision (City file 48T-22101).

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### **Recommended Option**

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with 1804016 Ontario Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Sherwood Forest Subdivision (City file 48T-22101).

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Adam Lacombe, P. Eng.

Title: Senior Capital Program Engineer

### **I concur with this report and recommendation.**

Name Ian Kilgour, MCIP. RPP:

Title: Director, Community Development and Growth

Name: John Severino, P.Eng, MBA:

Title: Interim Chief Administrative Officer

## Schedule A

