



City of North Bay Report to Council

Report No: CSBU-2023-050

Date: June 22, 2023

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement – Sugarbush Subdivision

Closed Session: yes no

Recommendation

That the City enter into a Pre-Servicing Agreement with Eton Homes Limited. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Sugarbush Subdivision – Phase 4 (City file 48T-92102).

Background

The subject property was given Draft Approval by City Council in July 1994. The City entered into a subdivision agreement with the Owner for Phase 1 of the subdivision in 2009. This Phase of work resulted in the construction of Sugarbush Street and Enza Court and 19 lots were developed with low density residential dwellings. Phase 2 of the Sugarbush Subdivision was approved by Council in 2018 which created fourteen (14) new residential lots with frontage on Sugarbush Street, as shown on Schedule A attached hereto. Phase 3 was approved in 2020 which resulted in five (5) new residential lots with frontage on Tower Drive.

The proposed development is the next phase of the 'Sugarbush' residential subdivision and would result in the servicing of 9 lots along the extension of Sugarbush Street. The location of the land subject to the pre-servicing agreement is shown in Schedule A.

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.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment.
- Facilitate the development of housing options to service the needs of the community.

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 City Engineer for installation of services for the next phase of Sugarbush Subdivision (9 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 Eton Homes Limited. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Sugarbush Subdivision (City file 48T-92102).

Recommended Option

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with Eton Homes Limited. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Sugarbush Subdivision (City file 48T-92102).

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: Chief Administrative Officer

Schedule A

