



City of North Bay Report to Council

Report No: CSBU-2024-009

Date: February 15, 2024

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Road Closure Application – 392 Norwood Avenue

Closed Session: yes no

Recommendation

1. That the application by Mathew Blanchfield to acquire an unopened municipal road allowance, as shown on Schedule "A" attached to Report to Council CSBU 2024-009, be approved; and
2. That the sale of the unopened road allowance be subject to the granting of any required easements; and
3. That the Chief Administrative Officer be authorized by Council to negotiate this sale for the subject road allowances at the appraised value.

Background

Site Information

Site Description:

The subject unopened road allowance is located at the rear the applicant's property (392 Norwood Avenue).

This section of unopened road allowance was previously part of a larger Lawson Street road allowance. This road allowance was previously closed, and a portion was transferred to abutting property owners. This part of the road allowance was not transferred and remains in City

ownership.

Figure 1: Map of Subject Property and Surrounding Area



Proposal

The property owner located at 392 Norwood Avenue has submitted an application to the City of North Bay to acquire the portion of the road allowance shown above on Figure 1 and on the attached Schedule A. The purpose of the proposed road closure is to add the subject lands to their existing land holdings.

Summary

Section 34(1) of the Municipal Act 2001 (S.O. 2001, c.25) permits municipalities to pass By-laws for "stopping up any highway or part of a highway".

This road allowance was previously closed and transferred to abutting property owners. This part of the road allowance was not transferred and remains in City ownership. Given the previous closures, this road allowance no longer serves any municipal purpose. Should City Council approve this transfer, the lands would be sold at their appraised value.

Correspondence

This proposal was circulated to abutting property owners, as well as all the municipal departments and agencies that would have an interest in land use matters. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

- **Ministry of Transportation:** *"We have determined that the subject lands are not within MTO's permit control area"*
- **North Bay Mattawa Conservation Authority:** *"No concerns"*
- **Enbridge Gas Inc.:** *"Enbridge Gas Inc. has completed review, and have no interests in the subject lands"*
- **Hydro One:** *"Hydro One has no plant on the subject property, hence we have no objection to the proposed actions"*
- **Engineering Department:** *"We reviewed and confirmed that we have no infrastructure in the laneway. We have no concerns regarding the lane closure."*

Planning staff did speak with the owner of the adjacent property. They stated that they were not interested in acquiring a portion of the road allowance.

Financial/Legal Implications

Should the subject application be approved, the financial implications to the City of North Bay would be revenue generated from the sale of the road allowance at their appraised value. The applicant would be responsible for all costs associated with the closure including the appraisal, survey and legal costs.

The legal implications to the City would be the transfer of an unopened road allowance into private ownership.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input 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

Options Analysis

Option 1:

1. That the application by Mathew Blanchfield to acquire an unopened municipal road allowance, as shown on Schedule "A" attached to Report to Council CSBU 2024-009, be approved; and
2. That the sale of the unopened road allowance be subject to the granting of any required easements; and
3. That the Chief Administrative Officer be authorized by Council to negotiate this sale for the subject road allowances at the appraised value.

This option is recommended for the reasons set out in Report to Council CSBU 2024-009

Option 2:

Do not close the road allowance. This option is not recommended because there is no municipal requirement for the road allowance and no ability to extend the road network over the subject lands.

Recommended Option

Option 1 is the recommended option.

1. That the application by Mathew Blanchfield to acquire an unopened municipal road allowance, as shown on Schedule "A" attached to Report to Council CSBU 2024-009, be approved; and
2. That the sale of the unopened road allowance be subject to the granting of any required easements; and
3. That the Chief Administrative Officer be authorized by Council to negotiate this sale for the subject road allowances at the appraised value.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

We concur with this report and recommendation.

Name Beverley Hillier, MCIP, RPP
Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP. RPP
Title: Director, Community Services

Name John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

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Schedule A

