



City of North Bay Report to Council

Report No: CSBU-2024-011

Date: March 14, 2024

Originator: Beverley Hillier

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval of a Plan of Condominium – 215 Ross Drive - Richardson

Closed Session: yes no

Recommendation

1. That Council grant final approval to a Vacant Land Plan of Condominium for a property located at 215 Ross Drive; and
2. That the Mayor and City Clerk be authorized to sign the Condominium Agreement with David Wayne Richardson Estate Trustee for the Estate of John Edwin Richardson consisting of three (3) units and one (1) common element, upon receipt of all Condominium Agreement requirements.

Background

Tulloch Geomatics Inc. on behalf of the property owner, has requested final approval of a Vacant Land Plan of Condominium for a three (3) unit and one (1) common element condominium located at 215 Ross Drive.

The Owner received Draft Approval of the Plan of Condominium on David Wayne Richardson Estate Trustee for the Estate of John Edwin Richardson. Final Approval of the Condominium will allow the units to be individually transferred to separate property owners.

Financial/Legal Implications

There are no financial implications associated with the Condominium Agreement for the City.

The legal implication is that the City would enter into a Condominium Agreement with the property owner.

Corporate Strategic Plan

- Natural North and Near
- Affordable Balanced Growth
- Responsible and Responsive Government
- Economic Prosperity
- Spirited Safe Community

Specific Objectives

- Facilitate the development of housing options to service the needs of the community.

Options Analysis

Prior to Staff recommending to City Council that the City give Final Approval to the Plan of Condominium and that the City enter into a Condominium Agreement with the Property Owner, Staff required the developer to satisfy the conditions of Draft Approval.

The developer has satisfied the Conditions of Draft Approval for the requested Plan of Condominium as follows:

- 1) The Condominium Agreement has been prepared and is recommended for approval by the City Engineer, Infrastructure & Operations;
- 2) The Final Plan (Registered 36CDM Plan) has been prepared for registration upon Council approval. It has been reviewed and found to conform with the Draft Approval; and
- 3) The conditions imposed when Draft Approval was given have been satisfied.

There are a number of special provisions that will be implemented when a building permit is proposed for the units, including implementing all aspects of the Phosphorus Control Plan associated with development on Trout Lake through entering into a Site Plan Control Agreement with the City prior to development occurring.

Option 1:

Approve the request to grant Final Approval and to enter into the Condominium Agreement with the property owner.

Option 2:

Deny the request to grant Final Approval and not enter into the Condominium Agreement with the property owner.

Recommended Option

Option 1 is the recommended option.

1. That Council grant final approval to a Vacant Land Plan of Condominium for a property located at 215 Ross Drive; and

2. That the Mayor and City Clerk be authorized to sign the Condominium Agreement with David Wayne Richardson Estate Trustee for the Estate of John Edwin Richardson consisting of three (3) units and one (1) common element, upon receipt of all Condominium Agreement requirements.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

I concur with this report and recommendation

Name: Adam Lacombe, P.Eng.

Title: Senior Capital Program Engineer

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

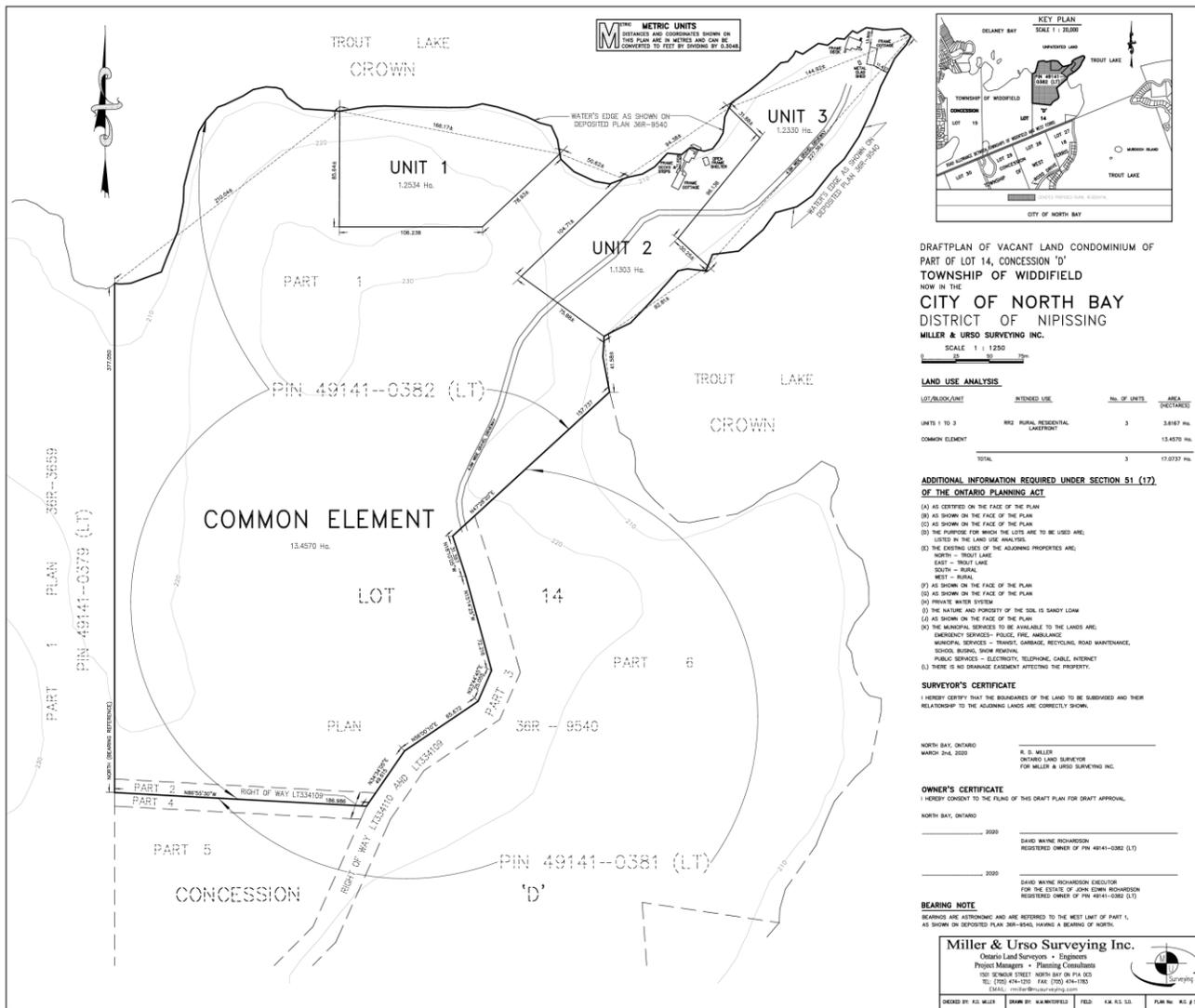
Name: Peter Carello, MCIP, RPP

Title: Senior Planner

Schedule A



Schedule B



DRAFT PLAN OF VACANT LAND CONDOMINIUM OF
 PART OF LOT 14, CONCESSION 'D'
 TOWNSHIP OF WIDDIFIELD
 NOW IN THE
CITY OF NORTH BAY
 DISTRICT OF NIPISSING
 MILLER & URSO SURVEYING INC.

LAND USE ANALYSIS

LOT/COMMON ELEMENT	INTENDED USE	NO. OF UNITS	AREA (HECTARES)
UNITS 1 TO 3	R20 RURAL RESIDENTIAL LAKEFRONT	3	3.6187 Ha.
COMMON ELEMENT			13.4570 Ha.
TOTAL		3	17.0757 Ha.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE ONTARIO PLANNING ACT

- (A) AS CERTIFIED ON THE FACE OF THE PLAN
- (B) AS SHOWN ON THE FACE OF THE PLAN
- (C) AS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS.
- (E) THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:
 NORTH - TROUT LAKE
 EAST - TROUT LAKE
 SOUTH - RURAL
 WEST - RURAL
- (F) AS SHOWN ON THE FACE OF THE PLAN
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) PRIVATE WATER SYSTEM
- (I) THE NATURE AND POSSESSION OF THE SOIL IS SANDY LOAM
- (J) AS SHOWN ON THE FACE OF THE PLAN
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LOTS ARE:
 EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
 MUNICIPAL SERVICES - TRASH, GARBAGE, RECYCLING, ROAD MAINTENANCE,
 SCHOOLS, BUSING, SNOW REMOVAL,
 PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET
 (L) THERE IS NO DRAINAGE EXISTING AFFECTING THE PROPERTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
 MARCH 24th, 2020
 R. D. MILLER
 ONTARIO LAND SURVEYOR
 FOR MILLER & URSO SURVEYING INC.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO
 _____ 2020
 DAVID WAYNE RICHARDSON
 REGISTERED OWNER OF PIN 49141-0382 (LT)

 DAVID WAYNE RICHARDSON EXECUTOR
 FOR THE ESTATE OF JOAN OWEN RICHARDSON
 REGISTERED OWNER OF PIN 49141-0382 (LT)

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF PART 1, AS SHOWN ON DEPOSITED PLAN 368-9540, TAKING A BEARING OF NORTH.

Miller & Urso Surveying Inc.
 Ontario Land Surveyors • Engineers
 Project Managers • Planning Consultants
 100 SUNDIAL STREET NORTH BAY ON P1A 0G5
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 EMAIL: miller@mlurso.com

CHECKED BY: R.D. MILLER DRAWN BY: M. WINDFIELD FIELD: R.A. KILGUS PLAN NO: R20 P 2001
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