



## City of North Bay Report to Council

Report No: CSBU-2024-016

Date: March 25, 2024

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – Laurentian Heights Limited – Kenreta Dr. (21 Lots and 2 blocks) (City file 48T-93101)

Closed Session: yes  no

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### Recommendation

1. That Council grant final approval to Phase 4 Plan of Subdivision by Laurentian Heights Limited for the Laurentian Heights Subdivision (Kenreta Drive – 21 Lots and 2 blocks) – City File No. 48T-93101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Laurentian Heights Limited for Kenreta Drive Phase 4 in order to permit the next phase of the Laurentian Heights Subdivision consisting of 21 lots and 2 blocks along Kenreta Drive, upon satisfactory receipt of all Subdivision Agreement requirements, the Owner entering into the required Stormwater Management Cost Share Agreement and all other matters as determined by and to the satisfaction of the City Solicitor, City Engineer and Chief Administrative Officer.

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### Background

Tulloch Geomatics Inc. on behalf of Laurentian Heights Limited is seeking final approval of the Kenreta Drive Plan of Subdivision consisting of 21 lots and 2 blocks.

The final approval being requested is within the boundary of the lands that have been given Draft Approval. The Laurentian Heights Draft Plan of Subdivision was approved by City Council on October 20, 1997.

The municipal services for the subdivision are in the process of being installed under the Pre-Servicing Agreement approved by Council on January 9, 2023. Security for the finalization of remaining works is adequately secured in the Subdivision Agreement.

Through the Phase 4 Final Approval the Owner is dedicating the remainder of the Parkland required. This satisfies all future park land dedications for this subdivision.

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## Financial/Legal Implications

The developer is required to pay direct City charges and all required security and insurance amounts as described in the Subdivision Agreement.

In accordance with the 2008 Subdivision Agreement Surrey Drive – Phase 1, the City and Laurentian Heights Limited are cost-sharing the design and construction of the storm drainage system and permanent stormwater management pond. The drainage system and pond will serve existing development north of the Laurentian Heights subdivision as well as new development within the subdivision. Funds for the City's contribution have been allocated in the capital budget under project 4340ST, and cost-sharing terms will be set out in a cost-sharing agreement between the City and Laurentian Heights Limited.

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## Corporate Strategic Plan

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

## Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community.
- Facilitate the development of housing options to service the needs of the community.

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## Options Analysis

Prior to Staff recommending to City Council that the City give Final Approval to the Plan of Subdivision and that the City enter into a Subdivision 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 Subdivision as follows:

1. The Subdivision Agreement has been prepared and is recommended for approval by the City Engineer, Infrastructure & Operations;
2. The Final Plan (Registered 36M Plan) has been prepared for registration upon Council granting final approval. It has been reviewed and found to conform with the original Draft Approval; and
3. There are a number of conditions of Draft Approval in relation to this subdivision. The owner has satisfied the conditions, with the exception of entering into the Cost Share Agreement for Stormwater Management; therefore, the requirement as described in recommendation 2 of this report that this Agreement be entered into to the satisfaction of the City Solicitor, City Engineer and Chief Administrative Officer.

### Option 1:

Deny the request to enter into the Subdivision Agreement and grant Final Approval.

### Option 2:

1. That Council grant final approval to Phase 4 Plan of Subdivision by Laurentian Heights Limited for the Laurentian Heights Subdivision (Kenreta Drive – 21 Lots

and 2 blocks) – City File No. 48T-93101; and

2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Laurentian Heights Limited for Kenreta Drive Phase 4 in order to permit the next phase of the Laurentian Heights Subdivision consisting of 21 lots and 2 blocks along Kenreta Drive, upon satisfactory receipt of all Subdivision Agreement requirements, the Owner entering into the required Stormwater Management Cost Share Agreement and all other matters as determined by and to the satisfaction of the City Solicitor, City Engineer and Chief Administrative Officer.

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**Recommended Option**

Option 2 is the recommended option.

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: Alan Korell

Title: City Engineer – Infrastructure and Operations

Name: Peter E.G. Leckie, B.A. (Hons.), LL.B.

Title: City Solicitor

Name: John Severino, P.Eng, MBA:

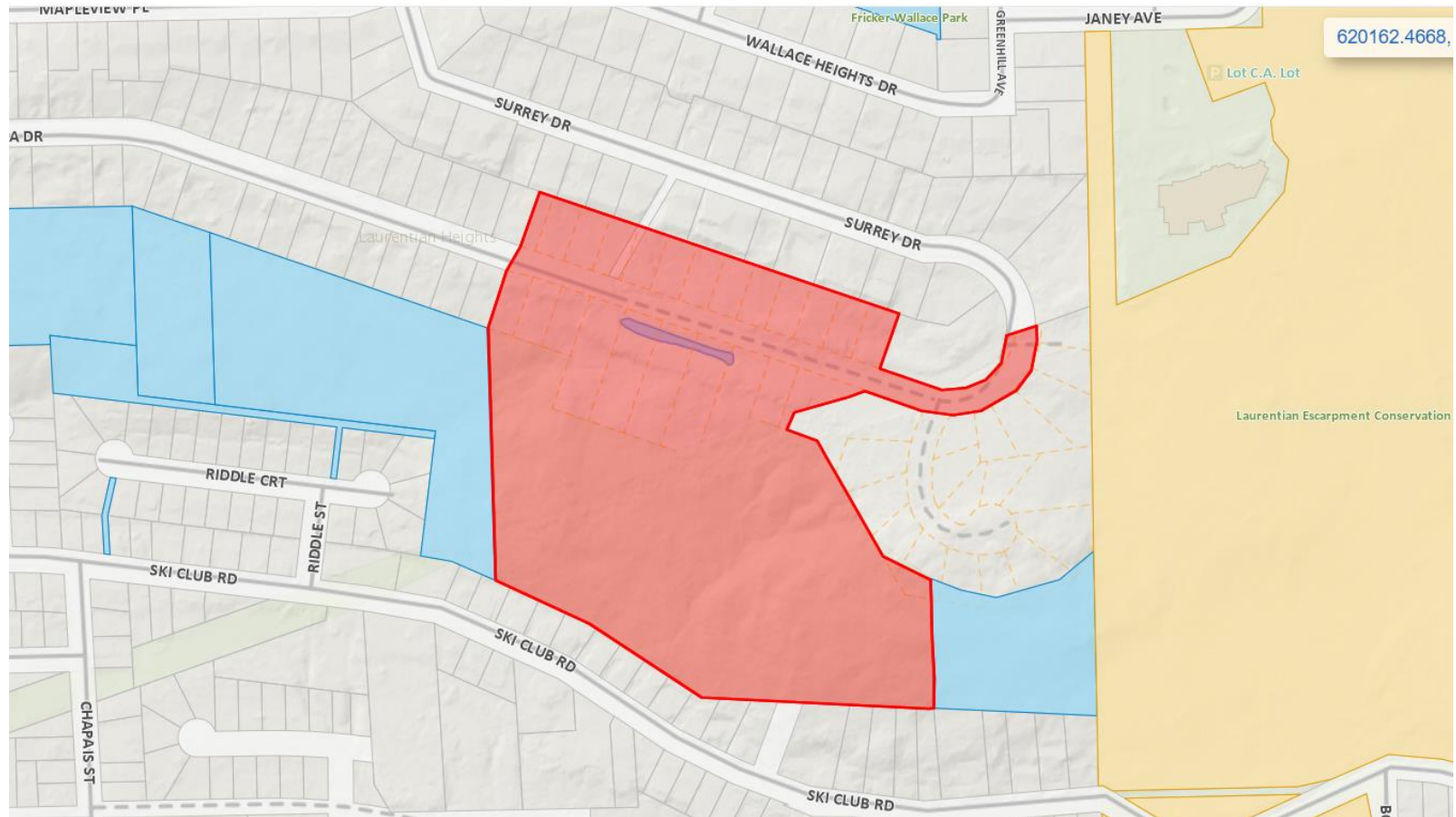
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Beverley Hillier

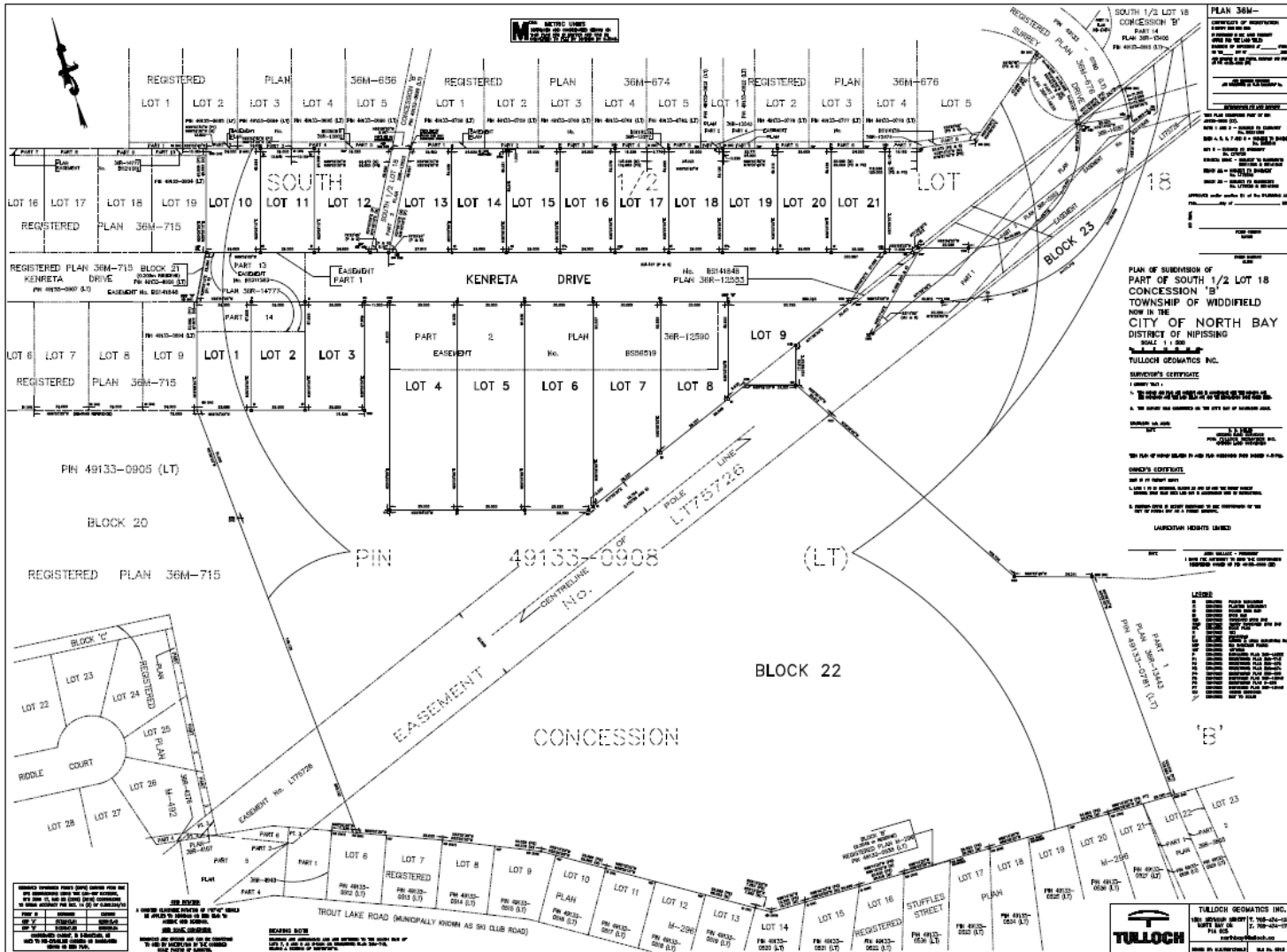
Title: Manager, Planning & Building Services

## Schedule A



Approximate location of the lands included in Kenreta – Phase 4 Final Approval. This map includes the parkland dedication to the City.

# Schedule B



Draft 36M-Plan – Registered Plan of Subdivision for Kenreta – Phase 4 Final Approval