



City of North Bay Report to Council

Report No: CSBU-2024-023

Date: May 10, 2024

Originator: Beverley Hillier & Adam Lacombe

Business Unit:

Department:

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Subject: Final Approval - Sherwood Forest Subdivision (City File 48T-22101)

Closed Session: yes no

Recommendation

1. That Council grant final approval to Phase 2, Sherwood Forest Subdivision, (Katie Ann Crescent - 28 Lots and 4 blocks) – City File No. 48T-22101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest Phase 2 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 28 lots and 4 blocks, upon receipt of all Subdivision Agreement requirements.

Background

Tulloch Geomatics Inc. on behalf of 1804016 Ontario Inc. is seeking Final Approval of Phase 2 of the Sherwood Forest Plan of Subdivision in order to create 28 lots and 4 blocks.

The final approval being requested is within the boundary of the lands that have been given Draft Approval. The Sherwood Forest Plan of Subdivision was given Draft Approval by Council on January 31, 2022.

Council authorized a pre-servicing agreement with the owner by way of council resolution 2023-59 passed on January 31, 2023. The Owner entered into a Pre-Servicing Agreement with the City of North Bay and installed services in 2023. Adequate security for the finalization of the remaining works is secured through this Subdivision Agreement.

Financial/Legal Implications

As required as a condition of Draft Approval, the subdivision agreement contains special provisions related to the extension of the Pearce Street road allowance. Through the registration of this phase, the owner is transferring to the City eight (8) registered lots and the necessary road allowances as their security towards the future extension of Pearce Street.

The City will contribute the incremental upsizing costs in accordance with the terms of the Subdivision Agreement using funds from the City's capital project 4310RD/ST/SS/WS - Pearce St. Extension to Tower Dr.

Corporate Strategic Plan

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

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

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 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.

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 2, Sherwood Forest Subdivision, (Katie Ann Crescent - 28 Lots and 4 blocks) – City File No. 48T-22101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest Phase 2 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 28 lots and 4 blocks, upon receipt of all Subdivision Agreement requirements.

Recommended Option

Option 2 is the recommended option.

1. That Council grant final approval to Phase 2, Sherwood Forest Subdivision, (Katie Ann Crescent - 28 Lots and 4 blocks) – City File No. 48T-22101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 1804016 Ontario Inc. for Sherwood Forest Phase 2 in order to permit the next phase of the Sherwood Forest Subdivision consisting of 28 lots and 4 blocks, upon receipt of all Subdivision Agreement requirements.

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

