



City of North Bay Report to Council

Report No: CSBU-2024-032

Date: June 25, 2024

Originator: Beverley Hillier, Manager, Planning & Building Services

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Request for Concurrence re: Lot Addition – Lot 1 and Lot 2, 36M723

Closed Session: yes no

Recommendation

That Council offers no objection to the filing of a Court Order pursuant to Section 88 of the *Registry Act*, R.S.O. 1990, c. R.20, as amended, to cancel or suspend in whole or in part a portion of the Plan of Subdivision, being Lots 1 & 2, Plan 36M-723, in order to facilitate the merger of the lots into one lot.

Background

A request has been received from Sandro Orlando, Solicitor for the property owner Mason Tresnak to obtain Council support in the filing of a Court Order pursuant to Section 88 of the *Registry Act*, R.S.O. 1990, c. R.20, as amended, to cancel or suspend in whole or in part a portion of the Plan of Subdivision, being Lots 1 & 2, Plan 36M-723 in order to facilitate the merger of the lots into one lot, as shown on Schedule A attached hereto.

The purpose of this request is to remove each of the properties' status as a whole lot on a Plan of Subdivision. The Owner previously received approval from Council for Final Approval of the Plan of Subdivision on May 21, 2024. Given that the subdivision is less than 8 years old, a Court Order to expunge the lots under the *Planning Act* is required.

The request to merge the lots was circulated internally for comments.

Engineering has indicated that as part of the pre-servicing agreement for this stage of subdivision, the services have already been installed to each individual lot. The Owner will be responsible for retiring one of the services to the property and any restoration work required. This will be required to be

completed through a Service Contract and Street Work Permit. The Owner will also be responsible to ensure that the merged lot meets the requirements of the subdivision grading plan.

Public Works has indicated no objection to the merger and noted that the Owner will continue to be required to meet the City's private approach by-law for the installation of the driveway for the new home.

Planning Services does not have any objections with the proposed request. The property will continue to meet the minimum regulations of the City's Zoning By-law and will not impact the overall development of the larger Plan of Subdivision.

Financial/Legal Implications

N/A

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input 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 needs of the community

Options Analysis

Option 1:

That Council offers no objection to the filing of a Court Order pursuant to Section 88 of the Registry Act, R.S.O. 1990, c. R.20, as amended, to cancel or suspend in whole or in part a portion of the Plan of Subdivision, being Lots 1 & 2, Plan 36M-723, in order to facilitate two lot additions.

Option 2:

That Council not support the filing of a Court Order pursuant to Section 88 of the *Registry Act*, R.S.O. 1990, c. R.20, as amended, to cancel or suspend in whole or in part a portion of the Plan of Subdivision, being Lots 1 & 2, Plan 36M-723, in order to facilitate two lot additions.

Recommended Option

Option 1 is the recommended option.

That Council offers no objection to the filing of a Court Order pursuant to Section 88 of the *Registry Act*, R.S.O. 1990, c. R.20, as amended, to cancel or suspend in whole or in part a portion of the Plan of Subdivision, being Lots 1 & 2, Plan 36M-723, in order to facilitate two lot additions.

Respectfully submitted,

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

We 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

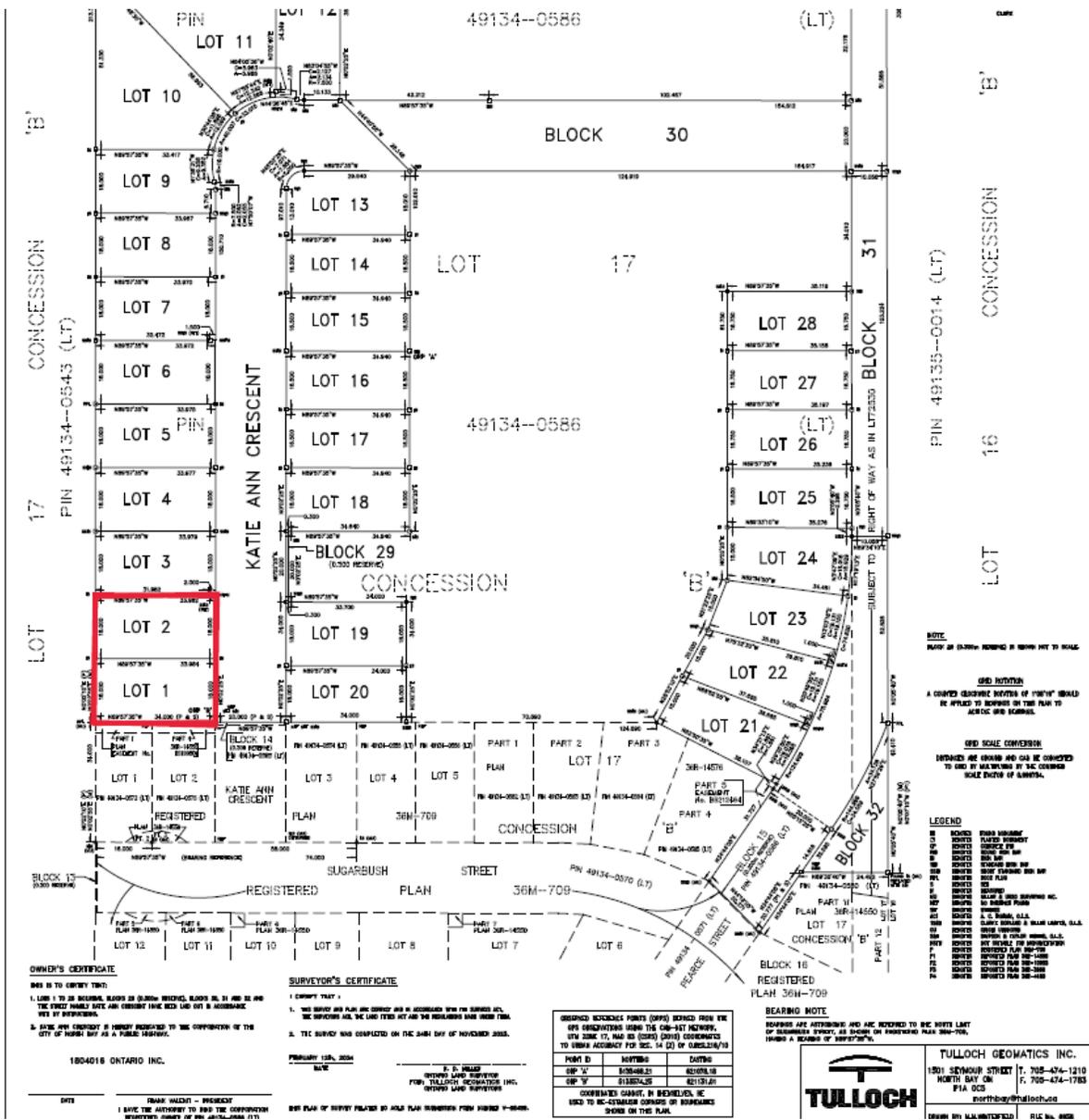
Name: Ian Kilgour, MCIP. RPP
Title: Director, Community Services

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

Personnel designated for continuance:

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

Schedule A



OWNER'S CERTIFICATE

- BASE IS TO COUNTY TWD.
1. I AM A TO BE INCORPORATED OR OTHER RECORD, BLOCK 30, 31 AND 32 AND THE FIRST THREE ARE AN EXISTING PLAN AND ARE IN ACCORDANCE WITH THE ACT OF 1990.
 2. I AM A TO BE INCORPORATED OR OTHER RECORD, BLOCK 30, 31 AND 32 AND THE FIRST THREE ARE AN EXISTING PLAN AND ARE IN ACCORDANCE WITH THE ACT OF 1990.

1804016 ONTARIO INC.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE ACT OF 1990.
 2. THE SURVEY WAS COMPLETED ON THE DATE OF NOVEMBER 2024.

February 12th, 2024
 E. J. BRADY
 ONTARIO LAND SURVEYOR
 FOR: TULLOCH GEOMATICS INC.
 (ONLINE SIGNATURE)

BEARING NOTE

BEARING AND DISTANCE ARE AS SHOWN ON THE PLAN. ALL DISTANCES ARE IN METERS AND ALL BEARINGS ARE IN DECIMAL DEGREES.

POINT	BEARING	DISTANCE
OP W	85°48'42.00"	10.0000
OP Y	85°48'42.00"	10.0000

USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARING AND DISTANCE ARE AS SHOWN ON THE PLAN. ALL DISTANCES ARE IN METERS AND ALL BEARINGS ARE IN DECIMAL DEGREES.

- LEGEND**
- 100 BOUNDARY
 - 101 BOUNDARY
 - 102 BOUNDARY
 - 103 BOUNDARY
 - 104 BOUNDARY
 - 105 BOUNDARY
 - 106 BOUNDARY
 - 107 BOUNDARY
 - 108 BOUNDARY
 - 109 BOUNDARY
 - 110 BOUNDARY
 - 111 BOUNDARY
 - 112 BOUNDARY
 - 113 BOUNDARY
 - 114 BOUNDARY
 - 115 BOUNDARY
 - 116 BOUNDARY
 - 117 BOUNDARY
 - 118 BOUNDARY
 - 119 BOUNDARY
 - 120 BOUNDARY
 - 121 BOUNDARY
 - 122 BOUNDARY
 - 123 BOUNDARY
 - 124 BOUNDARY
 - 125 BOUNDARY
 - 126 BOUNDARY
 - 127 BOUNDARY
 - 128 BOUNDARY
 - 129 BOUNDARY
 - 130 BOUNDARY
 - 131 BOUNDARY
 - 132 BOUNDARY
 - 133 BOUNDARY
 - 134 BOUNDARY
 - 135 BOUNDARY
 - 136 BOUNDARY
 - 137 BOUNDARY
 - 138 BOUNDARY
 - 139 BOUNDARY
 - 140 BOUNDARY
 - 141 BOUNDARY
 - 142 BOUNDARY
 - 143 BOUNDARY
 - 144 BOUNDARY
 - 145 BOUNDARY
 - 146 BOUNDARY
 - 147 BOUNDARY
 - 148 BOUNDARY
 - 149 BOUNDARY
 - 150 BOUNDARY
 - 151 BOUNDARY
 - 152 BOUNDARY
 - 153 BOUNDARY
 - 154 BOUNDARY
 - 155 BOUNDARY
 - 156 BOUNDARY
 - 157 BOUNDARY
 - 158 BOUNDARY
 - 159 BOUNDARY
 - 160 BOUNDARY
 - 161 BOUNDARY
 - 162 BOUNDARY
 - 163 BOUNDARY
 - 164 BOUNDARY
 - 165 BOUNDARY
 - 166 BOUNDARY
 - 167 BOUNDARY
 - 168 BOUNDARY
 - 169 BOUNDARY
 - 170 BOUNDARY
 - 171 BOUNDARY
 - 172 BOUNDARY
 - 173 BOUNDARY
 - 174 BOUNDARY
 - 175 BOUNDARY
 - 176 BOUNDARY
 - 177 BOUNDARY
 - 178 BOUNDARY
 - 179 BOUNDARY
 - 180 BOUNDARY
 - 181 BOUNDARY
 - 182 BOUNDARY
 - 183 BOUNDARY
 - 184 BOUNDARY
 - 185 BOUNDARY
 - 186 BOUNDARY
 - 187 BOUNDARY
 - 188 BOUNDARY
 - 189 BOUNDARY
 - 190 BOUNDARY
 - 191 BOUNDARY
 - 192 BOUNDARY
 - 193 BOUNDARY
 - 194 BOUNDARY
 - 195 BOUNDARY
 - 196 BOUNDARY
 - 197 BOUNDARY
 - 198 BOUNDARY
 - 199 BOUNDARY
 - 200 BOUNDARY
 - 201 BOUNDARY
 - 202 BOUNDARY
 - 203 BOUNDARY
 - 204 BOUNDARY
 - 205 BOUNDARY
 - 206 BOUNDARY
 - 207 BOUNDARY
 - 208 BOUNDARY
 - 209 BOUNDARY
 - 210 BOUNDARY
 - 211 BOUNDARY
 - 212 BOUNDARY
 - 213 BOUNDARY
 - 214 BOUNDARY
 - 215 BOUNDARY
 - 216 BOUNDARY
 - 217 BOUNDARY
 - 218 BOUNDARY
 - 219 BOUNDARY
 - 220 BOUNDARY
 - 221 BOUNDARY
 - 222 BOUNDARY
 - 223 BOUNDARY
 - 224 BOUNDARY
 - 225 BOUNDARY
 - 226 BOUNDARY
 - 227 BOUNDARY
 - 228 BOUNDARY
 - 229 BOUNDARY
 - 230 BOUNDARY
 - 231 BOUNDARY
 - 232 BOUNDARY
 - 233 BOUNDARY
 - 234 BOUNDARY
 - 235 BOUNDARY
 - 236 BOUNDARY
 - 237 BOUNDARY
 - 238 BOUNDARY
 - 239 BOUNDARY
 - 240 BOUNDARY
 - 241 BOUNDARY
 - 242 BOUNDARY
 - 243 BOUNDARY
 - 244 BOUNDARY
 - 245 BOUNDARY
 - 246 BOUNDARY
 - 247 BOUNDARY
 - 248 BOUNDARY
 - 249 BOUNDARY
 - 250 BOUNDARY
 - 251 BOUNDARY
 - 252 BOUNDARY
 - 253 BOUNDARY
 - 254 BOUNDARY
 - 255 BOUNDARY
 - 256 BOUNDARY
 - 257 BOUNDARY
 - 258 BOUNDARY
 - 259 BOUNDARY
 - 260 BOUNDARY
 - 261 BOUNDARY
 - 262 BOUNDARY
 - 263 BOUNDARY
 - 264 BOUNDARY
 - 265 BOUNDARY
 - 266 BOUNDARY
 - 267 BOUNDARY
 - 268 BOUNDARY
 - 269 BOUNDARY
 - 270 BOUNDARY
 - 271 BOUNDARY
 - 272 BOUNDARY
 - 273 BOUNDARY
 - 274 BOUNDARY
 - 275 BOUNDARY
 - 276 BOUNDARY
 - 277 BOUNDARY
 - 278 BOUNDARY
 - 279 BOUNDARY
 - 280 BOUNDARY
 - 281 BOUNDARY
 - 282 BOUNDARY
 - 283 BOUNDARY
 - 284 BOUNDARY
 - 285 BOUNDARY
 - 286 BOUNDARY
 - 287 BOUNDARY
 - 288 BOUNDARY
 - 289 BOUNDARY
 - 290 BOUNDARY
 - 291 BOUNDARY
 - 292 BOUNDARY
 - 293 BOUNDARY
 - 294 BOUNDARY
 - 295 BOUNDARY
 - 296 BOUNDARY
 - 297 BOUNDARY
 - 298 BOUNDARY
 - 299 BOUNDARY
 - 300 BOUNDARY
 - 301 BOUNDARY
 - 302 BOUNDARY
 - 303 BOUNDARY
 - 304 BOUNDARY
 - 305 BOUNDARY
 - 306 BOUNDARY
 - 307 BOUNDARY
 - 308 BOUNDARY
 - 309 BOUNDARY
 - 310 BOUNDARY
 - 311 BOUNDARY
 - 312 BOUNDARY
 - 313 BOUNDARY
 - 314 BOUNDARY
 - 315 BOUNDARY
 - 316 BOUNDARY
 - 317 BOUNDARY
 - 318 BOUNDARY
 - 319 BOUNDARY
 - 320 BOUNDARY
 - 321 BOUNDARY
 - 322 BOUNDARY
 - 323 BOUNDARY
 - 324 BOUNDARY
 - 325 BOUNDARY
 - 326 BOUNDARY
 - 327 BOUNDARY
 - 328 BOUNDARY
 - 329 BOUNDARY
 - 330 BOUNDARY
 - 331 BOUNDARY
 - 332 BOUNDARY
 - 333 BOUNDARY
 - 334 BOUNDARY
 - 335 BOUNDARY
 - 336 BOUNDARY
 - 337 BOUNDARY
 - 338 BOUNDARY
 - 339 BOUNDARY
 - 340 BOUNDARY
 - 341 BOUNDARY
 - 342 BOUNDARY
 - 343 BOUNDARY
 - 344 BOUNDARY
 - 345 BOUNDARY
 - 346 BOUNDARY
 - 347 BOUNDARY
 - 348 BOUNDARY
 - 349 BOUNDARY
 - 350 BOUNDARY
 - 351 BOUNDARY
 - 352 BOUNDARY
 - 353 BOUNDARY
 - 354 BOUNDARY
 - 355 BOUNDARY
 - 356 BOUNDARY
 - 357 BOUNDARY
 - 358 BOUNDARY
 - 359 BOUNDARY
 - 360 BOUNDARY
 - 361 BOUNDARY
 - 362 BOUNDARY
 - 363 BOUNDARY
 - 364 BOUNDARY
 - 365 BOUNDARY
 - 366 BOUNDARY
 - 367 BOUNDARY
 - 368 BOUNDARY
 - 369 BOUNDARY
 - 370 BOUNDARY
 - 371 BOUNDARY
 - 372 BOUNDARY
 - 373 BOUNDARY
 - 374 BOUNDARY
 - 375 BOUNDARY
 - 376 BOUNDARY
 - 377 BOUNDARY
 - 378 BOUNDARY
 - 379 BOUNDARY
 - 380 BOUNDARY
 - 381 BOUNDARY
 - 382 BOUNDARY
 - 383 BOUNDARY
 - 384 BOUNDARY
 - 385 BOUNDARY
 - 386 BOUNDARY
 - 387 BOUNDARY
 - 388 BOUNDARY
 - 389 BOUNDARY
 - 390 BOUNDARY
 - 391 BOUNDARY
 - 392 BOUNDARY
 - 393 BOUNDARY
 - 394 BOUNDARY
 - 395 BOUNDARY
 - 396 BOUNDARY
 - 397 BOUNDARY
 - 398 BOUNDARY
 - 399 BOUNDARY
 - 400 BOUNDARY



TULLOCH GEOMATICS INC.
 1201 SEVENOAK STREET T. 705-474-1210
 NORTH BAY ON F. 705-474-1785
 PIA OCS northbay@tulloch.com
 DESIGN BY: M. HARTWIGS RUC NO. 8008