



City of North Bay Report to Council

Report No: CSBU-2024-033

Date: June 25, 2024

Originator: Beverley Hillier, Manager, Planning & Building Services

Business Unit:
Community Services

Department:
Planning & Building Department

Subject: Amendment to Conditions of Draft Approval – Meadow Wood Subdivision

Closed Session: yes no

Recommendation

1. That Council approve the request from Tulloch Geomatics Inc. on behalf of Intrigo Holdings Limited to revise the conditions of Draft Approval for the Draft Plan of Subdivision (City File 48T-87107) as indicated in Report to Council CSBU 2024-033; and
2. That Council agree to the land exchange with Intrigo Holdings Limited, as outlined in Report to Council CSBU 2024-033.

Background

The subject property is located at the end of Bunting Drive. The property obtained Draft Approval from the City on September 19, 1988. In 2003, the property owner received approval for a redline amendment to the original plan of subdivision as shown on Schedule A.

Section 51(44) of the Planning Act gives the approval authority (Council) the authority to change conditions of Draft Approval for a Plan of Subdivision prior to Final Approval.

Financial/Legal Implications

All costs associated with the proposed land exchange will be the sole responsibility of Intrigo Holdings Limited.

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

The subject property is located at the end of Bunting Drive. The property obtained Draft Approval from the City on September 19, 1988. In 2003, the property owner received approval for a redline amendment to the original plan of subdivision as shown on Schedule A. In 2022 the property owner obtained a further redline amendment, which also included a revision to the original conditions of draft approval.

As part of the final approval of the first phase of the subdivision, the City agreed to accept Lots 9 & 10 (now identified as Part 19, Plan 36R-8759) as parkland with agreement that these lands would be transferred back to the owner when Block 139 on the draft plan was transferred to the City to satisfy the parkland requirements under the Draft Plan of Subdivision.

The Owner has requested a land swap with the City to allow for the development of Part 19, Plan 36R-8759 in exchange for draft approved Lots 92 & 93, as shown on Schedule B.

The City recognizes that the original acceptance of Part 19, Plan 36R-8759 was not anticipated to be the final location of the parkland for the subdivision, and as a result, has considered the request for the land swap. This would ensure that there is the ability to establish a park, if required, in the area while the developer continues through the process of clearing conditions of draft approval as part of the overall subdivision development.

This proposal was reviewed by the Manager of Parks. There were no objections to the land swap. The Manager of Parks did indicate that the overall desire of the City is to acquire lands that are appropriate for park development in the future. The Owner will be required to meet the same requirements as originally imposed, including the grading the property to the satisfaction of the City's Engineering & Parks Departments.

In order to identify this requirement as part of the future requests for Final Approval, it is recommended that the Conditions of Draft Approval be updated to include a new condition 9 (b):

9 (b) That the City agrees to accept Lot 91 and 92 Draft Plan of Subdivision dated April 19, 2022 by Rick Miller as Parkland. These lots will be held by the City until Block 137 (or an agreed upon alternative) is conveyed as Parkland to the City in a future stage of subdivision. The Owner also agrees to clear and grade Lot 91 & 92 to the satisfaction of the City's Engineering and Parks Departments. The City agrees to surrender the designated parkland (Lot 92 & 93) to the Owner at the same time Block 137 is conveyed in a later stage.

Option 1:

1. That Council approves the request from Tulloch Geomatics Inc. on behalf of Intrigo Holdings Limited to revise the conditions of Draft Approval for the Draft Plan of Subdivision (City File 48T-87107) as indicated in Report to Council CSBU 2024-033; and
2. That Council agree to the land exchange with Intrigo Holdings Limited, as outlined in Report to Council CSBU 2024-033.

Option 2:

That Council does not amend the Conditions of Draft Approval and agree to the land exchange with Intrigo Holdings Limited as outlined in Report to Council CSBU 2024-033.

Recommended Option

Option 1 is the recommended option.

1. That Council approves the request from Tulloch Geomatics Inc. on behalf of Intrigo Holdings Limited to revise the conditions of Draft Approval for the Draft Plan of Subdivision (City File 48T-87107) as indicated in Report to Council CSBU 2024-033; and
2. That Council agree to the land exchange with Intrigo Holdings Limited, as outlined in Report to Council CSBU 2024-033.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

I concur with this report and recommendation

Name: Ian Kilgour, MCIP, RPP

Title: Click to choose a title

Name: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

Name: John Severino, P.Eng., MBA

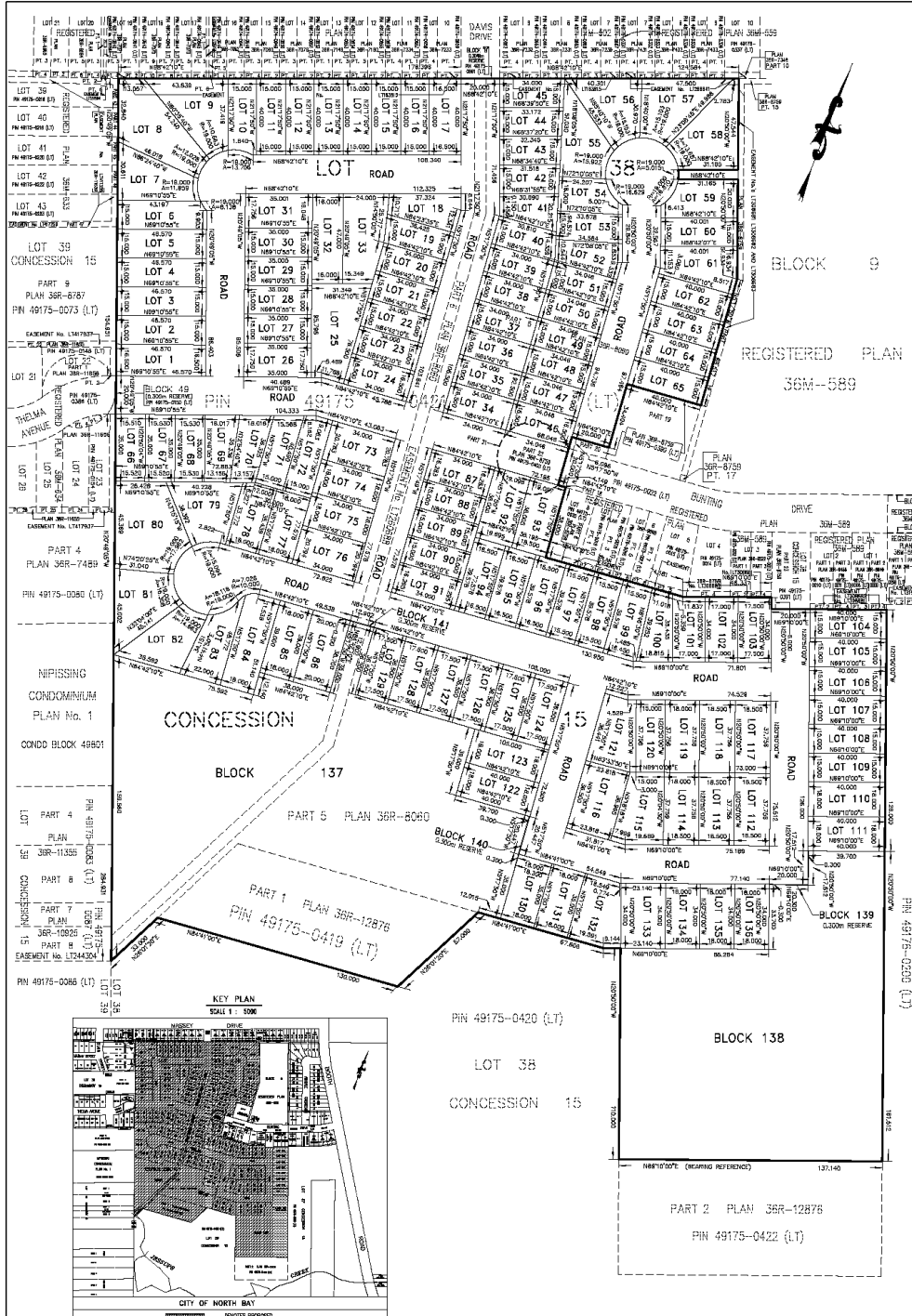
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Schedule A – Existing Draft Plan of Subdivision Approved, as revised, in 2022



REDLINE AMENDMENT TO DRAFT PLAN FILE 481-87107 OF
PART OF LOT 38, CONCESSION 15
TOWNSHIP OF WEST FERRIS
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING
MILLER & URSO SURVEYING INC.

SCALE 1 : 1000

METRIC UNITS
MEASUREMENTS AND DIMENSIONS GIVEN ON THIS PLAN ARE IN METRIC UNITS AND SHALL BE CONSIDERED TO PREVAIL IN THE EVENT OF A DISCREPANCY.

LAND USE ANALYSIS

LOT/BLOCK/UNIT	INTENDED USE	No. OF UNITS	AREA (SQUARE METRES)
LOTS 34-39, 75-86, 92-93, 110-119, 121-133, 130-136	ZONED - R1	42	5,291 Ha.
LOTS 1-33, 60-73, 87-91, 84-109, 120, 124-128	ZONED - R2	84	5,781 Ha.
BLOCKS 136, 140 AND 141	0.300% RESERVE	3	0.0021 Ha.
BLOCKS 137 AND 138	ROAD	2	4.438 Ha.
ROAD	ROAD	3	3.166 Ha.
TOTAL		136	16,673 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 WITH LINES OF ADJACENT PROPERTIES LISTED IN THE LAND USE ANALYSIS.
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS.
- (E) THE EXISTING USES OF THE ADJACENT PROPERTIES ARE:
NORTH - R1
EAST - R4, R5
SOUTH - R4, R41, S4-19 WITH D1, D2
WEST - R5, R11
- (F) AS SHOWN ON THE FACE OF THE PLAN
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) MUNICIPALLY OWNED AND OPERATED PIPED WATER SYSTEM
- (I) THE NATURE AND PRIORITY OF THE SOIL IS SANDY LOAM
- (J) N/A
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
LANDSCAPE SERVICES - TREES, TREES, TREES
MUNICIPAL SERVICES - PIPED WATER, PIPED SEWAGE, TRANSIT, DRAINAGE, ELECTRICAL, WASTE MANAGEMENT, POLICE, FIRE, PUBLIC WORKS
PUBLIC SERVICES - GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
- (L) THE PROPERTY IS SUBJECT TO EASEMENT NO. L128088

SURVEYOR'S CERTIFICATE

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

NORTH BAY, ONTARIO
JANUARY 19, 2022
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

2022
942301 ONTARIO LIMITED (KEN JACKSON EXECUTARY)
I HAVE THE AUTHORITY TO SIGN THE CONCESSION
REGISTERED OWNER OF PINS 49175-0419 (LT), 49175-0421 (LT)

BEARING NOTE

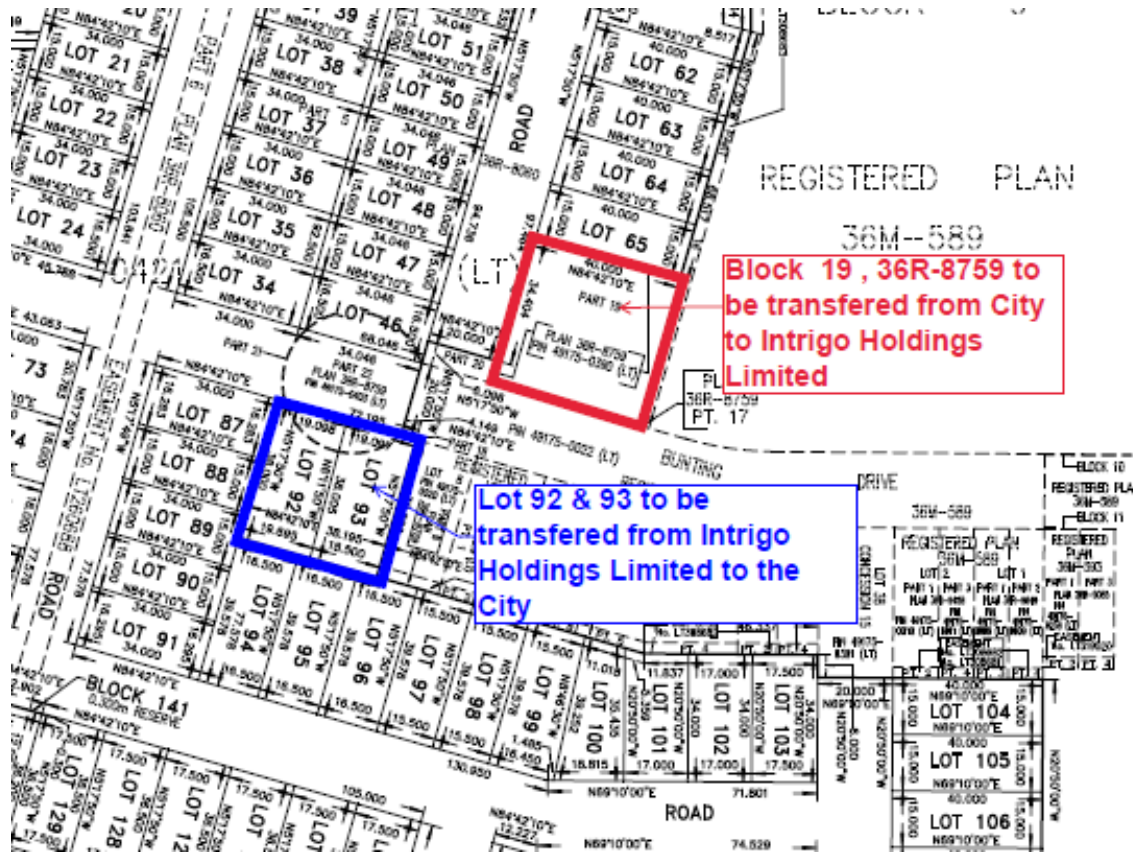
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LINE OF PART 2 AS SHOWN ON DUBOIS PLAN 36R-12876, HAVING A BEARING OF N89°10'10".

- LEGEND**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTER MONUMENT
 - DENOTES SET
 - ⊕ DENOTES MEASURED
 - ⊙ DENOTES IRON NAIL
 - ⊗ DENOTES STANDARD IRON BAR
 - ⊚ DENOTES SHORT STANDARD IRON BAR

MILLER & URSO SURVEYING INC.
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1501 Seymour Street North Bay ON P1A 0C5
www.musurveying.com info@musurveying.com
P: (705) 474-1210 F: (705) 474-1783

CREATED BY: R.D. MILLER | DRAWN BY: M. HUNTER/RSB | FIELD: S.D. K.A. | PLAN NO. W.C. # 1091
© - 2022 Miller & Urso Surveying Inc. REDLINE AMENDMENT/481-87107-13-13-2022 - P. 7 OF 2022 - 17-26

Schedule B – Proposed Land Swap



LAND USE ANALYSIS

LOT/BLOCK/LIMIT
LOTS 34-39, 73-86, 92-93, 110-112, 121-123, 130-136
LOTS 1-33, 60-72, 87-91, 94-108, 124-129,
BLOCKS 138, 140 AND 141
BLOCKS 137 AND 139
ROAD
TOTAL

ADDITIONAL INFORMATION OF THE ONTARIO PLANNING

- (A) AS CERTIFIED ON THE FACE OF
- (B) AS SHOWN ON THE FACE OF T
- (C) AS SHOWN ON THE FACE OF T
- (D) THE PURPOSE FOR WHICH THE LISTED IN THIS LAND USE ANAL
- (E) THE EXISTING USES OF THE AD. NORTH - R3, R4, SOUTH - RM, RM1 Sp.15 WITH WEST - R3, RH
- (F) AS SHOWN ON THE FACE OF T
- (G) AS SHOWN ON THE FACE OF T
- (H) MUNICIPALLY OWNED AND OPEN
- (I) THE NATURE AND POROSITY OF
- (J) N/A
- (K) THE MUNICIPAL SERVICES TO BE EMERGENCY SERVICES- POLICE, MUNICIPAL SERVICES - PPFD V