



City of North Bay Report to Council

Report No: CSBU-2024-030

Date: June 25, 2024

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement – McLean Lake Subdivision, Phase 2

Closed Session: yes no

Recommendation

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the McLean Lake Plan of Subdivision (City file 48T-90102).

Background

The subject property was given Draft Approval by City Council on January 22, 1990, and was subject to a redline amendment, which was approved by City Council on March 22, 2022.

The subject property is located at the end of McLean Road, which is a short road that serves as the southerly extension of Sage Road. A previous owner received approval from City Council for a twenty-three (23) lot plan of subdivision in 1990. This plan was amended through a redline amendment in 2022 which reduced the total number of lots to twenty-two.

The location of the land subject to the pre-servicing agreement is shown on Schedule A and Schedule B attached.

Subdivision approvals from that time did not have expiration dates. This approval from 1990 remains in place. The recently approved Bill 185, *Cutting Red Tape to Build More Homes Act*, has imposed an expiry on Draft Approved plans of subdivision that received draft approval prior to March 27, 1995. Where draft approval was achieved prior to this date, the subdivision will automatically expire 3 years after Bill 185 receives Royal Assent, being June 6, 2027. This Pre-Servicing Agreement is a step towards Final Approval of this

Plan of Subdivision.

Financial/Legal Implications

The developer will be required to pay the Engineering Review, Administration and Preparation and Registration fee of \$5,250 and provide all required security and insurance.

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

- Promote and support public and private sector investment.

Options Analysis

Engineering Services, Planning Services, and Corporate Services have reviewed the plans and Pre-Servicing Agreement and have found that all conditions which would allow the Pre-Servicing Agreement to proceed have been met. It is recommended that City Council enter into a Pre-Servicing Agreement in a form satisfactory to the City Solicitor and the City Engineer for the installation of services for the McLean Lake Plan of Subdivision.

Option 1:

Deny the request to enter into the Pre-Servicing Agreement for the installation of services.

Option 2:

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the McLean Lake Plan of Subdivision (City file 48T-90102).

Recommended Option

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the McLean Lake Plan of Subdivision (City file 48T-88108).

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

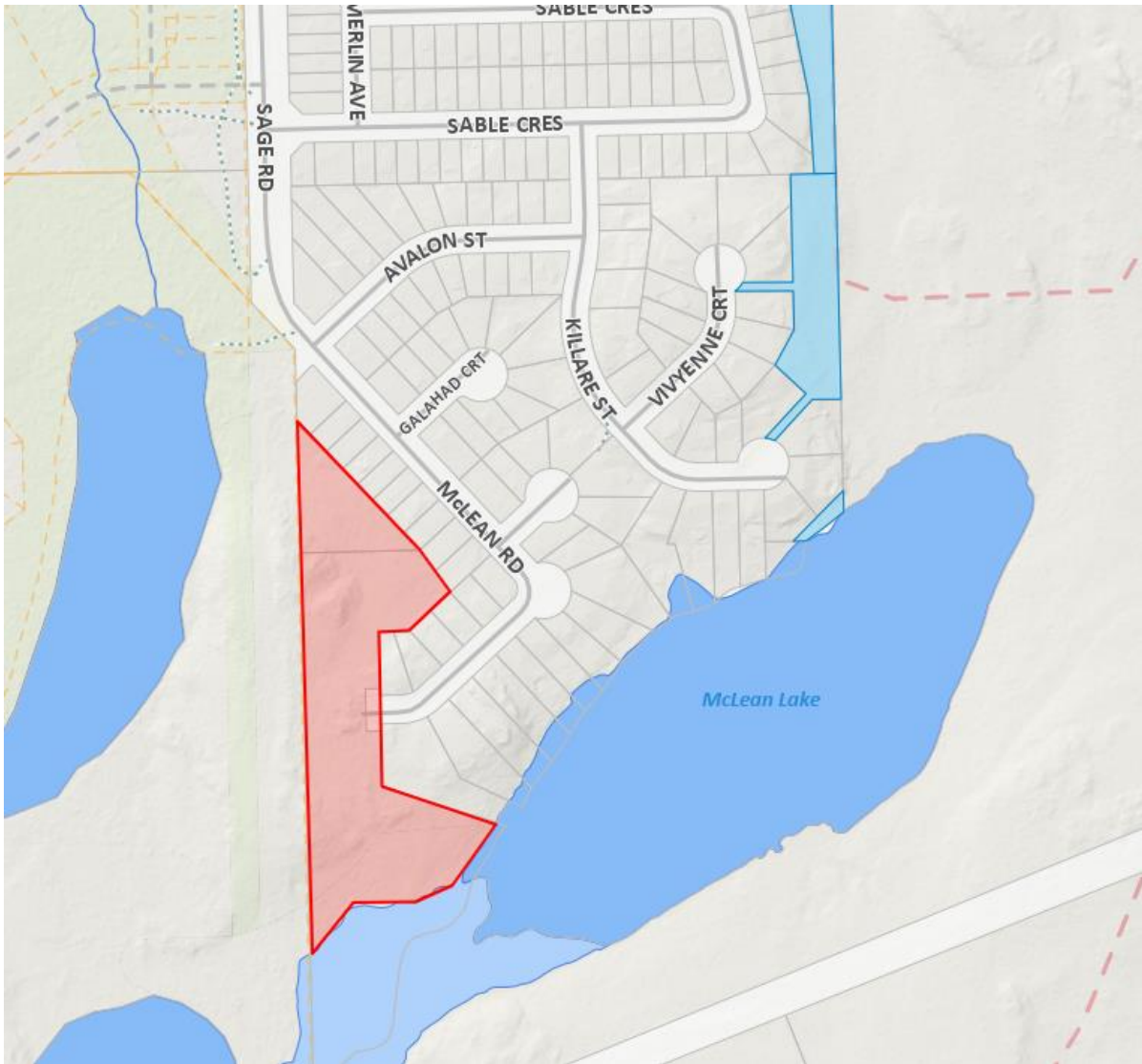
Name: Ian Kilgour, MCIP, RPP
Title: Director, Community Services

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: Adam Lacombe, P.Eng.
Title: Senior Capital Program Engineer

Schedule A



Schedule B

