



Committee Meeting of Council Minutes

October 1, 2024, 6:30 p.m.

Council Chambers

all - 200 McIntyre Street East, North Bay, ON

Members Present: Mayor Chirico, Councillor Horsfield, Councillor Inch, Councillor Mallah, Councillor King, Councillor Lowery, Councillor Bain, Councillor Mayne, Councillor Mitchell

Members Absent: Councillor Gardiner, Councillor Vrebosch

Community Services Committee

Public Meeting Pursuant to the Planning Act

CS 2024-10: Report from Peter Carello, dated September 18, 2024 re: Proposed Zoning By-Law Amendment and Draft Plan of Subdivision by Tulloch Geomatics Inc. on behalf of BBC Holdings Corporation - Larocque Road (unaddressed).

Councillor Mallah read the draft recommendation for the Committee's consideration.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 9th day of September, 2024 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the Zoning By-Law Amendment and Draft Plan of Subdivision applications.

Councillor Mallah asked for public presentations in support of or objecting to the proposed Zoning By-Law Amendment and Draft Plan of Subdivision applications.

Presentations:

1. Steve McArthur, Agent for the Applicant

- BBC Holdings has owned the property for four decades.
- Phase I - Lots on Larocque Road.
- The owner is now commencing Phase II - consisting of street construction and a 49 lot subdivision.
- Rezoning will be for singles and semi's.
- This development will help to achieve housing targets within the City.
- This has been identified as a growth area.
- The owner owns substantial lands to the east and does have plans to develop those lands.
- Next Phase may have a Commercial and Multi-Residential component.
- This is a 1991 Plan and the Developer has been waiting for services.
- A Traffic Study will be completed for the entire area not just Phase II.
- The Developer does not agree with the City that there is a need for three future road connections.

Direction: Committee Report be brought forward to Council.

General Government Committee

No Items Addressed.

Infrastructure and Operations Committee

No Items Addressed.

Committee Meeting of Council adjourned at 7:11 p.m.

Mayor Peter Chirico

City Clerk Karen McIsaac