



City of North Bay Report to Council

Report No: CSBU-2024-049

Date: October 8, 2024

Originator: Beverley Hillier

Business Unit:

Department:

Community Services

Community Development and Growth

Subject: Redline Amendment – Johnston Creek Subdivision (Tower Drive / Winston Drive) – City File 48T-21101

Closed Session: yes no

Recommendation

1. That Council approve the request by Antech Design & Engineering on behalf of Golden Estates Limited to revise the Draft Plan of Subdivision (Subdivision File No. 48T-21101) as indicated in Report to Council CSBU 2024-21101 as shown on the revised Draft Plan of Subdivision attached hereto as Schedule B; and
2. That Condition #2 of the Conditions of Draft Approval is amended to reflect the revised Draft Plan of Subdivision as shown on Schedule B to Report to Council CSBU 2024-049.

Background

Antech Design and Engineering, on behalf of Golden Estates Limited, has requested an amendment to the approved Johnston Creek Draft Plan of Subdivision (48T-21101). Figure 1, below, shows the location of the property. The redline amendment has been requested in order to reconfigure the layout of the plan to accommodate a revised location of the stormwater management pond.

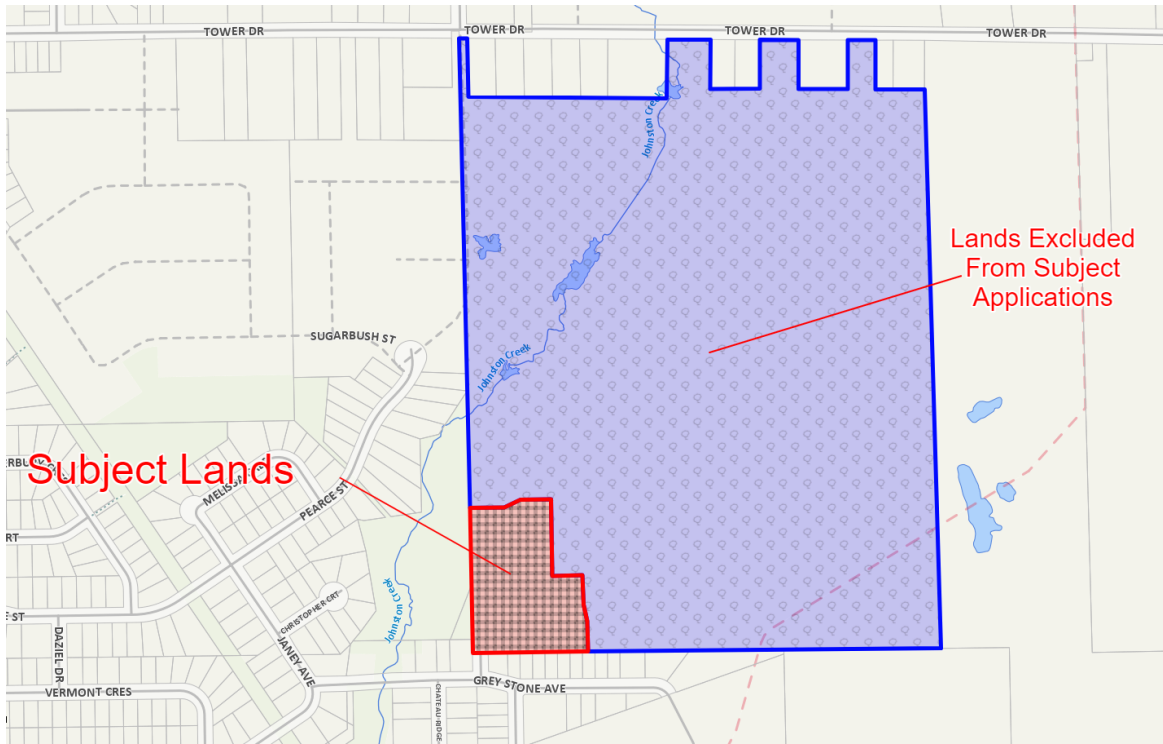


Figure 1: Location of Draft Approved Subdivision

Financial/Legal Implications

None at this time.

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

Council approval the original draft plan of subdivision on September 21, 2021. The original plan proposed a total of 25 lots, 2 blocks and lands for future municipal streets, as shown on Schedule A. This remains unchanged. The reconfiguration occurs within the original draft approval plan boundaries and results in the same number of lots as originally approved. The revised draft plan is shown on Schedule B.

The revised Draft Plan of Subdivision was reviewed by Engineering staff. There is no objection or concern related to the relocation of the proposed stormwater management pond. The final review and approval of the pond design will occur along with the review of the engineering design for the subdivision as part of the pre-servicing agreement process.

Option 1:

1. That Council approve the request by Antech Design & Engineering on behalf of Golden Estates Limited to revise the Draft Plan of Subdivision (Subdivision File No. 48T-21101) as indicated in Report to Council CSBU 2024-21101 as shown on the revised Draft Plan of Subdivision attached hereto as Schedule B; and
2. That Condition #2 of the Conditions of Draft Approval is amended to reflect the revised Draft Plan of Subdivision as shown on Schedule B to Report to Council CSBU 2024-049.

Option 2: That Council does not approve the revised draft plan of subdivision.

This option is not recommended.

Recommended Option

1. That Council approve the request by Antech Design & Engineering on behalf of Golden Estates Limited to revise the Draft Plan of Subdivision (Subdivision File No. 48T-21101) as indicated in Report to Council CSBU 2024-21101 as shown on the revised Draft Plan of Subdivision attached hereto as Schedule B; and
2. That Condition #2 of the Conditions of Draft Approval is amended to reflect the revised Draft Plan of Subdivision as shown on Schedule B to Report to Council CSBU 2024-049.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

I concur with this report and recommendation

Name: Adam Lacombe, P.Eng.

Title: Senior Capital Program Engineer

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

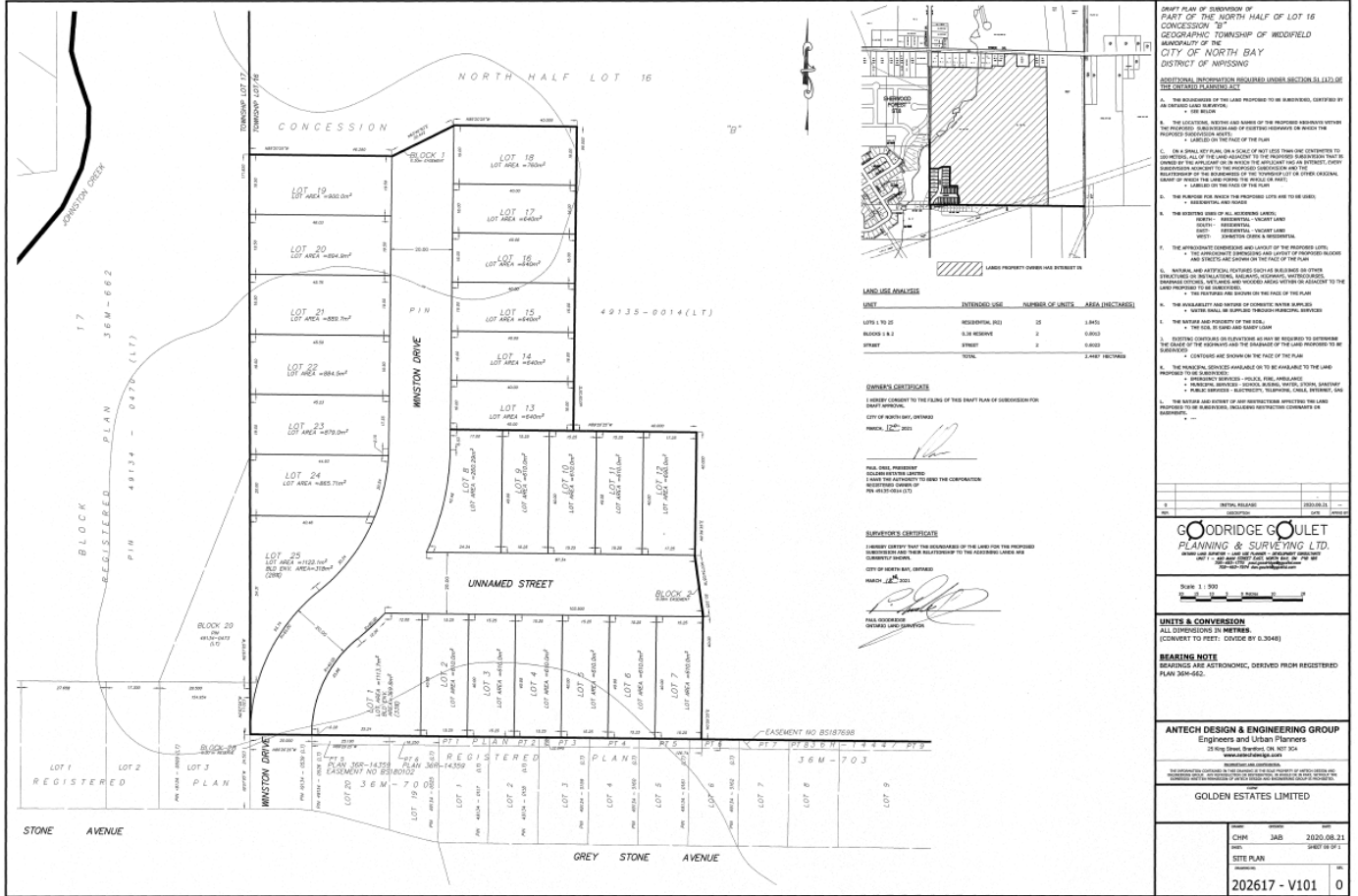
Title: Chief Administrative Officer

Personnel designated for continuance:

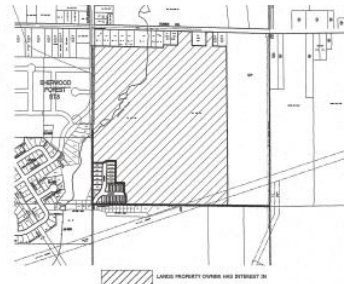
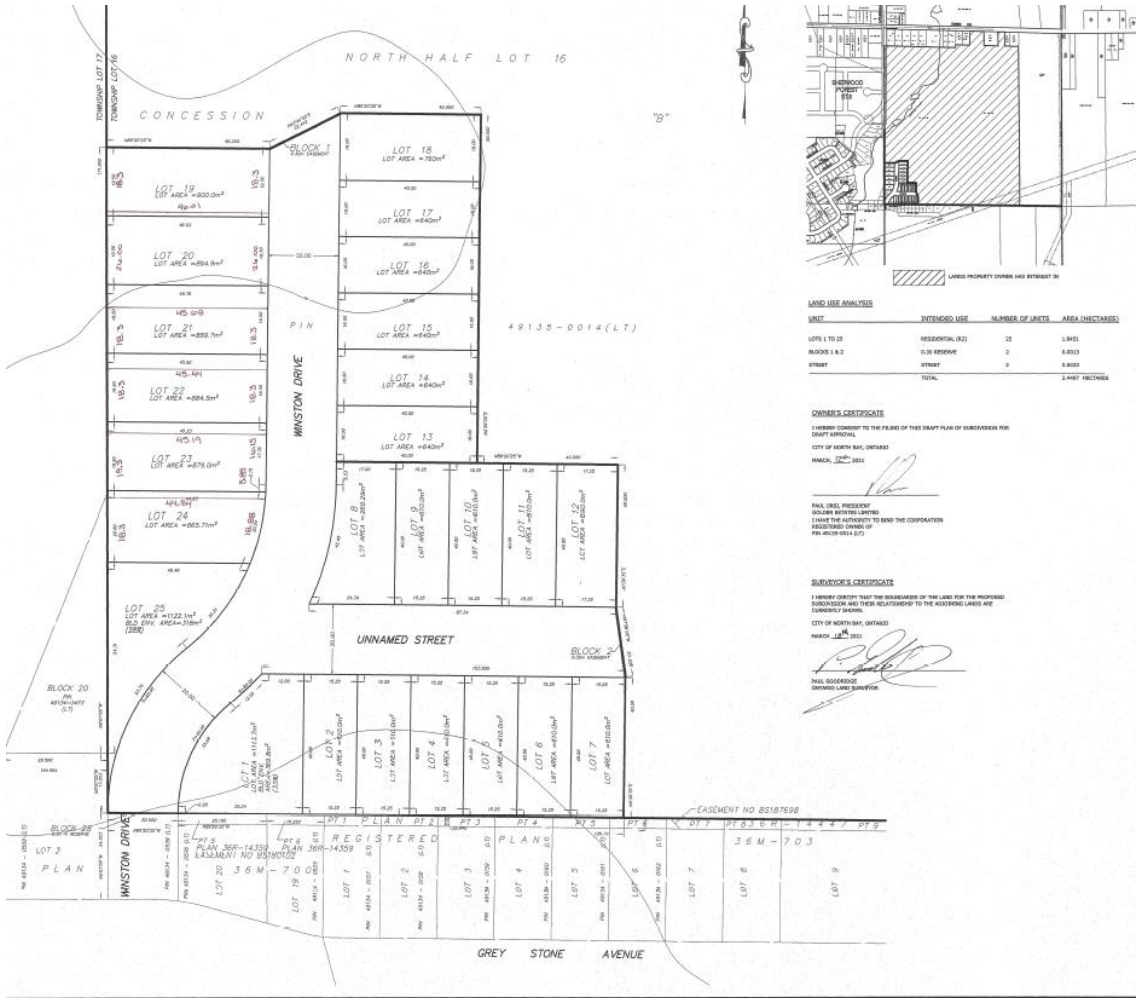
Name: Peter Carello, MCIP, RPP

Title: Senior Planner

Schedule A – Original Draft Plan of Subdivision



Schedule B – Revised Draft Plan of Subdivision



LAND USE ANALYSIS

UNIT	INTENDED USE	NUMBER OF LOTS	AREA (HECTARES)
LOTS 1 TO 25	RESIDENTIAL (R2)	25	1.9451
BLUDD 1 & 2	0.3% RESERVE	2	0.0033
STREET	STREET	2	0.0033
TOTAL			2.4497 HECTARES

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION OF THE LAND FOR THE PROPOSED SUBDIVISION AND THEIR RELATIONSHIP TO THE ADJOINING LOTS ARE CORRECTLY SHOWN.

CITY OF NORTH BAY, ONTARIO
MARCH 12, 2021

PAUL BODDARD
REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION OF THE LAND FOR THE PROPOSED SUBDIVISION AND THEIR RELATIONSHIP TO THE ADJOINING LOTS ARE CORRECTLY SHOWN.

CITY OF NORTH BAY, ONTARIO
MARCH 12, 2021

PAUL BODDARD
REGISTERED LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE DISTRICT PLANNING ACT

A. THE DESIGNATION OF THE LAND PROPOSED TO BE SUBDIVIDED, DETERMINED BY AN OFFICIAL LAND SURVEYOR:
R-2 RESIDENTIAL

B. THE LOCATION, METRIC AND NAMES OF THE PROPOSED ADJACENT WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING ADJACENTS WITHIN THE PROPOSED SUBDIVISION ARE:
WINSTON DRIVE

C. ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETER TO ONE METRE, 50% OF THE LAND ACCORDING TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS AN INTEREST, EVERY SUBDIVISION ACCORDING TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE PROPOSED LOT ON OTHER EXISTING PARTS OF THE LAND, AND SHOWS THE RESULTS OF THIS:

D. THE PURPOSES FOR WHICH THE PROPOSED LOTS ARE TO BE USED:
RESIDENTIAL AND RURAL

E. THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS:
THE APPROXIMATE DIMENSIONS AND LAYOUT OF PROPOSED BLUDD AND STREET ARE SHOWN ON THE FACE OF THE PLAN

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H. THE AVAILABILITY AND NATURE OF EXISTING WATER SUPPLIES:
WATER SHALL BE SUPPLIED THROUGH PUBLIC WATER SERVICES

I. THE NATURE AND QUANTITY OF THE SOIL:
THE SOIL IS SAND AND SAND LOAM

J. THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED:
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Schedule C – Engineering Layout – Revised Draft Plan of Subdivision

