



City of North Bay Report to Council

Report No: CSBU-2024-051

Date: November 7, 2024

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Laneway Closure Application – 926 Galt Street

Closed Session: yes no

Recommendation

That:

1. the application by Nicole Grise, Pauline Grise and Roger Grise to close the laneway, as shown on Schedule "A" attached to Report to Council CSBU 2024-051, dated November 7, 2024 from Peter Carello, be approved by Council;
2. the closure of the laneway be subject to the granting of any required easements; and
3. the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject laneway.

Background

Section 34(1) of the Municipal Act 2001 (S.O. 2001, c.25) permits municipalities to pass By-laws for "stopping up any highway or part of a highway".

The property owners of 926 Galt Street have submitted an application to close the portion of laneway that abuts their property. The subject laneway is located on a block bounded by Galt Street, Lorne Avenue, Douglas Street and Lansdowne Avenue.

The purpose of the proposed laneway closure is to add to their land holdings.

Notice of this proposed closure was circulated to the abutting property owner as well as to all parties that may have an interest in municipal laneway closures. As a result of this circulation, Planning Services received the following responses:

- 1) City Solicitor – No concerns expressed
- 2) Engineering Department – *“No concerns with the proposed lane closure.”*
- 3) Director, Public Works and Parks – *“From a Roads perspective, I have no concerns as we do not maintain this laneway.”*
- 4) Building Services – *“No concerns from Building Services.”*
- 5) North Bay-Mattawa Conservation Authority – No concerns expressed
- 6) Bell Canada – No objections but did request an easement. A complete copy of Bell’s comments is attached to this report as a Appendix A.
- 7) Ministry of Transportation – *“The Ministry of Transportation (MTO) has reviewed the attached closure notice for Galt Street. We have determined that the subject lands are not located within the MTO’s permit control area; therefore, we have no comments to provide at this time.”*
- 8) Enbridge Gas – *“Enbridge Gas Inc. has completed review, and have no interests in the subject lands.”*
- 9) North Bay Hydro – *“We have reviewed the application to close a portion of the laneway in the block surrounded by Galt St., Lansdown Ave., Douglas St. and Lorne Ave. and have determined that we do not have any assets within the portion of laneway to be closed. As such, North Bay Hydro has no objections to the closure and prospective conveyance of the portion of laneway.”*
- 10) Hydro One – *“No Hydro One plant, no is easement required.”*

No further correspondence was received from any circulated internal department or external agency regarding this matter.

There were no comments received from any member of the public, other than those that were co-sponsors of the application.

Staff conducted a site visit of the subject laneway on November 7, 2024. There were no matters of municipal interest noted in the laneway during this visit.

Should Council choose to close the laneway as requested, staff would recommend making this approval conditional upon the granting of the necessary easement to Bell Canada.

Financial/Legal Implications

There are no financial implications to the City of North Bay. The costs associated with the laneway closure are borne by the applicant and benefiting property owners. The legal implications to the City would be the eventual transfer of a parcel of laneway into private ownership.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input 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
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Options Analysis

Option 1: Do not close the laneway.

This option is not recommended because there is no municipal requirement for the subject laneway.

Option 2: Close and transfer the laneway as set out on Schedule "A" attached to Report to Council CSBU 2024-051, dated November 7, 2024 from Peter Carello.

This is the recommended option.

Recommended Option

That:

1. the application by Nicole Grise, Pauline Grise and Roger Grise to close the laneway, as shown on Schedule "A" attached to Report to Council CSBU 2024-051, dated November 7, 2024 from Peter Carello, be approved by Council;
 2. the closure of the laneway be subject to the granting of any required easements; and
 3. the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject laneway.
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Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner – Current Operations

I concur with this report and recommendation

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

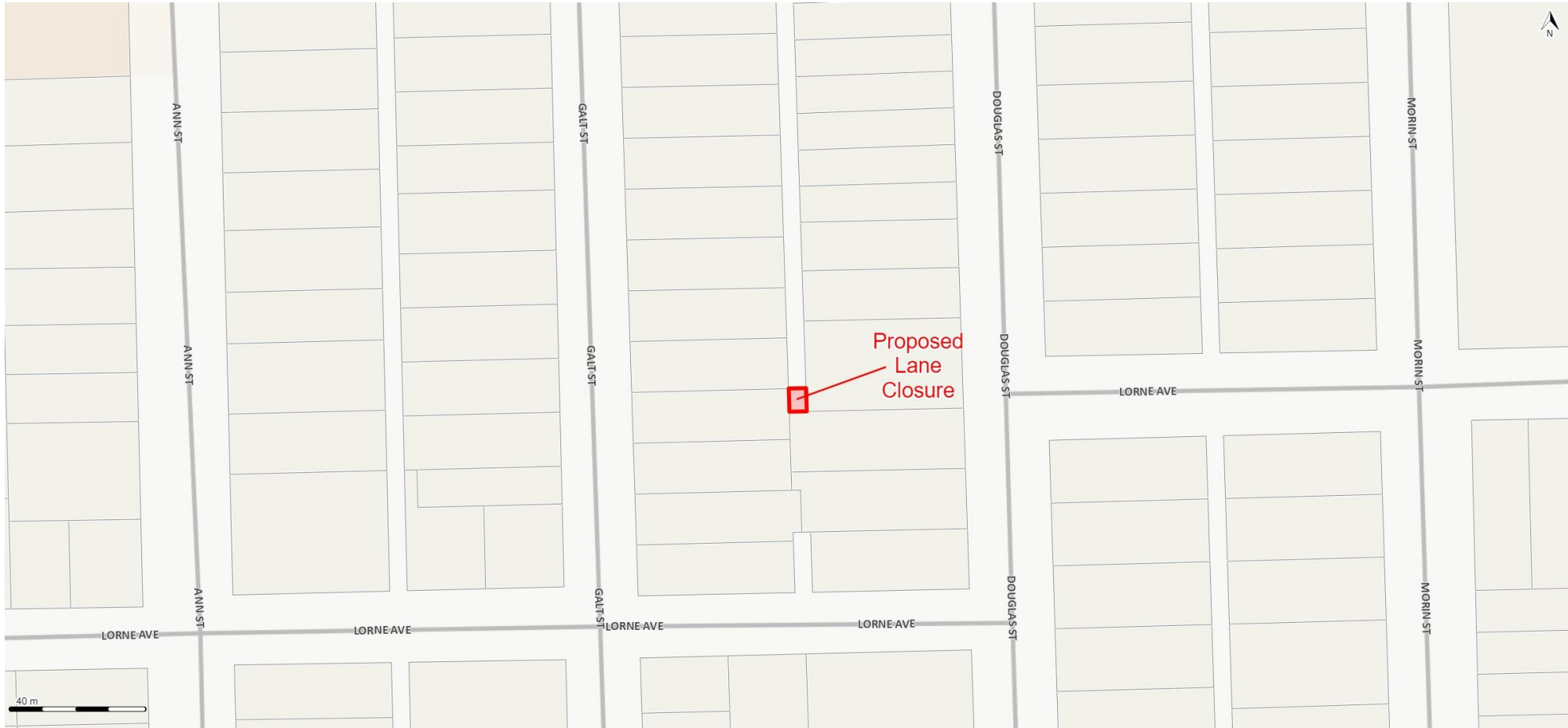
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP

Title: Senior Planner – Current Operations

Schedule A



Appendix A – Correspondence

Bell Canada
Fl-2, 140 Bayfield St.
Barrie, Ontario
L4M 3B1

Fax: 705-726-4600
Tel: 416-353-4415
E-mail: laurie-ann.lee@bell.ca

July 5, 2024

The Corporation of the City of North Bay
200 McIntyre St E
North Bay, Ontario
P1B 8V6

Attention: Robyn Jackowski | robyn.jackowski@northbay.ca (email only)

Dear Robyn:

**Subject: Potential Lane Closure
926 Galt St**

The closure of a portion of a laneway as shown on Schedule “A”
Bell File: 705-24-409

We acknowledge receipt and thank you for your correspondence July 3, 2024.

Subsequent to review of the Proposed Lane Closure by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing buried and aerial facilities, supply service to the properties and to maintain service in the area. Our records show that the facilities run through the rear lot and rear laneway as shown on the attached sketch.

Bell Canada would like to confirm that a blanket easement over the Closure or a 3.0m wide corridor to be measured 1.5m on either side of the aerial line, then to extend from the pole to a minimum of 1.0m past any anchor installation to be measured 0.5m on either side of the guy, as can be accommodated, would satisfy our needs.

We would also like to confirm that a blanket easement over the Closure or a specific easement measured 3.0m wide (1.5m on either side of the buried plant), and to a minimum of 1.0m past pedestal/ONU/OPI installation as can be accommodated, would satisfy our needs. Concerning the buried plant, it will be necessary for the surveyor to arrange for a conduit/cable locate to identify its location.





Bell Canada kindly requests that the easement be granted from the City of North Bay prior to the sale of these lands into private ownership. Please find attached to this e-mail, Bell's Standard Schedule and a sketch showing the approximate location of our facilities.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction will be the responsibility of the Owner.

We hope this proposal meets with your approval. We look forward to the City's Solicitor contacting us.

If there are any questions or concerns, please do not hesitate to call.

Yours truly,

Laurie-Ann Lee

Laurie-Ann Lee
Right of Way Associate

