



City of North Bay Report to Council

Report No: CSBU-2025-002

Date: January 3, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Redline Amendment – Johnston Creek Subdivision

Closed Session: yes no

Recommendation

That the request by Antech Design and Engineering Group on behalf of the property owner, Golden Estates Limited, to revise the Draft Plan of Subdivision (Subdivision File No. 48T-21101) as shown on Schedule B to Report to Council CSBU 2025-002 be approved.

Background

The subject property is an unaddressed lot on Tower Drive. It is just north of a developing subdivision known locally as Ski Ridge Estates.

A Draft Plan of Subdivision was approved in 2021 on a portion of the property via Report to Council No. 2021-38. The proposed Plan of Subdivision affects only a portion of the property. It is anticipated that there would be future phases of development on the subject property.

If fully built out, this current phase of development would result in the creation of 25 lots. This subdivision is on the south part of the property would gain access via a road allowance that would extend from Greystone Avenue, which is a road within the Ski Ridge Estates subdivision.

At the time of the initial approval, a location near the southern limit of the lot was selected for the stormwater management pond. Since the original approval in 2021, the property owner and their team have determined that the location of the stormwater pond should be located further to the north of its current location.

To facilitate the pond's new location, Antech Design and Engineering Group on

behalf of the property owner, Golden Estates Limited, has submitted a request to amend the Draft Approval. If the request is granted, the lot lines on the west of Winston Drive would be adjusted in a manner that Lot 20 (as shown on the attached Schedule B) would be increased in size, thereby giving it the lot area to allow the stormwater management pond. Other adjacent lots would have their lot lines amended to accommodate the revisions to Lot 20.

Staff have reviewed the proposed redline amendment and are supportive of this change.

Financial/Legal Implications

None at this time. The Owners will be required to enter into further agreements with the City of North Bay for pre-servicing of this subdivision and a subdivision agreement at the time of the request for final approval.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" 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.
- Facilitate the development of housing options to service the needs of the community.

Options Analysis

Option 1

Deny the requests to amend the Draft Approved Plan of Subdivision. This option is not recommended, as staff considers the proposed revisions to be relatively minor in nature and will not materially affect the overall function of the subdivision.

Option 2

Approve the request to amend the Draft Approved Plan of Subdivision. This is the recommended option.

Recommended Option

Option 2 is the recommended option.

That the request by Antech Design and Engineering Group on behalf of the property owner, Golden Estates Limited, to revise the Draft Plan of Subdivision (Subdivision File No. 48T-21101) as shown on Schedule B to Report to Council CSBU 2025-002 be approved.

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

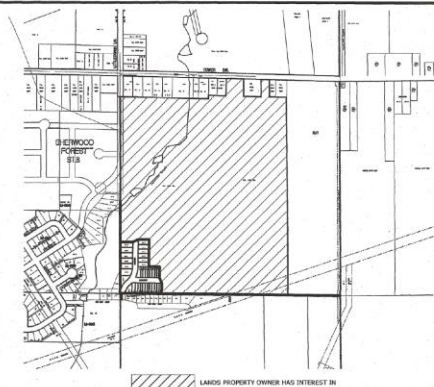
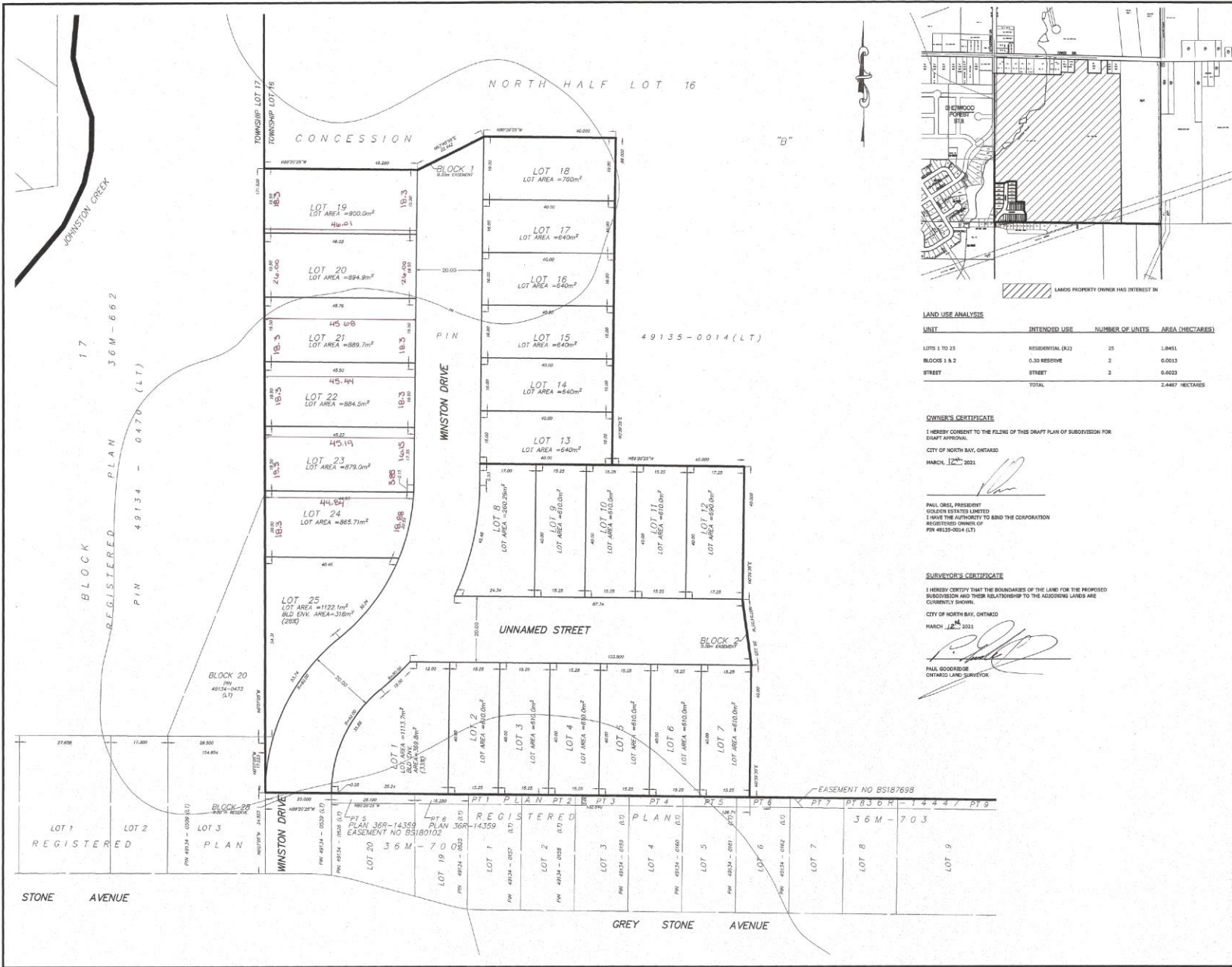
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP

Title: Senior Planner – Current Operations

Schedule A



LAND USE ANALYSIS

UNIT	INTENDED USE	NUMBER OF UNITS	AREA (HECTARES)
LOTS 1 TO 25	RESIDENTIAL (R2)	25	1.8451
BLOCKS 1 & 2	0.30 RESERVE	2	0.0011
STREET	STREET	2	0.0023
TOTAL			2.4487 HECTARES

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN OF SUBDIVISION FOR CRAFT APPROVAL.

CITY OF NORTH BAY, ONTARIO

MARCH 12, 2021

[Signature]

PAUL ORSI, PRESIDENT
GOLDEN ESTATES LIMITED
I HAVE THE AUTHORITY TO BIND THE CORPORATION
REGISTERED OWNER OF
PIN 49134-0014 (LT)

SURVEYOR'S CERTIFICATE

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

CITY OF NORTH BAY, ONTARIO

MARCH 12, 2021

[Signature]

PAUL GOODRIDGE
ONTARIO LAND SURVEYOR

DRAFT PLAN OF SUBDIVISION OF PART OF THE NORTH HALF OF LOT 16 CONCESSION "B" GEOGRAPHIC TOWNSHIP OF WOODFIELD MUNICIPALITY OF THE CITY OF NORTH BAY DISTRICT OF NIPISSING

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

A. THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR;
• SEE BELOW

B. THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ADJUTS;
• LABELED ON THE FACE OF THE PLAN

C. THE A SMALL SERV PLUM, OR A SCALE OF NOT LESS THAN ONE CENTIMETER TO 300 METERS, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR AN INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE TOWNSHIP LOTS OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART;
• LABELED ON THE FACE OF THE PLAN

D. THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED;
• RESIDENTIAL AND TOURISM

E. THE EXISTING USES OF ALL ADJOINING LANDS;
• NORTH - RESIDENTIAL, VACANT LAND
• SOUTH - RESIDENTIAL
• EAST - RESIDENTIAL
• WEST - JOHNSON CREEK & RESIDENTIAL

F. THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS;
• THE APPROXIMATE DIMENSIONS AND LAYOUT OF PROPOSED BLOCKS AND STREETS ARE SHOWN ON THE FACE OF THE PLAN

G. NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED;
• THE FEATURES ARE SHOWN ON THE FACE OF THE PLAN

H. THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES
• WATER SHALL BE SUPPLIED THROUGH MUNICIPAL SERVICES

I. THE NATURE AND FORCE OF THE SOILS;
• THE SOIL IS SAND AND SANDY LOAM

J. EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED;
• CONTOURS ARE SHOWN ON THE FACE OF THE PLAN

K. THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED;
• EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
• MUNICIPAL SERVICES - SCHOOLS, SEWAGE, WATER, STORM, SANITARY
• PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET, GAS

L. THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING INCLUDING THE CONVEYANCE OR EASEMENTS.

DATE	DESCRIPTION	DATE	APPROVED BY
01	INITIAL RELEASE	2020.08.21	--

GOODRIDGE GOULET PLANNING & SURVEYING LTD.
ONLINE LAND SURVEYING - LAND USE & DEVELOPMENT CONSULTANTS
UNIT 1 - 400 WEST STREET EAST, NORTH BAY, ONT. P1B 8S8
705-462-7874 www.goodridgegoulet.com

Scale 1 : 500
0 5 10 15 20 METERS

UNITS & CONVERSION
ALL DIMENSIONS IN METRES.
(CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE
BEARINGS ARE ASTROMONOMIC, DERIVED FROM REGISTERED PLAN 36M-662.

ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
25 King Street, Brantford, ON N3A 2K4
www.antedesign.com

GOLDEN ESTATES LIMITED

NAME	DESIGN	DATE
CHM	JAB	2020.08.21

SITE PLAN
DRAWING NO. 202617 - V101
REV. 0