

## City of North Bay Report to Council

Report No: CSBU-2025-010

Date: February 12, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – McLean Lake Subdivision (City File No. 48T-90102) –  
Phase 2A

Closed Session: yes  no

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### Recommendation

1. That Council grant final approval to Phase 2A of the McLean Lake Subdivision (McLean Road – 7 Lots, 2 Blocks) – City File No. 48T-90102; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for Phase 2A of the McLean Lake Subdivision in order to permit the next phase of development consisting of 7 lots and 2 blocks, upon receipt of all security, easements and all other Subdivision Agreement requirements.

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### Background

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. A redline amendment was undertaken in 2022, which reduced the number of lots from twenty-three (23) to twenty-two (22).

Subdivision approvals from that time period did not have expiration dates. This approval from 1990 remains in place.

The City has received a request from Tulloch Geomatics Inc. on behalf of 2029562 Ontario Limited to obtain Final Approval for Phase 2A of the McLean Lake Subdivision. If approved, this approval would create seven (7) residential lots and two (2) blocks.

The final approval is within the limits of the subdivision that were initially granted Draft Approval status by City Council in 1990.

The property owner entered into a Pre-Servicing Agreement with the City on July 9, 2024. This Agreement allowed for the initial installation of municipal roads and services and permitted the construction of a model home on the property. Security for the finalization of remaining works is adequately secured in the Subdivision Agreement.

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## **Financial/Legal Implications**

Granting final approval to the Plan of Subdivision would result in the City of North Bay entering into an agreement with the landowner, 2029562 Ontario Limited.

The developer is required to pay direct City charges and all required security and insurance amounts as described in the Subdivision Agreement.

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## **Corporate Strategic Plan**

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| <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

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## **Options Analysis**

Prior to Staff recommending to City Council that the City give Final Approval to the Plan of Subdivision and that the City enter into a Subdivision Agreement with the Property Owner, Staff required the developer to satisfy the conditions of Draft Approval. The developer has satisfied the Conditions of Draft Approval for the requested Plan of Subdivision as follows:

- 1) The Subdivision Agreement has been prepared and is recommended for approval by the City Engineer, Infrastructure & Operations;
- 2) The Final Plan (Registered 36M Plan) has been prepared for registration upon Council approval. It has been reviewed and found to conform with the Draft Approval; and
- 3) The conditions imposed when Draft Approval was given have been satisfied.

**Option 1:**

Deny the request to enter into the Subdivision Agreement and grant Final Approval.

This is not recommended.

**Option 2:**

1. That Council grant final approval to Phase 2A of the McLean Lake Subdivision (McLean Road – 7 Lots, 2 Blocks) – City File No. 48T-90102; and
  2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2029562 Ontario Limited for Phase 2A of the McLean Lake Subdivision in order to permit the next phase of development consisting of 7 lots and 2 blocks, upon receipt of all Subdivision Agreement requirements.
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Respectfully submitted,

Name: Peter Carello, MCIP, RPP  
Title: Senior Planner, Current Operations

**We 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

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# Schedule A

