

**City of North Bay
Report to Council**

Report No: CSBU-2025-009

Date: February 27, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement – Ashgrove Subdivision, Phases 4 & 5

Closed Session: yes no

Recommendation

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Ashgrove Plan of Subdivision (City file 48T-03101).

Background

The subject lands are on the north side of Carmichael Drive, near the intersection of Airport Road and Carmichael Drive. They are part of the developing Ashgrove Subdivision as shown on the attached Schedule A.

The Ashgrove Subdivision was initially given Draft Approval by City Council on July 14, 2003. Since this original Draft Approval, the following phases of the subdivision have been granted final approval:

- Phase 1 (12 lots) was given Final Approval by way of Council Resolution No. 2005-605 on August 22, 2005;
- Phase 2 (7 lots) was given Final Approval by way of Council Resolution No. 2010-652 on October 18, 2010; and
- Phase 3 (17 lots) was given Final Approval by way of Council Resolution No. 2023-452 on December 12, 2023.

Subdivision approvals given in 2003 do not have expiration date, which means that the initial approval remains in place. The pre-servicing agreement being requested would extend public services through all of the remaining phases of the subdivision.

Financial/Legal Implications

Granting the requested Pre-Servicing agreement 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.

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

Engineering Services, Planning Services, and Corporate Services have reviewed the plans and Pre-Servicing Agreement and have found that all conditions which would allow the Pre-Servicing Agreement to proceed have been met. It is recommended that City Council enter into a Pre-Servicing Agreement in a form satisfactory to the City Solicitor and the City Engineer for the installation of services for the remainder of the Ashgrove Plan of Subdivision.

Option 1:

Deny the request to enter into the Pre-Servicing Agreement for the installation of services.

Option 2:

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Ashgrove Plan of Subdivision (City file 48T-03101).

Recommended Option

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with 2029562 Ontario Limited in a form satisfactory to the City Solicitor and City Engineer for the

installation of services for the Ashgrove Plan of Subdivision (City file 48T-03101).

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: Alan Korell, P.Eng.

Title: City Engineer – Infrastructure and Operations

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

