

City of North Bay Report to Council

Report No: CSBU-2025-008

Date: March 7, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement (Phase 3) and Extension of Draft Approval requests –Ski Ridge Estates Subdivision

Closed Session: yes no

Recommendation

That Council:

1. Agree the City enter into a Pre-Servicing Agreement with Ski Ridge Estates Inc. and Janey Avenue Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase III of the Ski Ridge Estates Plan of Subdivision (City file No.48T-19102) ; and
2. Agree City Council extend the Draft Approval expiry date of the Ski Ridge Estates Inc. and Janey Avenue Inc. Plan of Subdivision (Subdivision File No. 48T-19102) as recommended by City Staff from May 19, 2025 to May 19, 2028.

Background

Draft Approval Extension

These lands were granted draft approval for twenty-seven lots (Subdivision File No. 48T-19102, see Schedule B attached). These are the lands that are the subject of this Report to Council. This latter approval is scheduled to expire on May 19, 2025.

Section 51(33) of the Planning Act allows City Council to “*extend the approval for a time period specified by the approval authority and may further extend it, but no extension is permissible if the approval lapses before the extension is given.*”

The intention of the lapsing provision on draft approved plans of subdivision is to allow the municipality to understand where development shall occur in the near and medium future. In doing so, the City can plan for future population growth and invest in infrastructure in these areas, if needed. It is staff's opinion that an extension to the expiry date of a plan of subdivision should only be given where there is a reasonable possibility of development taking place.

Specific to the lands subject to this application (Subdivision File No. 48T-19102), the Owner has requested a Pre-Servicing Agreement as outlined in this report. If approved, it would allow the Owner to install services that would later be transferred to the City. This would enable Final Approval of the lots within this subdivision, ultimately resulting in new housing construction.

It is staff's opinion that it is appropriate to consider the extension of the Draft Approval. The Agent for the Applicant has requested a five-year extension to the Plan of Subdivision. It has been the City's policy to limit subdivision extensions to a maximum of three years. It is staff's recommendation that the City continue this policy of limiting extensions of Draft Approval to three years.

Pre-Servicing Agreement

The agent for the property owner has submitted a Pre-Servicing Agreement for the City's consideration. The agreement has been reviewed by Planning Staff, Engineering Staff and the City Solicitor. The agreement has been found to be consistent with the conditions of approval from the Draft Plan of Subdivision application.

Financial/Legal Implications

The developer will be required to pay the Engineering Review, Administration and Preparation fee of \$5,250 and provide all required security and insurance.

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

- Promote and support public and private sector investment.

Options Analysis

Option 1

That Council:

1. Agree the City enter into a Pre-Servicing Agreement with Ski Ridge Estates Inc. and Janey Avenue Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase III of the Ski Ridge Estates Plan of Subdivision (City file No.48T-19102) ; and
2. Agree City Council extend the Draft Approval expiry date of the Ski Ridge Estates Inc. and Janey Avenue Inc. Plan of Subdivision (Subdivision File No. 48T-19102) as recommended by City Staff from May 19, 2025 to May 19, 2028.

This Option is recommended.

Option 2

That Council:

1. Not agree to enter into a Pre-Servicing Agreement with Ski Ridge Estates Inc. and Janey Avenue Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase III of the Ski Ridge Estates Plan of Subdivision (City file No.48T-19102) ; and
2. Not agree that City Council extend the Draft Approval expiry date of the Ski Ridge Estates Inc. and Janey Avenue Inc. Plan of Subdivision (Subdivision File No. 48T-19102) as recommended by City Staff from May 19, 2025 to May 19, 2028.

Recommended Option

Option 1 is the recommended option.

That Council:

1. Agree the City enter into a Pre-Servicing Agreement with Ski Ridge Estates Inc. and Janey Avenue Inc. in a form satisfactory to the City Solicitor and City Engineer for the installation of services for Phase III of the Ski Ridge Estates Plan of Subdivision (City file No.48T-19102) ; and
2. Agree City Council extend the Draft Approval expiry date of the Ski Ridge Estates Inc. and Janey Avenue Inc. Plan of Subdivision

(Subdivision File No. 48T-19102) as recommended by City Staff from May 19, 2025 to May 19, 2028.

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: Alan Korell, P.Eng.
Title: City Engineer – Infrastructure and Operations

Name Ian Kilgour, MCIP. RPP
Title: Director, Community Services

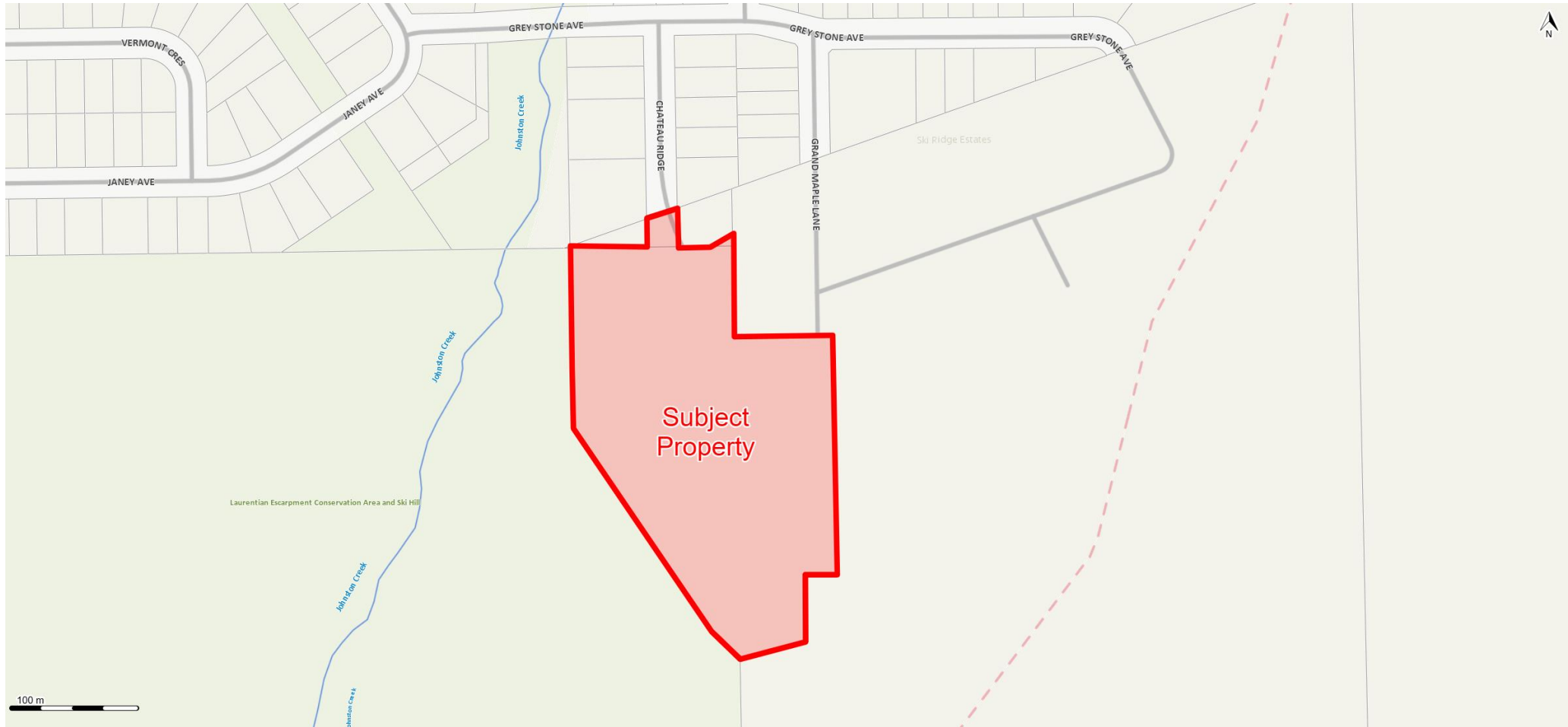
Name: John Severino, P.Eng., MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

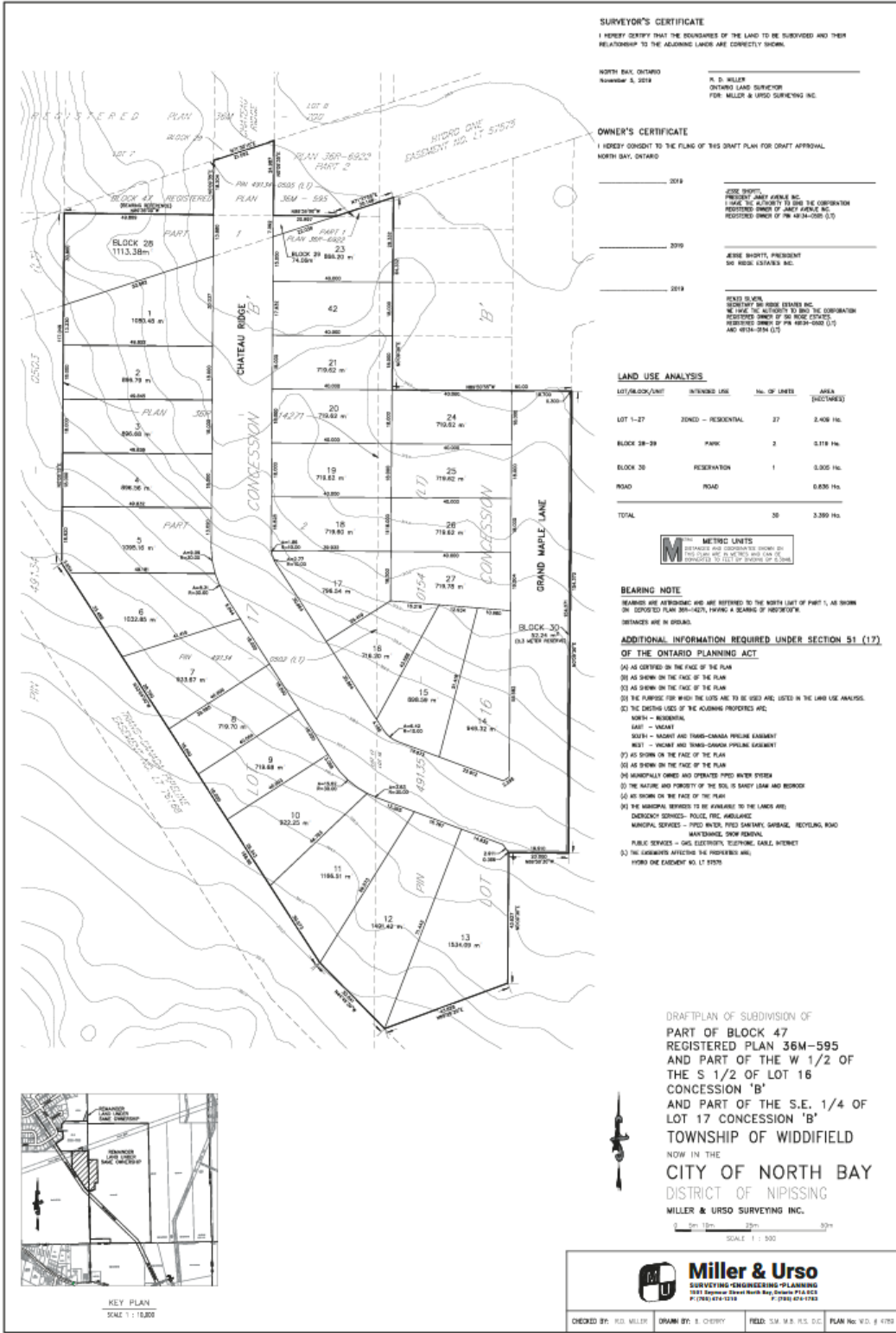
Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

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Schedule A



Schedule B



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
 November 3, 2019
 K. D. MILLER
 ONTARIO LAND SURVEYOR
 FOR: MILLER & URSO SURVEYING INC.

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL
 NORTH BAY, ONTARIO

2019
 JESSE SHORTY, PRESIDENT
 PRESIDENT ARMY SERVICE INC.
 I HAVE THE AUTHORITY TO SIGN THE COOPERATION REGISTERED OWNER OF PARCELS 1 AND 2
 REGISTERED OWNER OF PW 4034-0088 (L/T)

2019
 JESSE SHORTY, PRESIDENT
 SHIP HEAD-1334783 INC.

2019
 RICHIE SILVER
 SECRETARY SHIP HEAD-1334783 INC.
 WE TAKE THE AUTHORITY TO SIGN THE COOPERATION REGISTERED OWNER OF PW 4034-0088 (L/T) AND 4034-0294 (L/T)

LAND USE ANALYSIS

LOT/BLOCK/UNIT	APPROVED USE	No. OF UNITS	AREA (ACRES)
LOT 1-27	ZONED - RESIDENTIAL	27	2,408 Hq.
BLOCK 28-29	PARK	2	0,119 Hq.
BLOCK 30	RESERVATION	1	0,000 Hq.
ROAD	ROAD		0,030 Hq.
TOTAL		30	3,557 Hq.

M METRIC UNITS
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND ARE CONFORMED TO THE SYSTEM OF 5 TONES

BEARING NOTE
 BEARINGS ARE ARITHMETIC AND ARE REFERRED TO THE NORTH LIMIT OF PART 1, AS SHOWN ON REGISTERED PLAN 36M-595, HAVING A BEARING OF N00°00'00" W.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE ONTARIO PLANNING ACT**
- AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS.
 - THE DESIGN USES OF THE ADJOINING PROPERTIES ARE:
 NORTH - RESIDENTIAL;
 EAST - VACANT;
 SOUTH - NAGATI AND THORN-CANADA PIPELINE EASEMENT;
 WEST - VICINITY AND SHAW-CANADA PIPELINE EASEMENT
 - AS SHOWN ON THE FACE OF THE PLAN
 - AS SHOWN ON THE FACE OF THE PLAN
 - THE LANDS ARE OWNED AND OPERATED BY THE WATER SYSTEM
 - THE NATURE AND PURPORT OF THE SOIL IS SANDY LOAM AND BORDOIR
 - AS SHOWN ON THE FACE OF THE PLAN
 - THE ADJOINING SERVICES TO BE PROVIDED TO THE LANDS ARE:
 MUNICIPAL SERVICES - POLICE, FIRE, AMBULANCE;
 MUNICIPAL SERVICES - PIPED WATER, PIPED SEWERAGE, RECYCLING, ROAD MAINTENANCE, SNOW REMOVAL;
 PUBLIC SERVICES - GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
 - THE LANDS AFFECTING THE PROPERTIES ARE:
 HORN DO EASEMENT NO. LT 57575

DRAFT PLAN OF SUBDIVISION OF
 PART OF BLOCK 47
 REGISTERED PLAN 36M-595
 AND PART OF THE W 1/2 OF
 THE S 1/2 OF LOT 16
 CONCESSION 'B'
 AND PART OF THE S.E. 1/4 OF
 LOT 17 CONCESSION 'B'
 TOWNSHIP OF WIDDIFIELD
 NOW IN THE
 CITY OF NORTH BAY
 DISTRICT OF NIPISSING
 MILLER & URSO SURVEYING INC.

1" = 50m
 SCALE: 1 : 500



KEY PLAN
 SCALE: 1 : 10,000

Miller & Urso
 SURVEYING-ENGINEERING-PLANNING
 1001 Bayshore Street North Bay, Ontario P1A 8C3
 P: (705) 454-1100

CHECKED BY: K.D. MILLER DRAWN BY: S. CHERRY FIELD: S.M. M.S. P.S. D.C. PLAN No. W.D. # 1753