

# CS 2025-03

## Draft Recommendation:

1. "That the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of 9739041 Canada Corporation for property located at 331 Pinewood Park Drive in the City of North Bay to amend Schedule 1 of the Official Plan to extend the Settlement Boundary to encompass the property legally described in Appendix A and Appendix B to Report to Council No. CSBU 2025-030 by Peter Carello dated May 9, 2025 be approved;
2. That the proposed Official Plan Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of 9739041 Canada Corporation for property located at 331 Pinewood Park Drive in the City of North Bay to amend the Official Plan Designation from "Rural" to "Arterial Commercial" for the property legally described in Appendix A and Appendix B to Report to Council No. CSBU 2025-030 by Peter Carello dated May 9, 2025 be approved;
3. That the proposed Zoning By-Law Amendment by Goodridge Goulet Planning & Surveying Ltd on behalf of 9739041 Canada Corporation for property located at 331 Pinewood Park Drive in the City of North Bay to rezone the property from a "Rural General (A)" zone to a "Arterial Commercial (C6)" zone for the property legally described in Appendix A to Report to Council No. CSBU 2025-030 by Peter Carello dated May 9, 2025 be approved; and

4. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended."