

City of North Bay Report to Council

Report No: CSBU-2025-032

Date: May 22, 2025

Originator: Peter Carello – Senior Planner

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Final Approval of Draft Plan of Subdivision – 0 Bunting Drive –
Meadow Woods Subdivision

Closed Session: yes ☐ no ☒

Recommendation

1. That City Council grants final approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – City File No. 48T-87107) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision in order to permit the creation of twenty (20) residential lots.
3. An execution By-Law be brought forward for three (3) readings at the Regular Meeting of Council on June 3, 2025.

Background

Tulloch Geomatics Inc. on behalf of the property owner, Intrigo Holdings Limited, is seeking final approval of Phase 1 of the Meadow Woods Subdivision. This phase of development is comprised of twenty (20) residential lots.

The lands subject to the request are within the bounds of the lands that were given draft approval by City Council on September 19, 1988 and as revised by City Council in 2003, 2022 and 2024.

In 2022, the City and the property owner entered into a Pre-Servicing Agreement to allow the extension of infrastructure that will service the proposed lots.

Financial/Legal Implications

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 checked="" 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

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 original 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.

Option 2:

1. That City Council grants final approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – City File No. 48T-87107) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision in order to permit the creation of twenty (20) residential lots.

Recommended Option

Option 2 is the recommended option

1. That City Council grants final approval to Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision (Bunting Drive – 20 Lots) – City File No. 48T-87107) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Intrigo Holdings Limited for Phase 1 of the Plan of Subdivision of the Meadow Woods Subdivision in order to permit the creation of twenty (20) residential lots.
3. An execution By-Law be brought forward for three (3) readings at the Regular Meeting of Council on June 3, 2025.

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: Adam Lacombe, P.Eng.

Title: Senior Capital Program Engineer

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



Schedule B

