

City of North Bay Report to Council

Report No: CSBU-2025-014

Date: May 22, 2025

Originator: Peter Carello, Senior Planner

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Final Approval – 4250 Widdifield Station Road

Closed Session: yes ☐ no ☒

Recommendation

1. That City Council grants final approval to 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots – City File No. 48T-24101) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road in order to permit the creation of four (4) 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, 2498643 Ontario Limited, is seeking final approval of the four (4) lots located at 4250 Widdifield Station Road.

The lands subject to the request are within the bounds of the lands that were given draft approval by City Council on July 9, 2024. The applicant originally applied for a five (5) lot Plan of Subdivision, conditional upon the owners completing a Hydrogeological Report. The owners have declined to complete the study and as a result have applied for final approval of four (4) lots. The Owners have also agreed that a restriction on title will be applied to the retained lands to ensure no further lots are created unless the required studies are completed to support further lot creation.

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 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots – City File No. 48T-24101) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road in order to permit the creation of four (4) residential lots.

Recommended Option

Option 2 is the recommended option.

1. That City Council grants final approval to 2498643 Ontario Limited for Plan of Subdivision at 4250 Widdifield Station Road (4 Lots – City File No. 48T-24101) and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 2498643 Ontario Limited for the Plan of Subdivision at 4250 Widdifield Station Road in order to permit the creation of four (4) 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: 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

Schedule A

