



City of North Bay Report to Council

Report No: CSBU-2025-033

Date: June 2, 2025

Originator: Peter Carello, Senior Planner

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Pre-Servicing Agreement – Johnston Creek Subdivision

Closed Session: yes ☐ no ☒

Recommendation

That the City enter into a Pre-Servicing Agreement with Golden Estates Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Johnston Creek Subdivision (City File 48T-21101).

Background

The subject property is an existing lot with frontage on Tower Drive. It is just north of a recently developed subdivision, which would provide road access via an unopened road allowance, known as Winston Drive.

The subject property was given Draft Approval by City Council on September 21, 2021 for twenty-five (25) residential lots. The approval applied only to a portion of the property. The remainder of the property was excluded from this approval and would need to undergo future Planning Act applications to enable the development of these lands, as shown on Schedule A.

The location of the property subject to the requested pre-servicing agreement is shown as Schedule A to this report. The Draft Plan of Subdivision is shown as Schedule B.

The Pre-Servicing Agreement is the first phase of subdivision development, followed by a Subdivision Agreement that will come before Council for approval at the next phase.

Financial/Legal Implications

The developer will be required to pay the Engineering Review, Administration and Preparation and Registration fee of \$5,250 and provide all required security and insurance. At the next phase, the developer will be required to enter into a Subdivision Agreement, which will address all municipal requirements prior to final subdivision approval by Council.

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 checked="" type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment.
- Work with partners and stakeholders to identify and find solutions to streamline processes and remove barriers

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 Johnston Creek 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 Golden Estates Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Johnston Creek Subdivision (City File 48T-21101)

Recommended Option

Option 2 is the recommended option.

That the City enter into a Pre-Servicing Agreement with Golden Estates

Limited in a form satisfactory to the City Solicitor and City Engineer for the installation of services for the Johnston Creek Subdivision (City File 48T-21101)

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

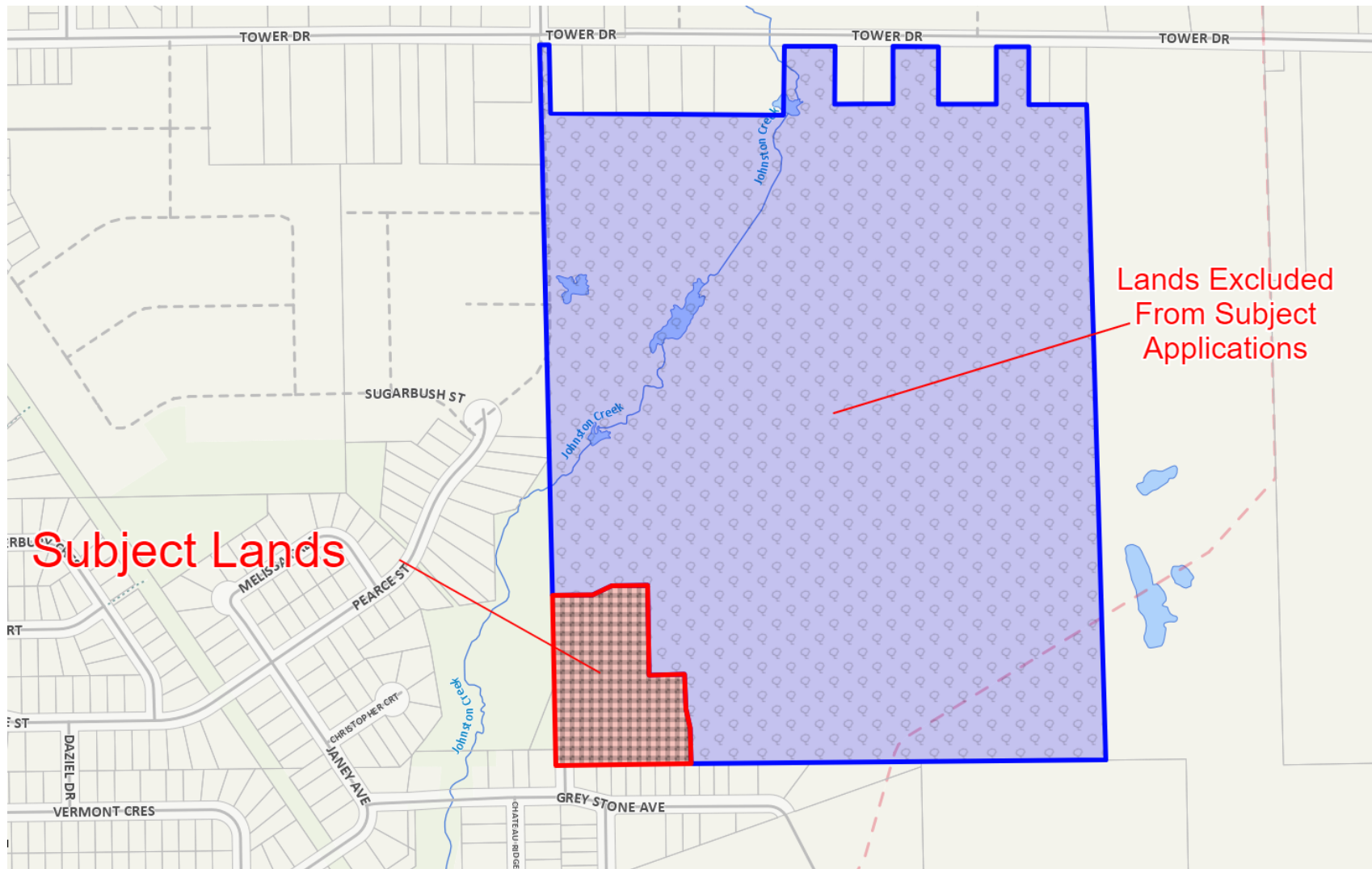
Name: Adam Lacombe, P.Eng.
Title: Senior Capital Program Engineer

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



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