

**City of North Bay
Report to Council**

Report No: CSBU-2025-032

Date: May 22, 2025

Originator: Peter Carello – Senior Planner

Business Unit:

Department:

Community Services

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:

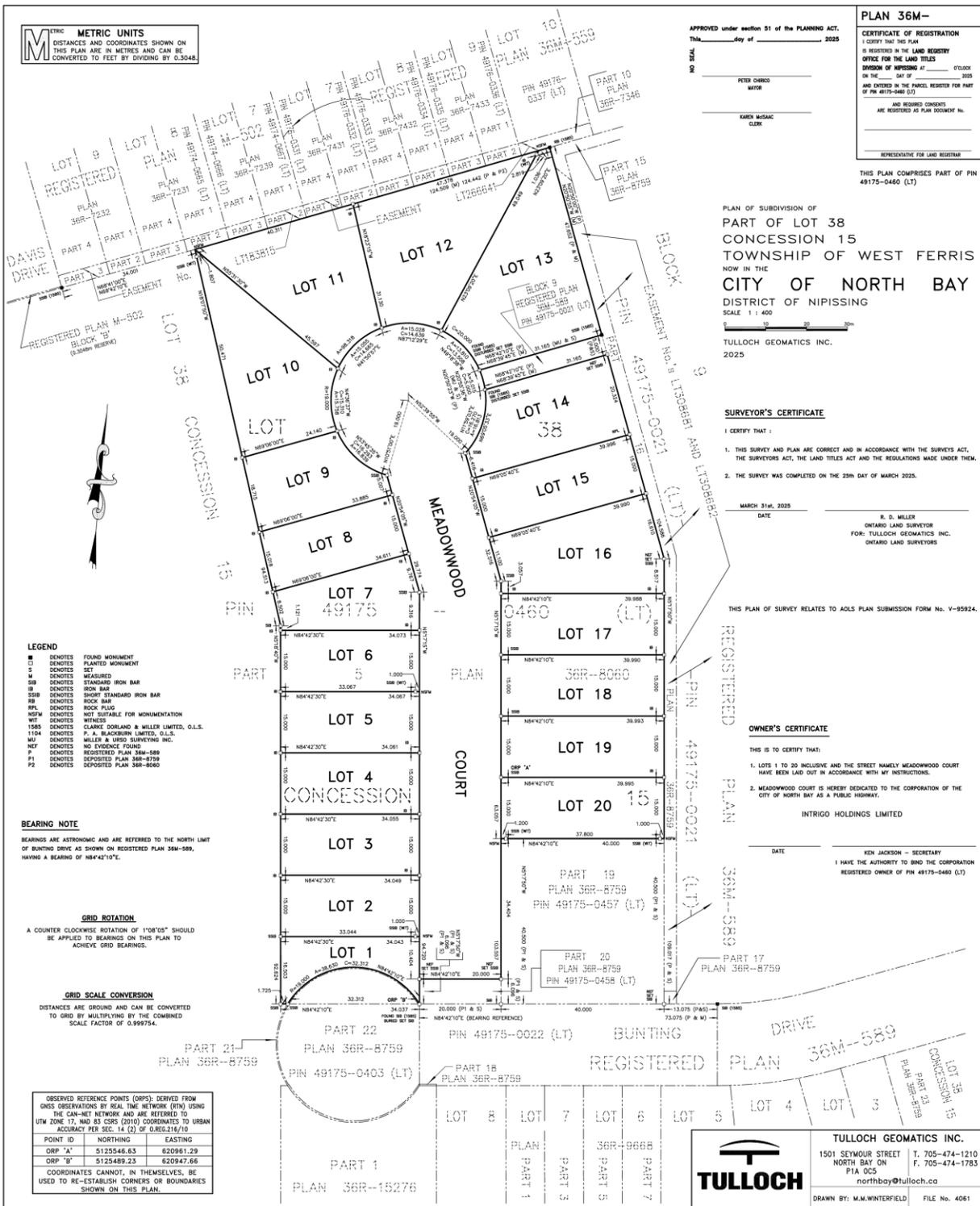
Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

Schedule A



Schedule B



METRIC UNITS
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

APPROVED under section 51 of the PLANNING ACT.
 This _____ day of _____ 2025

PLAN 36M-589
CERTIFICATE OF REGISTRATION
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIPISSING ON THE _____ DAY OF _____ 2025 AND ENTERED IN THE PARCEL REGISTER FOR PART OF PIN 49175-0460 (LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____ REPRESENTATIVE FOR LAND REGISTRY
 THIS PLAN COMPRISES PART OF PIN 49175-0460 (LT)

PLAN OF SUBDIVISION OF
PART OF LOT 38
CONCESSION 15
TOWNSHIP OF WEST FERRIS
 NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING
 SCALE 1 : 400
 TULLOCH GEOMATICS INC.
 2025

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF MARCH 2025.
 MARCH 21st, 2025
 DATE
 R. D. MILLER
 ONTARIO LAND SURVEYOR
 FOR: TULLOCH GEOMATICS INC.
 ONTARIO LAND SURVEYORS

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM No. V-95924.
OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1. LOTS 1 TO 20 INCLUSIVE AND THE STREET NAMED MEADOWWOOD COURT HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
 2. MEADOWWOOD COURT IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF NORTH BAY AS A PUBLIC HIGHWAY.
INTRIGO HOLDINGS LIMITED
 DATE
 KEN JACKSON - SECRETARY
 I HAVE THE AUTHORITY TO BIND THE CORPORATION REGISTERED OWNER OF PIN 49175-0460 (LT)

- LEGEND**
- DENOTES FOUND MONUMENT
 - DENOTES PLANTED MONUMENT
 - S DENOTES SET
 - M DENOTES MEASURED
 - SB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - RB DENOTES ROCK BAR
 - RFB DENOTES ROCK FLAG
 - NSFM DENOTES NOT SUITABLE FOR MONUMENTATION
 - NET DENOTES NAIL
 - 1585 DENOTES CLARK DORLAND & MILLER LIMITED, O.L.S.
 - 1104 DENOTES P. A. BLACKBURN LIMITED, O.L.S.
 - MU DENOTES MILLER & USRD SURVEYING INC.
 - NCF DENOTES NO EVIDENCE FOUND
 - P DENOTES REGISTERED PLAN 36M-589
 - P1 DENOTES DEPOSITED PLAN 36M-8759
 - P2 DENOTES DEPOSITED PLAN 36M-8060

BEARING NOTE
 BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE NORTH LIMIT OF BUNTING DRIVE AS SHOWN ON REGISTERED PLAN 36M-589, HAVING A BEARING OF N84°42'10"E.

GRID ROTATION
 A COUNTER CLOCKWISE ROTATION OF 1°04'00" SHOULD BE APPLIED TO BEARINGS ON THIS PLAN TO ACHIEVE GRID BEARINGS.

GRID SCALE CONVERSION
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999754.

OBSERVED REFERENCE POINTS (ORP): DERIVED FROM GNSS OBSERVATIONS BY REAL TIME NETWORK (RTN) USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD 83 CSRS (2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG.218/10

POINT ID	NORTHING	EASTING
ORP 'A'	5125546.65	620961.29
ORP 'B'	5125489.23	620947.66

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LOT	PLAN	PART
LOT 8	36M-8668	PART 1
LOT 7	36M-8668	PART 2
LOT 6	36M-8668	PART 3
LOT 5	36M-8668	PART 4
LOT 4	36M-8668	PART 5
LOT 3	36M-8668	PART 6
LOT 2	36M-8668	PART 7
LOT 1	36M-8668	PART 8

TULLOCH
 1501 SEYMOUR STREET
 NORTH BAY ON
 PIA OCS
 northbay@tulloch.ca
 DRAWN BY: M.M.WINTERFIELD FILE No. 4061

ID - C:\mmw\Subdivision\4061BUNTING-RENALEX.dwg - Mon, 31 Mar 2025 - 11:12