

City of North Bay Report to Council

Report No: CSBU-2025-052

Date: July 30, 2025

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval – Larocque Road Subdivision

Closed Session: yes ☐ no ☒

Recommendation

That:

1. Council grant final approval the Draft Approved Plan of Subdivision by 930018 Ontario Inc. for the Larocque Road Subdivision (Larocque Road – 16 Lots, 1 Block) – City File No. 48T-23101;
2. the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 930018 Ontario Inc. for a property located along Larocque Road to permit the development of the Larocque Road Subdivision, consisting of sixteen (16) residential lots and one (1) block, upon receipt of all security, easements and all other Subdivision Agreement requirements; and
3. an Execution By-Law be brought forward for three (3) readings at the August 12, 2025 Regular Meeting of Council.

Background

The subject property was given Draft Approval by City Council on December 12, 2023.

Tulloch Engineering on behalf of the property owner is now seeking Final Approval of the Subdivision, as shown on Schedules A & B attached, in order to permit the construction of sixteen (16) lots and one (1) block. Installation of services to each individual lot was completed via a service contract (2025-E-D-04) with the City.

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 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 Manager, Planning & Building Services, City Engineer and City Solicitor;
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 to grant Final Approval.

Option 2:

1. That Council grant final approval the Draft Approved Plan of Subdivision by 930018 Ontario Inc. for the Larocque Road Subdivision (Larocque Road – 16 Lots, 1 Block) – City File No. 48T-23101; and
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 930018 Ontario Inc. for a property located along Larocque Road to permit the development of the Larocque Road Subdivision, consisting of sixteen (16) residential lots and one (1) block, upon receipt of all security, easements and all other Subdivision Agreement requirements.

Option 2 is the recommended option. The request for Final Approval is appropriate, the final plans and Agreement satisfy the conditions of Draft Approval and the requirements of the City's Zoning By-law.

Recommended Option

That:

1. Council grant final approval the Draft Approved Plan of Subdivision by 930018 Ontario Inc. for the Larocque Road Subdivision (Larocque Road – 16 Lots, 1 Block) – City File No. 48T-23101;
2. the Mayor and City Clerk be authorized to sign the Subdivision Agreement with 930018 Ontario Inc. for a property located along Larocque Road to permit the development of the Larocque Road Subdivision, consisting of sixteen (16) residential lots and one (1) block, upon receipt of all security, easements and all other Subdivision Agreement requirements; and
3. an Execution By-Law be brought forward for three (3) readings at the August 12, 2025 Regular Meeting of Council.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Adam Lacombe, P.Eng.

Title: Senior Capital Program Engineer

I concur with this report and recommendation

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

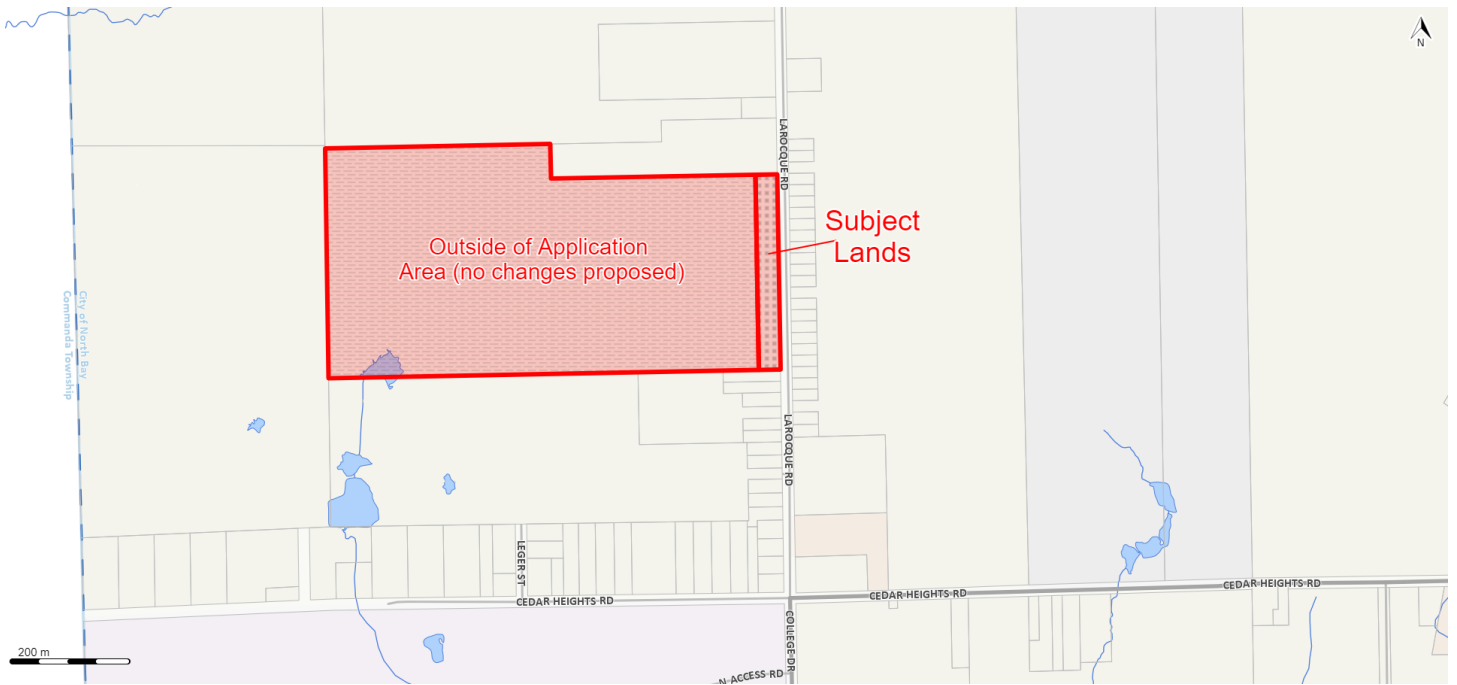
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Schedule A



Schedule B

