

City of North Bay Report to Council

Report No: CSBU-2025-056

Date: August 20, 2025

Originator: Peter Carello

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Amendment to Road Closure Approval – 260 Ross Drive

Closed Session: yes ☐ no ☒

Recommendation

1. That Resolution No. 2025-220 be rescinded;
2. That the application by Randy Haskins and Mary Ann Harvey to close the lakeshore road allowance, as shown on Schedule "A", attached to Report to Council CSBU 2025-056, be approved;
3. That the closure of the lakeshore road allowance be subject to the granting of any easements; and
4. That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject lakeshore road allowance.

Background

The City of North Bay received an application to close and transfer a lakeshore road allowance. City Council approved this request via Report to Council CSBU-2025-036 and Resolution No. 2025-220 on June 17, 2025.

Since that time, it has come to staff's attention that the Schedule attached to Report to Council CSBU-2025-036 did not accurately reflect the lakeshore road allowance that should be closed and transferred as it referenced an abutting parcel of land.

The purpose of this report is to ensure that City Council's authorization to close and transfer the lakeshore road allowance is based upon the correct schedule. To do so, the initial resolution is proposed to be rescinded and the corrected authorization, as outlined in this report, is passed in its place.

There are no other changes to the report that was passed on June 17, 2025. This Report is attached as an Appendix for City Council's reference, with the exception of the original Schedule A (as it inaccurately identifies the subject lands).

Financial/Legal Implications

There are no financial implications to the City of North Bay. The legal implications to the City would be the transfer of a parcel of unopened road allowance into private ownership.

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment

Options Analysis

Option 1:

1. That Resolution No. 2025-220 be rescinded;
2. That the application by Randy Haskins and Mary Ann Harvey to close the lakeshore road allowance, as shown on Schedule "A", attached to Report to Council CSBU 2025-056, be approved;
3. That the closure of the lakeshore road allowance be subject to the granting of any easements; and
4. That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject lakeshore road allowance.

Option 2:

Not rescind Resolution No. 2025-220 and not to close the unopened lakeshore road allowance.

Recommended Option

Option 1 is the recommended option

1. That Resolution No. 2025-220 be rescinded;
2. That the application by Randy Haskins and Mary Ann Harvey to close the lakeshore road allowance, as shown on Schedule "A", attached to Report to Council CSBU 2025-056, be approved;

3. That the closure of the lakeshore road allowance be subject to the granting of any easements; and
4. That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject lakeshore road allowance.

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: Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name: John Severino, P.Eng., MBA

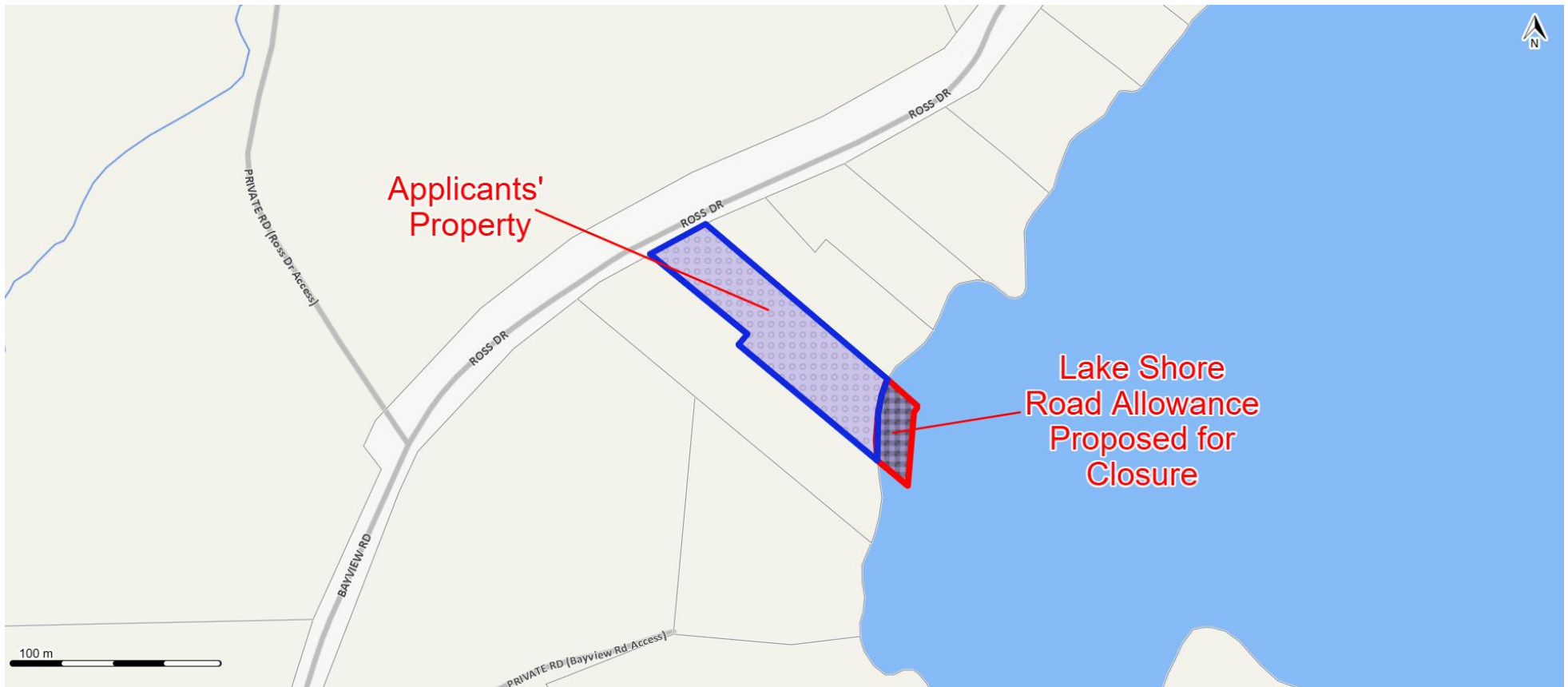
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

Schedule A



Appendix A – Report to Council CSBU 2025-036



City of North Bay Report to Council

Report No: CSBU-2025-056

Date: June 4, 2025

Originator: Peter Carello, Senior Planner – Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Road Allowance Closure Application – 260 Ross Drive

Closed Session: yes ☐ no ☒

Recommendation

1. That the application by Randy Haskins & Mary Ann Harvey to close the lakeshore road allowance, as shown on Schedule "A" attached to Report to Council CSBU-2025-036, be approved;
2. That the closure of the lakeshore road allowance be subject to the granting of any easements; and
3. That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject lakeshore road allowance.

Background

Site Description:

The subject property is an unopened lakeshore road allowance to the property located at 260 Ross Drive, as shown below on Figure 1 and on the attached Schedule A.

Proposal:

The property owner has submitted an application to close the lakeshore road allowance adjacent to their property and add it to their holdings. There are no other property owners that abut this lakeshore road allowance.

Figure 1: Map of Subject Road Allowance



Summary:

Section 34(1) of the Municipal Act 2001 (S.O. 2001, c.25) permits municipalities to pass By-laws for “stopping up any highway or part of a highway”.

Lakeshore road allowances are slightly different from stand road allowances. Lakeshore road allowances were created by the Provincial Government in the 19th century along waterbodies that were navigable. A significant portion of these road allowances have been closed and transferred to abutting properties in the intervening years.

The City of North Bay received an application to close and transfer an unopened road allowance on Trout Lake adjacent to a property known locally as 260 Ross Drive.

Notice of this proposed closure was circulated to all parties that have an interest in this matter.

The City’s Engineering Department, Building Department, Public Works, Hydro One and Ministry of Transportation have all responded by expressing no concerns with the proposed road closure.

Financial/Legal Implications

There are no financial implications to the City of North Bay. The legal implications to the City would be the transfer of a parcel of unopened road allowance into private ownership.

Corporate Strategic Plan

- | | |
|---|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |

☐ Responsible and Responsive Government

Specific Objectives

- Promote and support public and private sector investment

Options Analysis

Option 1:

Close the unopened lakeshore road allowance. This option is recommended.

Option 2:

To not close the unopened lakeshore road allowance.

Recommended Option

Option 1 is the recommended option

1. That the application by Randy Haskins & Mary Ann Harvey to close the lakeshore road allowance, as shown on Schedule "A" attached to Report to Council CSBU-2025-036, be approved;
2. That the closure of the lakeshore road allowances be subject to the granting of any easements; and
3. That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject lakeshore road allowance.

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: 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