



**Committee**

**Agenda**

**Committee Meeting of Council  
May 6, 2013  
at 7:00 p.m.**

# MEETINGS

**FOR THE WEEK OF  
MAY 6<sup>TH</sup>, 2013**

Monday, May 6, 2013

7:00 p.m.

Committee Meeting of Council  
Council Chambers, 2<sup>nd</sup> Floor,  
City Hall

# MEETINGS

**HELD UNDER THE  
PLANNING ACT**

Monday, May 6, 2013

7:00 p.m.

Rezoning application  
Grand Sierra Investments Ltd.  
Sage Road

Rezoning application  
Golden Estates Limited  
Ski Club Road

# PRESENTATION

**BUSINESS UNIT**

Monday, May 6, 2013

7:00 p.m.

Peter Chirico  
Community Services

**COMMUNITY SERVICES COMMITTEE**

Monday, May 6, 2013

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**Chairperson: Councillor Mendicino**  
**Vice-Chair: Councillor Mayne**  
**Member: Councillor Vaillancourt**  
**Ex-Officio: Mayor McDonald**

CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).

CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).

▶ **CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).**

CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).

▶ **CS-2013-09 Report from Beverley Hillier dated March 21, 2013 re Revised Notice Requirement – Proposed Zoning By-Law Amendment & Draft Plan of Condominium by Miller & Urso Surveying Inc. on behalf of Golden Estates Limited – Ski Club Road (D07/D14/2009/GEL/SKICLUB).**

CS-2013-11 Report from Elizabeth Courville dated March 26, 2013 re Proposed Amendments to Sign By-Law No. 2006-143, as amended (C00/2013/BYLAW/SIGNS).

CS-2013-12 Report from Peter Carello dated April 8, 2013 re Rezoning application by Miller & Urso Surveying Inc. on behalf of 1794504 Ontario Inc. – 2 Sunset Blvd. (D14/2013/17945/2SUNSETB).

CS-2013-13 Report from Peter Carello dated April 23, 2013 re 2012 Municipal Heritage Committee (MHC) Annual Report (R01/2013/NBMHC/GENERAL).

▶ **CS-2013-14 Motion moved by Councillor Maroosis dated April 29, 2013 re Bus Service on Douglas Street (T03/2013/TRANS/GENERAL).**

## Draft Recommendation:

- "That 1) the proposed Zoning By-law Amendment by Rick Miller on behalf of Grand Sierra Investments Ltd. – Con "D", Lot 16, NR1408, Part 1, Pcl 9339 W/F (Sage Road) from "Residential Holding (RH)" and "Floodplain and Erosion (02)" to "Residential Second Density (R2)", "Residential Multiple Second Density (RM2)", "Open Space (O)" and "Floodplain and Erosion (02)" be approved.
- 2) the Subdivision by Rick Miller, OLS, on behalf of Grand Sierra Investments Ltd. – Con "D", Lot 16, NR1408, Part 1, Pcl 9339 W/F be given draft approval subject to the conditions contained in Appendix A to Report to Council 2013-52 dated April 16, 2013.
- 3) the Applicant enter into a Subdivision Agreement with the City of North Bay for the lands subject to the Subdivision Application prior to site clearing and development, to address site servicing, lot grading, stormwater management and ingress/egress.

## City of North Bay

### Report to Council

**Report No:** CSBU 2013 – 52

**Date:** April 30, 2013

**Originator:** Beverley Hillier, Manager, Planning Services

**Subject:** Proposed Zoning By-law Amendment and Plan of Subdivision Application by Rick Miller on behalf of Grand Sierra Investments Ltd. – Con "D", Lot 16, NR1408, Part 1, Pcl 9339 W/F (Sage Road) Proposed

**File No:** 48T-04102

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#### RECOMMENDATION

- 1) That the proposed Zoning By-law Amendment by Rick Miller on behalf of Grand Sierra Investments Ltd. – Con "D", Lot 16, NR1408, Part 1, Pcl 9339 W/F (Sage Road) from "Residential Holding (RH)" and "Floodplain and Erosion (02)" to "Residential Second Density (R2)", "Residential Multiple Second Density (RM2)", "Open Space (O)" and "Floodplain and Erosion (02)" be approved.
- 2) That the Subdivision by Rick Miller, OLS, on behalf of Grand Sierra Investments Ltd.- Con "D", Lot 16, NR1408, Part 1, Pcl 9339 W/F be given draft approval subject to the conditions contained in Appendix A to Report to Council 2013-52 dated April 16, 2013.
- 3) That the Applicant enter into a Subdivision Agreement with the City of North Bay for the lands subject to the Subdivision Application prior to site clearing and development, to address site servicing, lot grading, stormwater management and ingress/egress.

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#### BACKGROUND

The property owner applied to the City of North Bay for a Zoning By-law Amendment and Plan of Subdivision for the property shown on the attached Schedules A and B.

The City of North Bay held the statutory public meeting under the Planning Act at the Community Services Committee of Council on October 12, 2004. Significant opposition was received from the public with respect to the development. At that time Council deferred a decision on the application pending further information on the required traffic study. The Applicant has since completed the required traffic study and it has been approved by the Engineering and Works Department. The applicant has now asked that this matter be brought back to Council.

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Given the time that has passed since the original public meeting (9 years), Staff felt it was necessary and appropriate to hold an additional public meeting to review the proposal with the public and Council.

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## **OPTIONS / ANALYSIS**

The Planning Report, dated August 24, 2004, is attached to this report. The information contained in the report is still valid and is still reflective of Planning Staff's opinion with respect to the proposed development. This report will summarize the main issues and provide updates those matters.

At the public meeting there was significant opposition received from the public which related to traffic, parkland and the natural environment.

### **Traffic:**

- The Birchaven residents identified they are concerned with the possibility of increased traffic from the proposed development and the extension of Seymour Street.
- The Applicants completed a traffic study by UMA Engineering Ltd in 2007. The Engineering Department reviewed the study and with some revisions accepted it in 2009.
- The results of the Study indicate with this development traffic lights are not yet warranted at the intersection of Trout Lake Road and Lakeside Drive. However, they would be required with the future extension of Seymour Street from Wallace Road to Sage Road (through the 'Lakeview Subdivision').
- The Engineering Department has requested that an additional clause be added to the Conditions of Draft Approval:
  - That the owner agrees to contribute towards the installation of traffic signals at the intersection of Trout Lake Road and Lakeside Drive in the amount of \$100.00 per unit or lot.

### **Parkland:**

- A portion of the subject property encompasses the existing 'Birchaven Park'. As noted in the original Planning Report, the neighbourhood identified they have invested a great deal of time, effort and money into the existing 'Birchaven Park' and they want the park to stay where it currently exists.
- It was noted that at the time of purchase, the Applicant was unaware there was a lease agreement on the subject property between the School Board and the City of North Bay regarding the existing park area.

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- The term of the lease expired in April 2005. The developer indicated at the time that they would not extend the lease and the City will be required to remove the playground equipment.
  - Since that time the lease has the lease agreement has expired, however, the developer has not required the City of North Bay to remove of the existing park facility.
  - As part of the original proposal, it was proposed parkland be acquired through the development at the south end and to have the play space recreated in this space. This future play space will abut a larger natural park setting through the transfer of lands to the south to the City or Conservation Authority.

Natural Environment:

- Portions of the subject property fall within a Provincially Significant Wetland (PSW) (and its 'adjacent lands').
- The applications were submitted in 2003. As a result and based on transition provisions in the Planning Act, the planning applications are being reviewed under the Planning Act, Provincial Policy Statement (PPS) and City of North Bay Official Plan that were in effect at the time the applications were submitted.
- Significant to this application are the provisions under the PPS regarding Provincially Significant Wetlands (PSW). This previous version of the PPS (1997) required Planning Act applications to "have regard to" provincial policy. This standard changed under the new PPS, passed in March 2005. Any planning application received after this date is required to "be consistent with" provincial policy contained in the PPS 2005.
- Under the 1997 PPS, the Applicant was permitted to develop within the PSW providing there was no negative impact on the natural features or on the ecological functions for which the area is identified. At the time of making application, the Applicant submitted a "Full Site Environmental Impact Report" as required by Section 2.3.1(b) of the PPS. The study concludes by stating that implementing the recommended mitigation strategies significantly reduces the impacts to the Parks Creek PSW complex. The author did not state categorically that there would be no negative impacts on the PSW.
- Through a number of recommendations, including the future transfer of a portion of land in the adjacent "Lakeview" subdivision, it was Planning Staff's opinion "while not in strict compliance with Section 2.3.1(b) of the PPS, we are satisfied the City has had regard to Natural Heritage policy contained within Section 2.3.1 (b) of the Provincial Policy Statement." This remains Planning Staffs opinion.
- The Conservation Authority has reviewed the file and has identified although the property is within a Provincially Significant Wetland (PSW), given the circumstances, and the Environmental Impact Study that was undertaken,

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Conservation Authority Staff have indicated that they would be open to looking at a permit for development.

*"The application must meet the criteria set out in our new Wetland Policy for development within a PSW (there are few exceptions for development within a PSW, but this application would be one of them); updated information may be required. The Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Application would require approval from the NBMCA Board."*

Conditions of Draft Approval:

- The Conditions of Draft Approval attached to the Planning Report dated August 24, 2004 have been updated to reflect current practices, including the recommendations of contribution towards traffic signals. The updated conditions are attached to this Report to Council CSBU 2013-52.

Option 1:

Accept the information contained in Report to Council CSBU 2013-52, along with the recommendations of the Planning Report dated August 24, 2004 (attached).

Option 2:

Do not accept the information contained in Report to Council CSBU 2013-52, along with the recommendations of the Planning Report dated August 24, 2004 (attached).

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**RECOMMENDED OPTION**

Option 1 is the recommend option. The Planning Report, dated August 24, 2004, is attached to this report. The information contained in the report is still valid and is still reflective of Planning Staff's opinion with respect to the proposed development.

The Traffic Study has been completed as required and the Conditions of Draft Approval have been amended to include the contributions towards the traffic signals.

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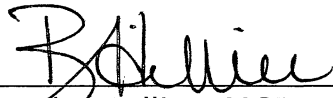
**SUMMARY**

The Applicants originally submitted their planning applications in 2003. Multiple public meetings were held during 2003 / 2004 (a neighbourhood meeting, Planning Advisory Committee and Council meeting). Through these meetings the neighbourhood raised a number of concerns regarding the development of the property. The concerns were addressed in the Planning Report (attached). The applications remained on Community Services Committee pending the completion of a Traffic Study. The Study is now complete and approved by Engineering and



the Applicants have asked the matter be brought forward for Council's consideration.

Respectfully submitted,



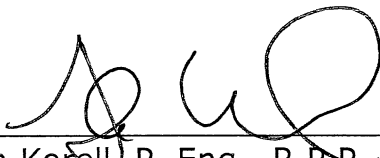
\_\_\_\_\_  
Beverley Hillier, MCIP, RPP  
Manager, Planning Services

BH/dlb

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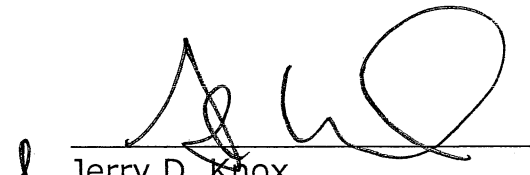
We concur with this report and recommendations.



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Alan Korell, P. Eng., R.P.P., M.C.I.P.  
Managing Director, Engineering,  
Environmental Services & Public Works



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Peter Chirico  
Managing Director, Community Services



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Jerry D. Knox  
Chief Administrative Officer

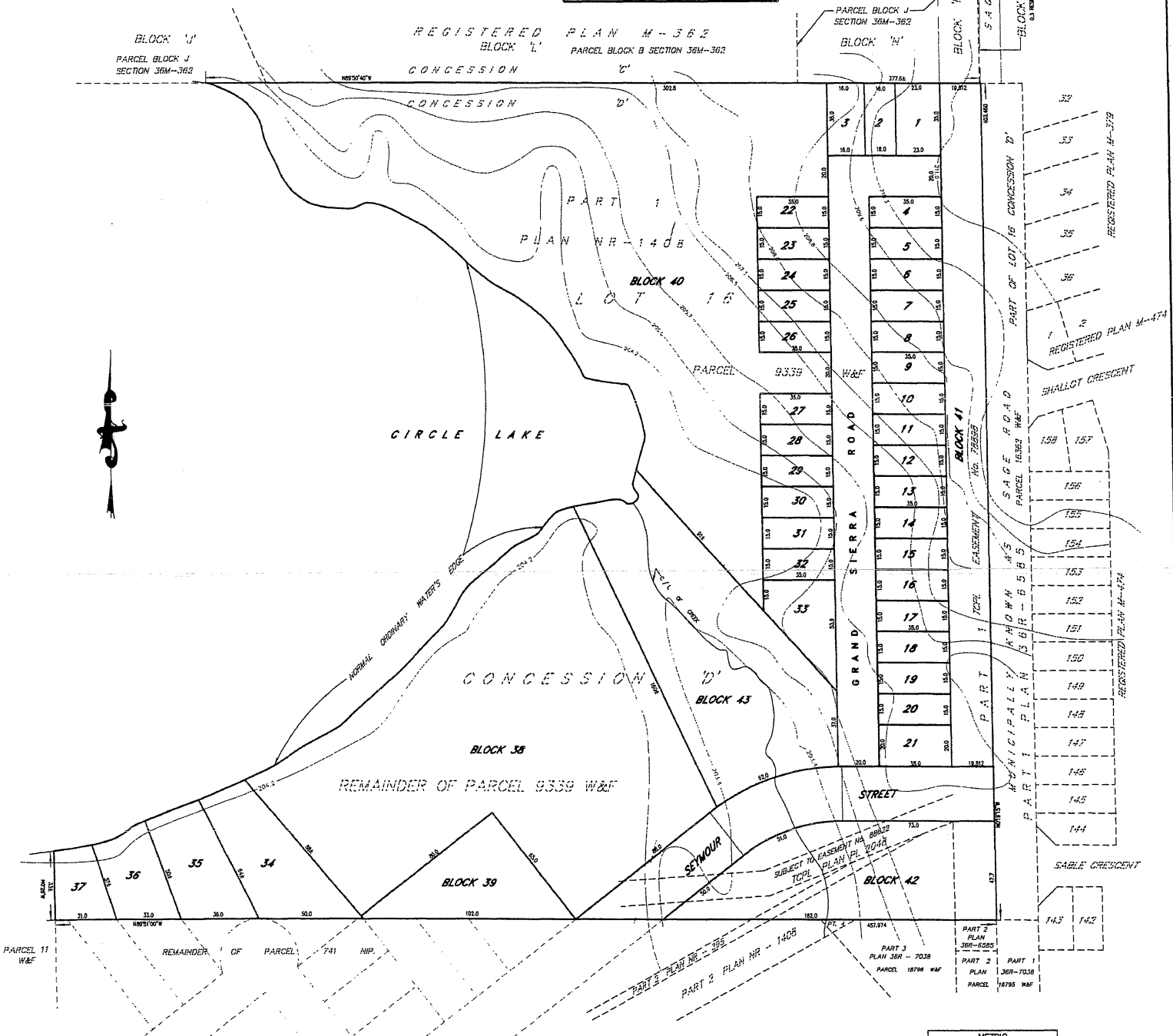
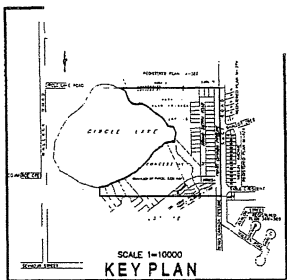
Personnel designated for continuance: Senior Planner, Current Operations

# SCHEDULE A

DRAFT PLAN OF SUBDIVISION  
PART OF LOT 16, CONCESSION 'D'  
TOWNSHIP OF WIDDIFIELD  
NOW IN THE  
CITY OF NORTH BAY  
DISTRICT OF NIPISSING

SCALE 1 : 1000

D.S. Urso Surveying Ltd.



**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF PART 1, AS SHOWN ON PLAN NR-1408, HAVING A BEARING OF N89°31'00\".

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO  
JANUARY 15, 2003  
*R.S. Urso*  
R. O. MILLER  
ONTARIO LAND SURVEYOR  
BY: D. S. URSO SURVEYING LTD.  
ONTARIO LAND SURVEYORS

**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

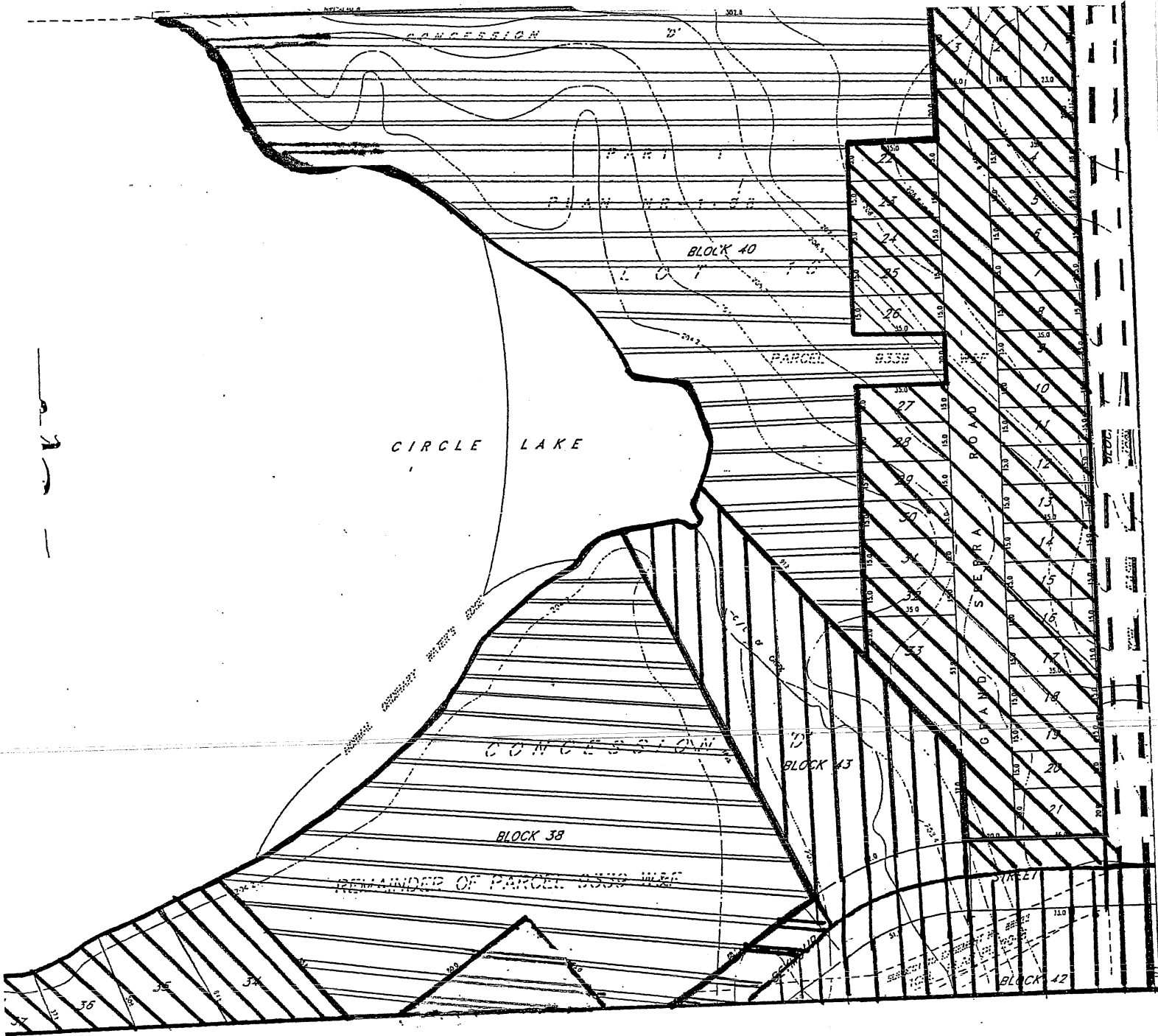
NORTH BAY, ONTARIO  
JANUARY 20, 2003  
*Angela Orsi*  
ANGELA ORSI - PRESIDENT  
GRAND SIERRA INVESTMENTS LTD.  
REGISTERED OWNER OF PARCEL 9339 W&F





LAND USE ANALYSIS			
LOT OR BLOCK	INTENDED USE	NUMBER OF UNITS	AREA (HECTARES)
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	SINGLE FAMILY DWELLINGS	37	2.492
38 & 40	RM4	150	5.492
39	RM2	16	0.270
41, 42 & 43	PARK		2.209
STREETS	STREET		1.187
<b>TOTALS</b>		<b>203</b>	<b>11.650</b>

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

**D.S. Urso Surveying Ltd.**  
Ontario Land Surveyors • Canada Land Surveyors  
Planning Consultants  
1401 SEYMOUR STREET, UNIT 2, NORTH BAY, ONTARIO P1B 8G4  
TEL: (705) 474-1210  
FAX: (705) 474-1783  
DRAWN BY: M.J. WILKINSON  
CHECKED BY: R.D. HUNTER  
REL: D.B. M.S.  
PLAN NO: N.O. 955

# SCHEDULE B



-  To "Residential Second Density (R2)"
-  To "Residential Multiple Second Density (RM2)"
-  To "Flood and Erosion (O2)"
-  To "Open Space (O)"

City of North Bay  
File No. 48T-04102

**APPENDIX "A"**

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-04102, are as follows:

- | <u>No.</u> | <u>Conditions</u>  |
|------------|--|
| 1)         | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2)         | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance; for survey purposes around the boundary of the Draft Approved Lands and for exploratory soils investigations for the purpose of estimating servicing costs.   |
| 3)         | That this approval applies to the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated January 15, 2004.  |
| 4)         | That prior to signing the Final Plan by the Municipality, the proposed subdivision conform with the Zoning By-law in effect for the Municipality.  |
| 5)         | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, lot grading, access and drainage.  |
| 6)         | That such easements as may be required for utility, water, sanitary and drainage purposes shall be granted to the appropriate authority.   |
| 7)         | That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:<br><br>a) the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the subdivision describing best management practices and appropriate measures to maintain quality and quantity of stormwater, both during and after construction;  |

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- b) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality; and
  - c) That the owner agrees to contribute towards the installation of traffic signals at the intersection of Trout Lake Road and Lakeside Drive in the amount of \$100.00 per unit or lot.
  - d) The Owner agrees to pay a Stormwater Management fee of \$2,200 per lot at the time of the issuance of a Building Permit as recommended in the Watson Report.
- 8) The proponent shall carry out an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
  - 9) Prior to Final Approval any portion of the Draft Approved Subdivision deemed to impact fish habitat by the North Bay-Mattawa Conservation Authority (NBMCA), verification that no disturbance to fish habitat take place, be provided to the NBMCA or proof of authorization from DFO to alter fish habitat be provided to the NBMCA.
  - 10) That Block 39 shall only be given Final Approval when the abutting lands of the Lakeview Park Draft Approved Subdivision are given Final Approval and Block 39 shall be combined with its respective abutting parcels of the Lakeview Park Draft Approved Subdivision as shown on Schedule E to these conditions.
  - 11) That Lots 34 to 37 shall only be given Final Approval when the abutting lands of the Lakeview Park Draft Approved Subdivision are given Final Approval and Lots 34 to 37 shall be combined with their respective abutting parcels of the Lakeview Park Draft Approved Subdivision as shown on Schedule F to these conditions.
  - 12) That before City Council's Final Approval is given, Council shall be satisfied that by an agreement to transfer and/or the transfer of those lands as shown on Schedule D be entered into and/or completed.
  - 13) That the owner agrees to convey a minimum of 5% of the land included in the plan, more specifically Blocks 42 & 43, to the Municipality for park or other public recreational purposes.

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- 14) In addition to the parkland requirement identified in Clause 13, that a twenty (20) foot strip of land be dedicated to the City of North Bay along the northern property for park and servicing purposes.
  - 15) That Grand Sierra Road be renamed to a street name satisfactory to the City of North Bay.
  - 16) That a twenty (20) foot strip of land be dedicated to the City of North Bay along the northern property line for park and servicing purposes.
  - 17) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post. The Owner/Developer further agrees to work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision, to install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of the Community Mail Boxes, to identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the Plan of the Subdivision. Curb depression will be required, if not a roll over curb. These pads are to be installed 3 meters from any fire hydrant or transformer.
  - 18) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
  - 19) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
  - 20) That before City Council's Final Approval is given, the Council shall be advised in writing by the City Engineer as to how Condition No. 7 has been satisfied.
  - 21) That before City Council's Final Approval is given, the Council shall be advised in writing by the Director of Parks, Recreation and Leisure Services how Condition No. 13 has been satisfied.
  - 22) That before City Council's Final Approval is given, the Council shall be advised in writing by the Canada Post as to how Condition No. 16 has been satisfied.

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NOTES:

1. We suggest you make yourself aware of the following:
  - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
  - b) Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
3. ~~The Owner/Developer is hereby advised that prior to commencing any work~~ within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.
4. The property is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit is required from this office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property.
5. We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to water bodies.

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INTER OFFICE

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## *City of North Bay*

MEMO

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**To:** Chair and Members, Planning Advisory Committee

**From:** Ian Kilgour, Manager, Planning Services

**Subject:** Proposed Zoning By-law Amendment and Plan of Subdivision Application by Rick Miller on behalf of Grand Sierra Investments Ltd. – Con “D”, Lot 16, NR1408, Part 1, Pcl 9339 W/F (Sage Road)

**Date:** August 24, 2004

### RECOMMENDATIONS

- 1) That the proposed Zoning By-law Amendment by Rick Miller on behalf of Grand Sierra Investments Ltd. – Con “D”, Lot 16, NR1408, Part 1, Pcl 9339 W/F (Sage Road) from “Residential Holding (RH)” and “Floodplain and Erosion (02)” to “Residential Second Density (R2)”, “Residential Multiple Second Density (RM2)”, “Open Space (O)” and “Floodplain and Erosion (02)” be approved.
- 2) That the subdivision by Rick Miller, OLS, on behalf of Grand Sierra Investments Ltd.- Con “D”, Lot 16, NR1408, Part 1, Pcl 9339 W/F be given draft approval subject to the conditions contained in Appendix A to Technical Report dated August 24, 2004.
- 3) That the applicant enter into a Subdivision Agreement with the City of North Bay for the lands subject to the Subdivision Application prior to site clearing and development, to address site servicing, lot grading, stormwater management and ingress/egress.

### SITE

The subject property is located along Sage Road adjacent to Circle Lake. The site has a frontage of 403.460 metres (1,323.69 feet) and an area of 11.65 hectares (28.79 acres) (Schedule A).

### PROPOSAL

The applicant is proposing to rezone the subject property in order to permit the development of thirty-seven (37) single detached dwellings and approximately 200 townhouse units. The subject property abuts primarily residential zoned property to the north, west and east. Lands to the south are primarily zoned for Open Space and Flood Plain.

Lands to the north and east are presently developed for residential uses. Lands to the west are vacant, however these lands achieved Subdivision Draft Approval in 1993 for residential development. A main feature of the Lakeview Park Draft Approved Subdivision is the Seymour Street extension. The Official Plan’s transportation policy encourages Seymour to extend east to connect to Sage Road, thereby providing a second collector road from the Birchaven area.



## **PROVINCIAL POLICY STATEMENT**

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS), the document which identifies matters of possible provincial interest in local planning matters. The PPS provides policy direction on matters of Provincial interest regarding land use planning and development. The policies focus on key provincial interests related to land use planning. These include:

- developing strong communities;
- housing;
- infrastructure;
- agricultural policies;
- mineral resources;
- natural heritage;
- cultural heritage and archaeological resources;
- natural hazards; and
- human-made hazards.

The implementation section of the PPS states that "The Provincial Policy Statement is to be read in its entirety, and all pertinent policies are to be applied to each situation." The pertinent PPS policies in respect to the subject applications are: natural heritage (significant wetlands, fish habitat and water quality and quantity); developing strong communities; housing; cultural heritage and archaeological resources; and natural hazards.

With regard to the natural heritage component there are specific concerns with the potential impacts to the water quantity, water quality and linkage functions of the Parks Creek Provincially Significant Wetland (PSW). The policy statement states that, "Development and site alterations may be permitted in significant wetlands in the Canadian Shield if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which that are is identified".

The subject lands have approximately 11.62 acres of PSW designated wetlands as shown on Schedule B'. The lands adjacent to the south also have lands designated provincially significant wetland and are within the Lakeview Park Plan of Subdivision, which was given subdivision Draft Approval on February 10, 1993 (48T-83005). Draft Plan Approval for the Lakeview Park Subdivision was granted prior to the effective date of the Provincial Policy Statement and therefore, the PPS does not apply to these lands.

At the time of making application, the applicant submitted a "Full Site Environmental Impact Report" as required by Section 2.3.1(b) of the PPS. The study concludes by stating that implementing the recommended mitigation strategies significantly reduces the impacts to the Parks Creek PSW complex. The author did not state categorically that there would be no negative impacts on the PSW.

The study identified four (4) key areas to protect; they are shown as items 1, 4, 5 and 7 on Schedule C. In addition to these areas, community residents have identified "blue berry hill" as an area to be protected. These five key areas lie within a future development block of the Draft Approved Lakeview Park Subdivision, which is owned by a company affiliated with the owner of the subject lands.

We agree with the studies conclusion that it is difficult to say that the development Lots 34 – 37, Blocks 38 & 39 and the portion of the Seymour Street extension included in the subject Draft Plan Application will not negatively impact the PSW that occupies these lands. However, there is an opportunity to protect the five key areas referred to above by obtaining the lands shown on Schedule D for public ownership. Through negotiations with the Applicant and owner, Planning Staff have negotiated an agreement in principle whereby the lands shown on Schedule D, which include the five key areas identified previously, would be transferred to the City of North Bay and/or the North Bay-Mattawa Conservation Authority.

While not in strict compliance with Section 2.3.1(b) of the PPS, we are satisfied that the City has had regard to Natural Heritage policy contained within Section 2.3.1 (b) of the Provincial Policy Statement.

The Full Site Impact Assessment Report prepared on behalf of the Applicant states that “any infilling of ponds would be considered by the Federal Department of Fisheries and Oceans (DFO) to be a harmful alteration, disruption or destruction of fish habitat and would require DFO authorization. The crossing of the channel between Circle Lake and Depensiers Lake may impact northern pike spawning habitat and will require DFO authorization”. The DFO will require that there be compensation for the loss of fish habitat for any authorization granted. Compensation usually requires the creation of new fish habitat or enhancement of existing fish habitat.

As a condition of Draft Approval, it is recommended that Blocks 42 & 43 be acquired as parkland. By way of an agreement with the developer, 66.77 acres which surround Depensiers Lake and the northerly portion of Twin Lake (as shown in Schedule D) will be transferred to the City of North Bay and/or the North Bay-Mattawa Conservation Authority. The transfer of these lands will assist in protecting and enhancing the areas water quality and quantity. The development of the subject lands will require that stormwater management best practices be achieved to the satisfaction of the City Engineer prior to Final Approval.

~~The Developing Strong Communities section of the PPS promotes new subdivision development within designated urban areas. The subject lands are within the City's Urban Service Boundary and designated for residential uses within the City's Official Plan. This section of the PPS also promotes the efficient use of land and economical expansion of infrastructure.~~

The subject application, when combined with the previously Draft Approved Lakeview Park Subdivision, will establish a link between two already urban developed areas. The lands and services required for the Seymour Street extension will be acquired and paid for in large part by the developer (Lakeview Park Subdivision and the subject Grand Serria Subdivision are owned by affiliated companies).

In our opinion, the proposed subdivision and the previously Draft Approved Subdivision, when developed, will result in a cost effective infrastructure solution, and at the same time will provide a range of residential uses.

The Housing section of the PPS encourages “residential intensification in parts of built-up areas that have sufficient or planned infrastructure to create a potential supply of new housing units...”. The subject property is within the City's Urban Service Boundary and has sufficient existing infrastructure to accommodate the proposed development.

With regards to the Cultural Heritage and Archeological Features section of the PPS, the North Bay–Mattawa Conservation Authority has determined that the above property has archaeological potential. It is recommended that:

“The proponent shall carry out an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.”

The Natural Hazards on the subject lands are identified in the City’s Comprehensive Zoning By-law 28-80 as “Floodplain and Erosion (O2)” zone. Prior to altering the boundary of the “O2” zone, the NBMCA shall be satisfied that all lands that are subject to Natural Hazards are zoned appropriately.

All pertinent policies of the PPS have been applied in their entirety, and in our opinion the approval of the subject rezoning and subdivision applications and the associated conditions, will result in a development that achieves an appropriate balance of the PPS principles.

### **OFFICIAL PLAN**

The subject property is designated “Residential” and “Flood/Erosion One Zone” in the City of North Bay’s Official Plan. Section 2.2 of the Plan lists single detached dwellings, row and town housing and apartments as permitted uses within “Residential Neighbourhoods”. The applicant does not propose to amend the “Flood/Erosion One Zone” designation.

The transportation section and accompanying schedule within the Official Plan, identifies the Seymour Street extension as a collector road. Upon approval of the subject application the entire Seymour Street extension will be formally recognized through Subdivision Approvals.

The proposed Zoning By-law Amendment and Subdivision Application are in conformity with the policies and the intent of the Official Plan.

### **ZONING BY-LAW**

The subject property is currently zoned “Residential Holding” and “Floodplain and Erosion (O2)”.

A “Residential Holding (RH)” zone permits the following uses:

- agricultural and forestry uses;
- cemeteries;
- commercial agricultural uses;
- conservation areas;
- public and private recreational uses;
- existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990, as amended;
- accessory uses to the above, and
- home based businesses in accordance with Section 3.35 of Zoning By-Law 28-80.

A "Floodplain and Erosion (02)" zone permits the following uses:

- public and private parks and those structures accessory to;
- recreational uses;
- marinas, boathouses and docks;
- roads, bridges, railways and other public services of approved structural designs;
- parking areas which are not required for habitable buildings, and where the object being parked is not explosive, corrosive, flammable or a pollutant; and
- agricultural and related uses, excluding buildings and structures, and structural works of approved design for flood or erosion and sedimentation control.

The applicant is proposing (amended proposal) to rezone the subject lands to "Residential Second Density (R2)", "Residential Multiple Second Density (RM2)", "Open Space (O)" and "Floodplain and Erosion (02)" zones.

A "Residential Second Density (R2)" zone permits the following uses:

- single detached dwelling units;
- accessory home based businesses;
- parks, playgrounds and non-profit uses; and
- institutional uses.

A "Residential Multiple Second Density (RM2)" zone permits the following uses:

- maisonette dwelling;
- row houses;
- multiple dwellings;
- boarding or rooming house or group home;
- accessory home based businesses;
- park playgrounds and non-profit uses;
- day nurseries; and
- institutional uses.

A "Open Space (O)" zone permits the following uses:

- cemeteries;
- conservation areas;
- golf courses;
- local recreational facilities;
- museums and historical sites;
- private open spaces;
- public and private parking;
- public and private parks;
- rinks and skating facilities;
- ski clubs;
- sporting fields and courts; and
- buildings or structures accessory to the foregoing.

A "Floodplain and Erosion (02)" zone permits the following uses:

- public and/or private parks and those structures accessory to;
- recreational uses;
- marinas, boathouses and docks;

- roads, bridges, railways and other public services of approved structural designs;
- parking areas which are not required for habitable buildings, and where the object being parked is not explosive, corrosive, flammable or a pollutant; and
- agricultural and related uses, excluding buildings and structures, and structural works of approved design for flood or erosion and sedimentation control.

The lots as shown on the proposed draft plan by Rick Miller, dated January 15<sup>th</sup>, 2003, meet the requirements for Single Detached Dwellings and Row Housing in the proposed "Residential Second Density (R2)" and "Residential Multiple Second Density (RM2)" zones of Zoning By-law No. 28-80.

The applicant has amended the original application to remove the proposed "Residential Multiple Fourth Density (RM4)" zoning, and is no longer proposing to create a one hundred fifty (150) unit apartment dwelling. The applicant is now proposing to create Town Housing on Blocks thirty-eight (38) and forty (40).

### **CONSIDERATIONS**

This proposal was circulated to property owners within 120 metres of the subject lands, other residents of Birchaven who have expressed an interest in the matter, as well as several municipal departments and other agencies.

In terms of correspondence received, the Municipal Heritage Committee and the Ministry of Transportation offered no objection to the proposal.

The Manager of Design and Approvals indicated the following:

*"In order to provide adequate municipal infrastructure to the proposed development, it will be necessary to provide trunk sanitary sewer and watermain extensions from the existing systems on Wallace/Seymour Streets and Sage Road through the proposed development. This trunk infrastructure would need to be substantially installed with the first stages of development.*

*A trunk sanitary sewer would need to be constructed to the existing pumping station at Lake Heights Drive as the existing station at Merlin Avenue is at capacity. This trunk would serve initial stages of development with subsequent stages possibly requiring further downstream capacity improvements at Wallace Road.*

*Water supply for the subdivision would need to be supplied by way of a trunk main from the Lake Heights Area in order to satisfy requirements for adequate fire protection. This main will need to be looped to the Sage Road system to reinforce low pressures and flows in the area. The main parallel to Sage Road which fronts the subject property will need to be oversized to accommodate the future extension from Lakeside Drive.*

*The Seymour Street extension has been identified in the previous Draft Plan as a collector road through the subdivision and the Lakeview Park Subdivision. In order to determine the required standard and implementation of the Seymour Street extension, we would request that the applicant provide a traffic impact report identifying road and traffic improvements necessary to support the subdivision proposal as well as a proposed staging. Staging of the Seymour Street improvements will need to be negotiated between the City and the developer in the first stage agreement.*

*The proposed subdivision lies in proximity to Circle Lake and we would request that the applicant prepare a stormwater management report to identify necessary requirements to mitigate the quantity and quality aspects of the stormwater runoffs generated by this development. This report is to be provided to the City and the North Bay-Mattawa Conservation Authority before Stage One development occurs.*

*We would also note that in order to provide the necessary services to the subdivision, crossings of the Trans Canada Pipeline will be necessary. We would require that the owner resolve any related issues with Trans Canada Pipelines prior to subdivision approval."*

The Director of Parks, Recreation and Leisure Services indicated the following:

*"The city has two years remaining (April 2005) on a property lease with the Near North District School board for the Birchaven Neighbourhood Park. This park occupies approximately 1.5 hectares of land located parallel to Sage Road just south of Shallot Crescent. This park contains [a] creative playground apparatus, swings, [a] beach volleyball court, and a lit outdoor rink with a utility building. The park provides the opportunity for trail linkages between Circle Lake Park and Sage Park which would complete the Trout Lake Walkway.*

*I recommend that the existing Birchaven Park located on Conc. "D", Lot 16, NR-1408, Part 1, Pcl. 9339, W/F (Sage Road) remains as is on a permanent basis in order to continue to provide the Birchaven neighbourhood (and any new development) with uninterrupted neighbourhood park facilities.*

*Correspondence was received by the Tourism Parks and Recreation Department and City Council in June 1991 from the "New Birchaven" neighbourhood group regarding the development of an active playground area that would include play equipment, outdoor rink and a utility building.*

*The Department of Tourism Parks and Recreation held a public meeting on September 28, 1991 to discuss the neighbourhood request (45 people in attendance). As a result of this meeting the City entered into a partnership with the neighbourhood in providing an active neighbourhood park that would meet their needs. The only property available and large enough was the school board property on Sage Road.*

*A ten year property lease agreement was entered into between the City and the Nipissing School Board in April 1995 for a 1.5 hectare portion of the school property. Site preparation and construction of the \$100,000 park began that spring. The neighbourhood group contributed \$60,000 towards the recreation equipment and the City the balance for utilities and ground work. The park was completed over a three year period as funds permitted. Since that time and up to the present, the park is being utilized on a consistent basis, all year round by the Birchaven residents.*

*This park serves the Birchaven residents very well in its present location as it would also serve the residents of the proposed new subdivision."*

The Chief Fire Prevention Officer indicated the following:

*"The subject property may not be serviced land and may require water for this type of development."*

The North Bay-Mattawa Conservation Authority objected to the proposal, and indicated the following:

*"The proposed development is within the Provincially Significant Parks Creek Wetland Complex, and in the adjacent lands (120 metre buffer). The Conservation Authority has received and reviewed the document, Full Impact Assessment Report – Grand Sierra and Lakeview Development, prepared by FRI Ecological Services Inc. in September 2002. The document states, that:*

*"Based on the information provided and collected to date we do not believe that the requirements under Policy 2.3 could be satisfied for the Grand Sierra Development if indeed wetland communities will be lost as a result of development as described in Section 9.0 above. It would be extremely difficult to demonstrate no negative impacts to wetland features or functions if wetland area was to be filled, developed and/or destroyed."*

*It goes on to say: "However, there may be an opportunity to red line some lots in the Lakeview Park Development that would secure more valuable and diverse habitats in exchange for the loss of PSW (Provincially Significant Wetland) are in the Grand Sierra Development. This exchange would provide better preservation of features and functions of the wetland and would be acceptable."*

*The Conservation Authority is not aware of any such negotiations for compensation. It appears that the application does propose development within the wetland and therefore would be in contravention of Provincial Policy 2.3.*

*There are also other development constraints to consider in this area. The proposed development is adjacent to Circle Lake. This is the headwater lake for the Parks Creek Watershed. The original floodplain of Circle Lake was based on the Timmins Storm for which the City's zoning was based on. The floodplain mapping was revised in 1996 based on the 1:100 year storm event, which reduced the floodplain around the lake. Therefore the Authority would have no objection to the removal of the O2 zone around the perimeter of the lake. The O2 zone between Circle Lake and Despensiers Lake would remain. The 100 year regulatory floodplain for Circle Lake is 203.12 m.a.s.l. No development is permitted below this elevation.*

*Circle Lake and Despensiers Lake are both classified as a warm water fishery by the Ministry of Natural Resources. Section 2.3.1 (b) and 2.3.2 of the Provincial Policy Statement provide that development or site alteration may be permitted in fish habitat and on adjacent lands, if it has been demonstrated that there will be no negative impact on the natural features or ecological functions for which the fish habitat is identified.*

*FRI's impact assessment for the subject area recommends a 15 metre buffer to protect fish habitat, which area appears to be sufficient. The creation of a Seymour Street Extension, however, will clearly be a HADD (harmful alteration, disruption or destruction of fish habitat), which will require authorization from the Department of Fisheries and Oceans. A compensation package will be necessary to provide for the loss of habitat.*

*It has been determined that the above property has archaeological potential. It is recommended that:*

*"The proponent shall carry out an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements."*

*The applicant is advised to contact Winston Wong, Heritage Planner, with the Ministry of Culture (1-416-317-7147) should there be any questions regarding the above.*

*Please be advised that the above-noted property is within an area regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.*

*It is required that the property owner(s) obtain a Fill, Construction & Alteration to Waterways Permit from this office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include the placement or removal of fill material of any kind and/or the alteration of existing grades on the subject property.*

*Prior to the issuance of a permit from the Conservation Authority, the Authority must be satisfied that there will be no negative impacts on the natural features, ecological functions or heritage values for which the area is identified. The Authority feels that this objective has not been met."*

The above comments by the NBMCA were taken into consideration when reviewing the Provincial Policy Statement. While the application is not in strict compliance with Section 2.3.1(b) of the PPS, we are satisfied that the City has had regard to Natural Heritage policy contained within Section 2.3.1 (b) of the Provincial Policy Statement in reviewing the subject application.

The transfer of the lands previously described, which include all of the lands surrounding Depensiers Lake and the northern portion of Twin Lake (Schedule D) will further enable the expansion of the Trout Lake linear park system. These lands provide the critical link to connect the Trout Lake linear park system to Laurier Woods. Ultimately, the Trout Lake linear park system and the extension described, could be connected to Laurier Woods and the Kate Pace Way, which would provide the opportunity for a natural trail linking Lake Nipissing and Trout Lake.

There were thirteen (13) letters, two (2) petitions containing two hundred thirty-three (233) signatures and seven (7) presentations made at the Planning Advisory Committee meeting held June 4, 2003 from members of the Birchaven community expressing their concerns with the proposed rezoning and development. The main areas of concern were the following:

- increased traffic arising from the proposed extension of Seymour Street;
- the removal of the 'Birchaven' park;
- the disruption of the natural environment in the proposed development area; and
- the incompatibility of the proposed development with already existing residences.



Approximately forty (40) members of the Birchaven community attended a community meeting led by a resident from the area and attended by Planning Staff, on Saturday, March 6, 2004. This meeting provided the opportunity for community members to come together to narrow down and agree upon the main concerns regarding the proposed development. The neighbourhood has identified that they have invested a great deal of time, effort and money into the existing 'Birchaven Park' and that they want the park to stay where it currently exists.

The Birchaven residents also identified that they are concerned with the possibility of increased traffic from the proposed development and the extension of Seymour Street. The neighbourhood agreed that the proposed density of the should match what currently exists in the area.

The results of the community meeting were presented to the Applicant. The Applicant agreed to amend the proposal to replace the requested "Residential Multiple Fourth Density (RM4)" zone with "Residential Multiple Second Density (RM2)" zone. Therefore, the amended application proposes 37 single detached dwellings and approximately 200 townhouses.

The applicant purchased the subject property from the Near North District School Board. At the time of purchase, the applicant was unaware that there was a lease agreement on the subject property between the School Board and the City of North Bay regarding the existing park area. The term of the lease expire in April 2005. The developer has indicated that they will not extend the lease and that the City will be required to remove the playground equipment.

The Near North District School Board (NNDSB) and the City of North Bay have come to an agreement whereby, the developer would bring the land to an acceptable grade and the NNDSB would prepare the land (including sod and sand), relocate the existing park amenities to the southern portion of the development, in consultation the City of North Bay. This agreement has been reviewed and accepted by the Director of Parks, Recreation and Leisure Services. The developer has agreed to ready the new park lands in a manner acceptable to the City of North Bay, so that the NNDSB can relocate the park.

Through the Plan of Subdivision process as set out under Section 51 of the Planning Act, 1990 R.S.O as amended, the approval authority (City of North Bay) has the right to acquire a minimum of 5% parkland dedication or equivalent in cash-in-lieu.

In my opinion, it would be appropriate to acquire the 5% parkland at the south end of the development and to have the playspace recreated in this space. By relocating the existing playground southerly the playground will about a larger natural park setting as per the lands to be acquired as shown on Schedule D. Further, the movement of the playground will allow for a more centrally located playground for the new Birchaven area.

In terms of concerns raised regarding the proximity of the development to Provincially Significant Wetland, the applicant had an Environmental Assessment Study prepared by FRi Ecological Services. The study concluded that in looking specifically at the current proposal, there would likely be a negative impact on the surrounding Provincially Significant Wetland. However, the study went on to say that if the applicant amended the Lakeview Park Development subdivision to "secure more valuable and diverse habitats in exchange for the loss of Provincially Significant Wetland in the proposed Grand Sierra Development. This exchange would provide better preservation of features and functions of the wetland would be acceptable."

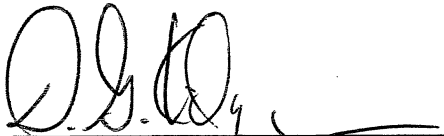
The developer has indicated to the City of North Bay that they are not prepared to complete a Redline Amendment of the Draft Approved Lakeview Park Plan of Subdivision.

However, in light of the surrounding Provincially Significant Wetland, the owner has agreed to enter into an agreement with the City of North Bay to ensure that lots within the Draft Approved Lakeview Park Subdivision that have significant benefit to the Provincially Significant Wetlands are not built on. By way of this agreement, the recommendations that have been identified in the Full-Site Impact Assessment Report prepared by FRi Ecological Services would be achieved and the overall impact on the Provincially Significant Wetland in the area would be minimal. Through negotiations with the Applicant and owner, Planning Staff have negotiated an agreement in principle whereby the lands shown on Schedule D, which include the five key areas identified previously, would be transferred to the City of North Bay and/or the North Bay-Mattawa Conservation Authority.

### **SUMMARY**

In summary, the subdivision proposal is compatible with the land uses in the surrounding area. The proposed Plan of Subdivision conforms to the regulations of the proposed "Residential Second Density (R2)" and "Residential Multiple Second Density (RM2)" zoning on the property. The subject property is designated "Residential" and "Flood/Erosion One Zone" in the City of North Bay's Official Plan.

The Conditions of Draft Approval are attached as Appendix "A" to this report. The Applicant will be required to satisfy each of these conditions prior to Council granting Final Approval to the Plan.



Ian Kilgour, MCIP, RPP  
Manager, Planning Services

IGK/bh/dlb

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City of North Bay  
File No. 48T-04102

**APPENDIX "A"**

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-04102, are as follows:

- | <u>No.</u> | <u>Conditions</u>   |
|------------|---|
| 1)         | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> .  |
| 2)         | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance; for survey purposes around the boundary of the Draft Approved Lands and for exploratory soils investigations for the purpose of estimating servicing costs.  |
| 3)         | That this approval applies to the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated January 15, 2004.   |
| 4)         | That prior to signing the Final Plan by the Municipality, the proposed subdivision conform with the Zoning By-law in effect for the Municipality.   |
| 5)         | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the <del>City of North Bay concerning provision of roads, installation of services, lot grading, access and drainage.</del>  |
| 6)         | That such easements as may be required for utility, water, sanitary and drainage purposes shall be granted to the appropriate authority.  |
| 7)         | That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ul style="list-style-type: none"><li>a) the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the subdivision describing best management practices and appropriate measures to maintain quality and quantity of stormwater, both during and after construction;</li><li>b) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality; and</li><li>c) The owner agrees that a Traffic Impact study be undertaken by a Professional Engineer identifying any necessary road and traffic improvements.</li></ul> |

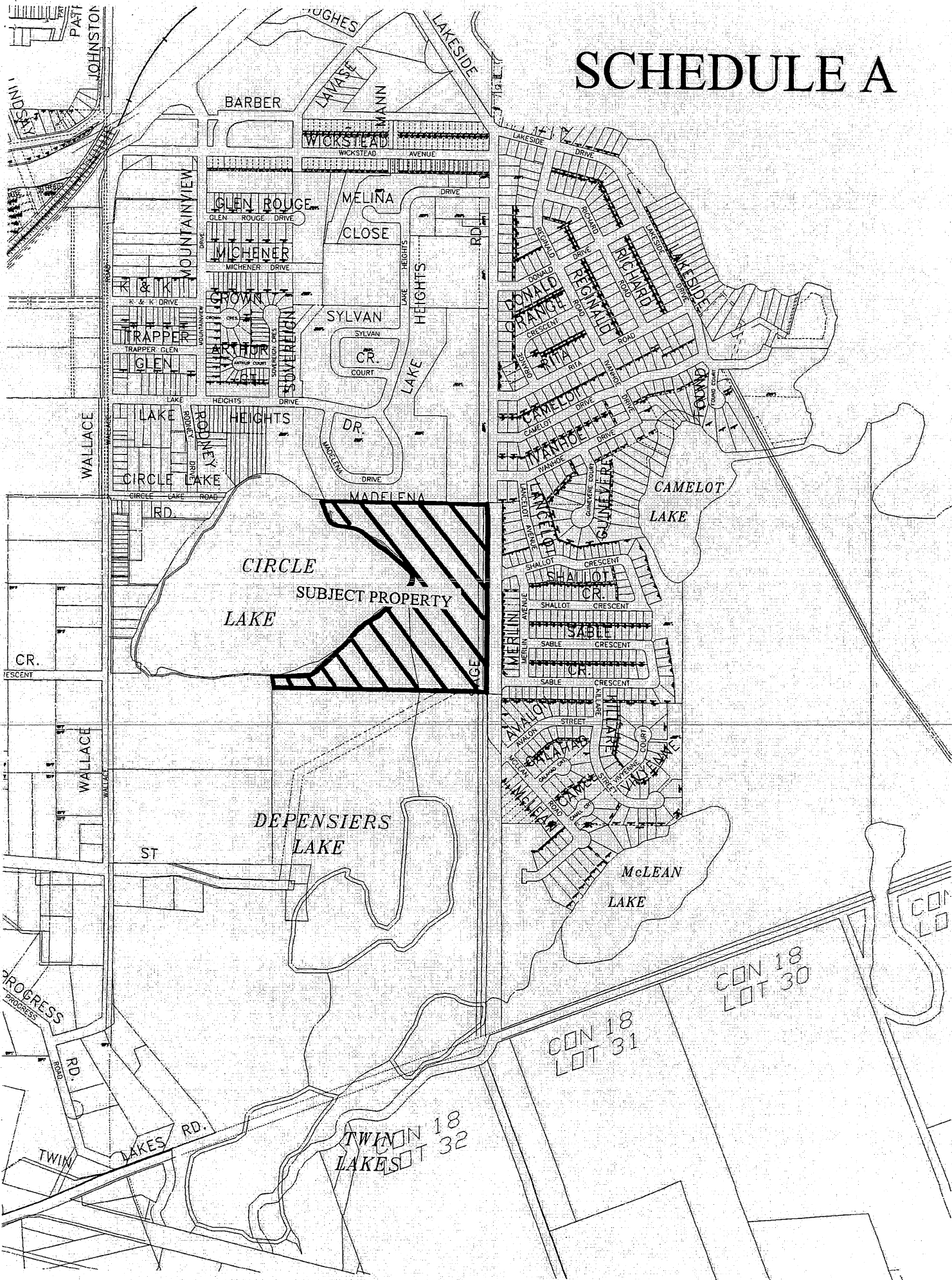
- 8) The proponent shall carry out an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 9) Prior to Final Approval any portion of the Draft Approved Subdivision deemed to impact fish habitat by the North Bay-Mattawa Conservation Authority (NBMCA), verification that no disturbance to fish habitat take place, be provided to the NBMCA or proof of authorization from DFO to alter fish habitat be provided to the NBMCA.
- 10) That Block 39 shall only be given Final Approval when the abutting lands of the Lakeview Park Draft Approved Subdivision are given Final Approval and Block 39 shall be combined with its respective abutting parcels of the Lakeview Park Draft Approved Subdivision as shown on Schedule E to these conditions.
- 11) That Lots 34 to 37 shall only be given Final Approval when the abutting lands of the Lakeview Park Draft Approved Subdivision are given Final Approval and Lots 34 to 37 shall be combined with their respective abutting parcels of the Lakeview Park Draft Approved Subdivision as shown on Schedule F to these conditions.
- 12) That before City Council's Final Approval is given, Council shall be satisfied that by an agreement to transfer and/or the transfer of those lands as shown on Schedule D be entered into and/or completed.
- 13) That the owner agrees to convey a minimum of 5% of the land included in the plan, more specifically Blocks 42 & 43, to the Municipality for park or other public recreational purposes.
- 14) ~~That Grand Serria Road be renamed to a street name satisfactory to the City of North Bay.~~
- 15) That a twenty (20) foot strip of land be dedicated to the City of North Bay along the northern property line for park and servicing purposes.
- 16) That the owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 17) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 18) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 19) That before City Council's Final Approval is given, the Council shall be advised in writing by the City Engineer as to how Condition No. 7 has been satisfied.
- 20) That before City Council's Final Approval is given, the Council shall be advised in writing by the Director of Parks, Recreation and Leisure Services how Condition No. 13 has been satisfied.

- 21) That before City Council's Final Approval is given, the Council shall be advised in writing by the Canada Post as to how Condition No. 16 has been satisfied.

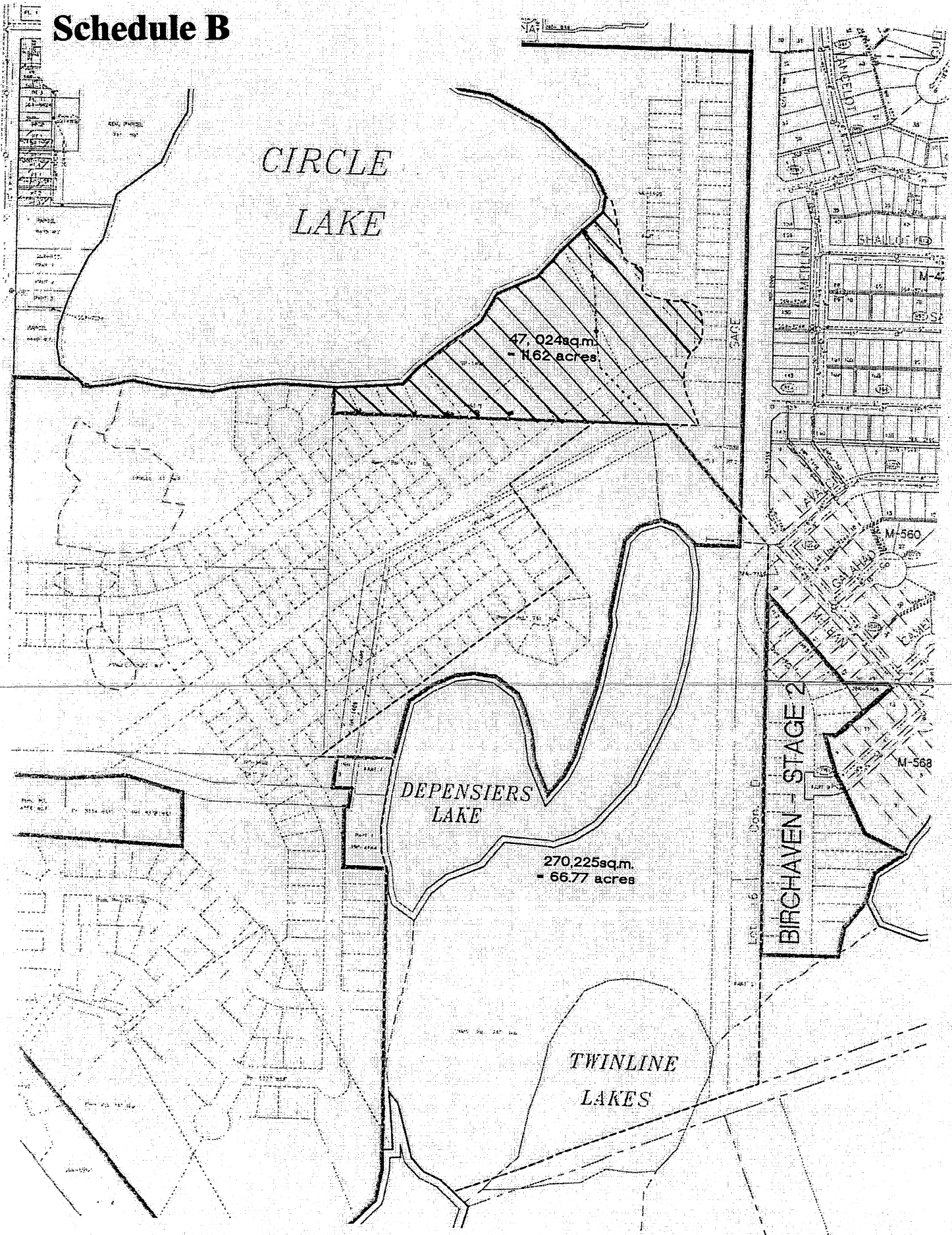
NOTES:

1. We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to waterbodies.
2. Prior to any construction, a Fill, Construction and Alteration to Waterways Permit is required from the North Bay-Mattawa Conservation Authority. The subject lands are within an area regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 162/90. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario.

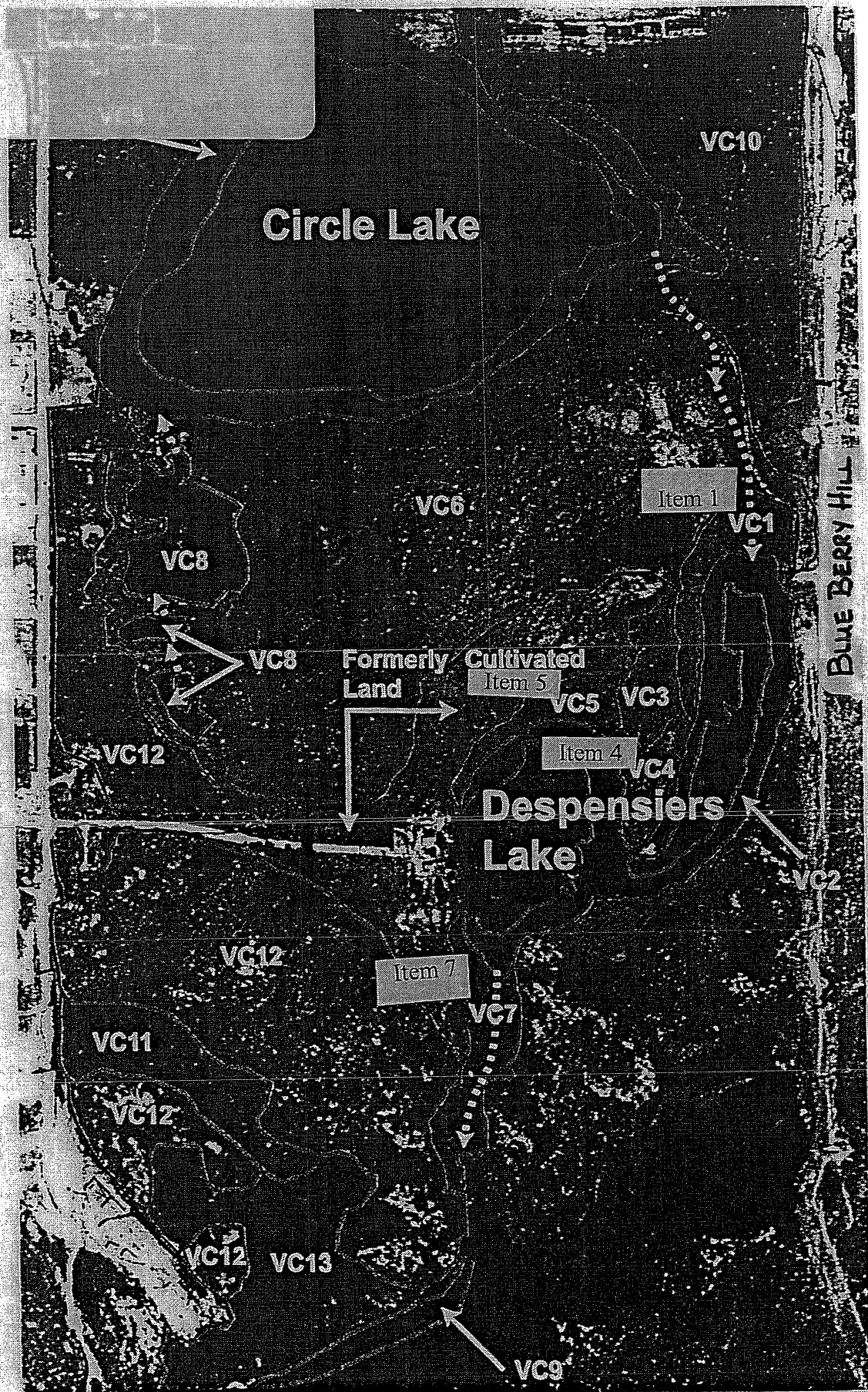
# SCHEDULE A



# Schedule B

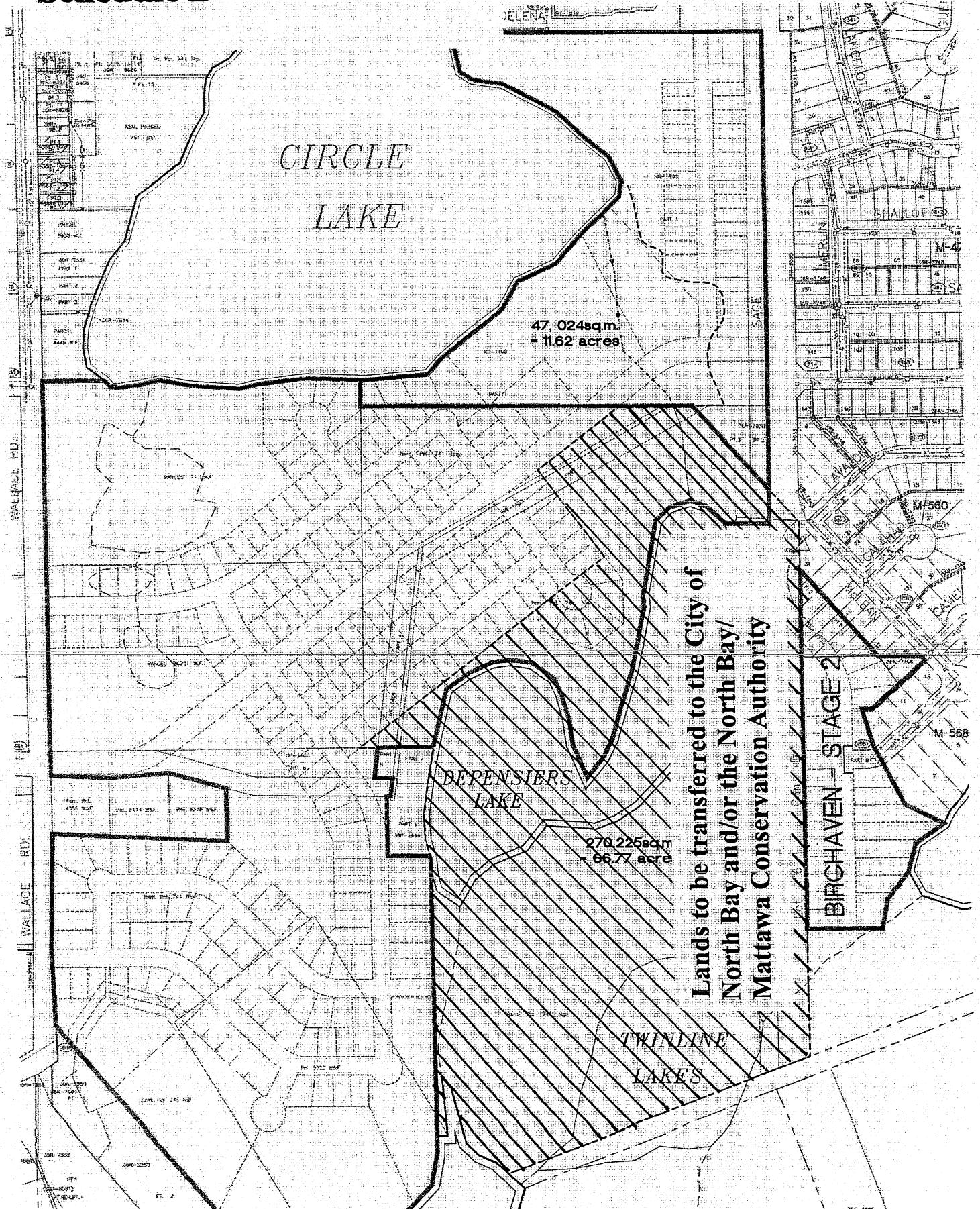


# Schedule C



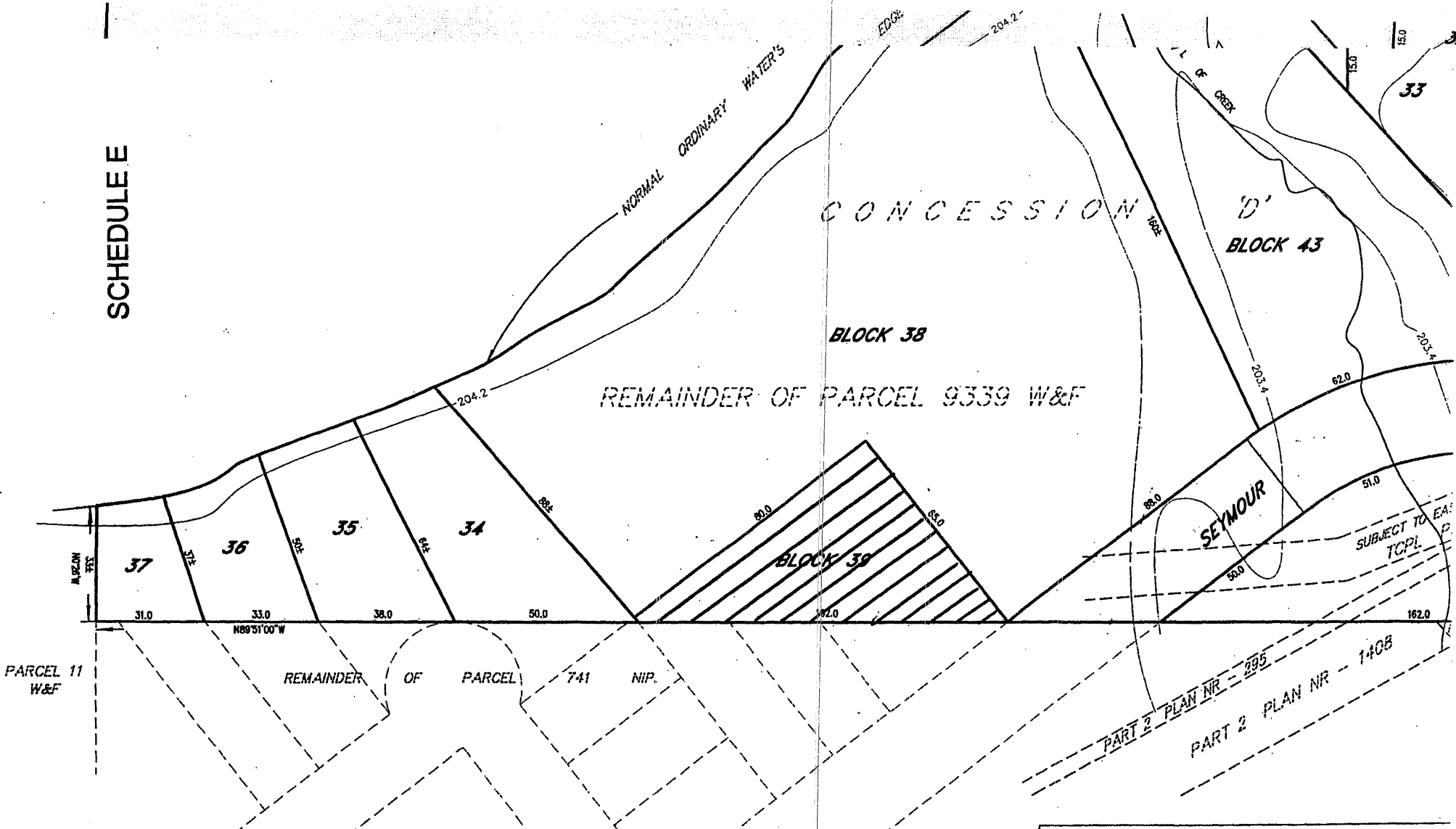


# Schedule D



Lands to be transferred to the City of North Bay and/or the North Bay/Mattawa Conservation Authority

**SCHEDULE E**



**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF PART 1, AS SHOWN ON PLAN NR-1408, HAVING A BEARING OF N89°51'00\"/>

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO  
JANUARY 15, 2003

*R.S. Will*

**OWNER'S CERTIFICATE**

I HEREBY CONSENT TO FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

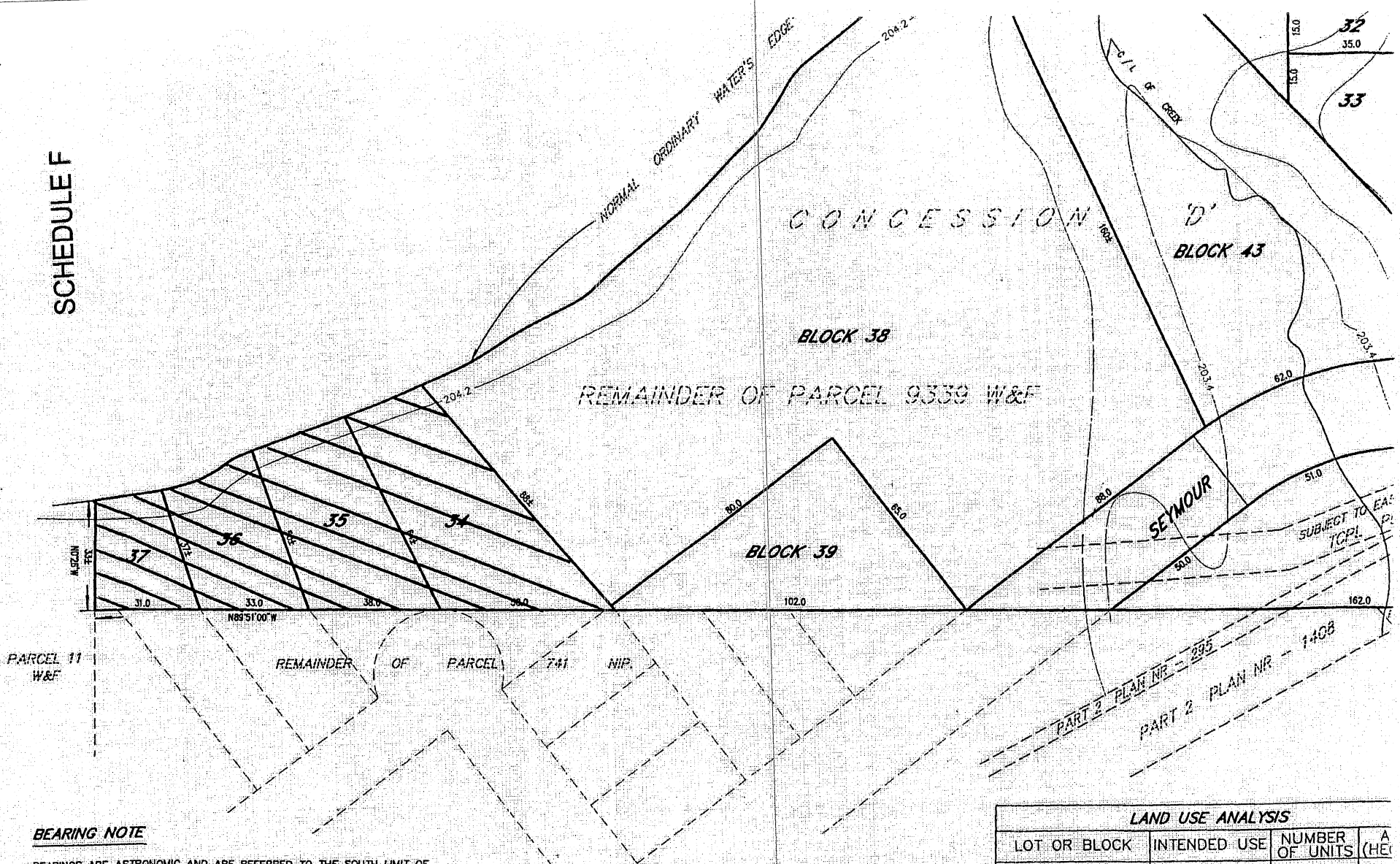
NORTH BAY, ONTARIO  
JANUARY 20, 2003

*Angela Orsi*

**LAND USE ANALYSIS**

LOT OR BLOCK	INTENDED USE	NUMBER OF UNITS	A (HE)
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	SINGLE FAMILY DWELLINGS	37	
38 & 40	RM4	150	
39	RM2	16	
41, 42 & 43	PARK		

**SCHEDULE F**



**BEARING NOTE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF PART 1, AS SHOWN ON PLAN NR-1408, HAVING A BEARING OF N89°51'00\"/>

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO  
JANUARY 15, 2003

*R.S. Hill*

**OWNER'S CERTIFICATE**

I HEREBY CONSENT TO FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO  
JANUARY 20, 2003

*Angela Orsi*

**LAND USE ANALYSIS**

LOT OR BLOCK	INTENDED USE	NUMBER OF UNITS	A (HE)
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37	SINGLE FAMILY DWELLINGS	37	
38 & 40	RM4	150	
39	RM2	16	
41, 42 & 43	PARK		

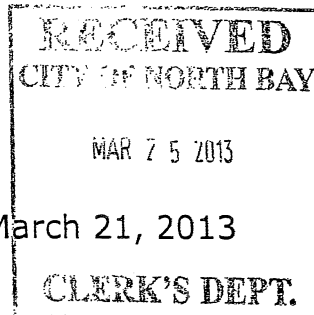
# CS-2013-09

## Draft Recommendation:

- "That a) the proposed Zoning By-Law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession "C", Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)", "Open Space (O)", and a "Residential First Density (R1)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached to Planning Advisory Committee recommendation dated September 11, 2012, be approved:
- b) the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession "C", Part of Lot 16, Parcel 599, PIN #49144-0001 (LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached to Planning Advisory Committee recommendation dated September 11, 2012, be granted Draft Approval;
- c) the property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management; and
- d) the Owner of the subject lands agrees to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands, identified as Part 2 on Schedule "A", to the North Bay-Mattawa Conservation Authority."

City of North Bay

Report to Council



**Report No:** CSBU 2013 - 48

**Date:** March 21, 2013

**Originator:** Beverley Hillier, Manager, Planning Services

**Subject:** Revised Notice Requirement  
Proposed Zoning By-Law Amendment and Draft Plan of  
Condominium by Miller & Urso Surveying Inc. on behalf of Golden  
Estates Limited (Ski Club Road)

**File No:** D14/2009/GENEH/SKICLUB/#780

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**RECOMMENDATIONS**

That to ensure proper notice was given and received under the Planning Act, that the proposed Zoning By-law Amendment and Plan of Condominium by Miller & Urso Surveying Inc. on behalf of Golden Estates Limited (Ski Club Road) be referred to the Community Services Committee for a Public Meeting under the Planning Act.

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**BACKGROUND**

The proposed Zoning By-law Amendment and Plan of Condominium was before Council for a Public Meeting in December 2012 and discussed at the Community Services Committee in January 2013.

Since that time Planning Staff have become aware there was an error on the application for Ski Club Road townhouse condominium development.

This error relates to the existing zoning of the subject property. At the time the application was submitted in 2009, the Applicant requested a rezoning from "R3" to "RM2". It has been determined the rezoning should have been from "R3" and "R1" and "0" to "RM2". This was not identified by Staff in review of the original application.

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**OPTIONS / ANALYSIS**

The implications of the error results in the need to recirculate the public and hold a Public Meeting to ensure accurate advertisement of the requested change.

This issue is technical in nature in that Planning Staffs opinion on the proposal has not changed but if the matter results in an appeal to the Ontario Municipal Board, the application can be thrown out because proper notice was not given.

The applicant is aware of this issue and agrees a new Public Meeting is required in order to reduce potential delays further in the process.

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Option 1:

Re-circulate the public and hold another Public Meeting to ensure proper notice was given under the Planning Act regarding the proposed Rezoning and Plan of Condominium.

Option 2:

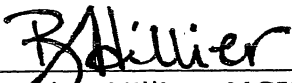
Do not re-circulate and hold another Public Meeting and direct Staff to bring forward the By-laws for Council's consideration. This option is not recommended. Staff is aware of this error and steps should be taken to ensure it is corrected.

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**RECOMMENDED OPTION**

Option 1 is the recommend option.

Respectfully submitted,



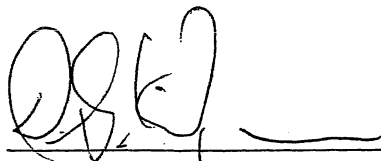
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Beverley Hillier, MCIP, RPP  
Manager, Planning Services

BH/dlb

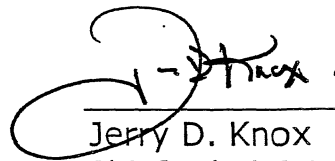
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We concur with this report and recommendation:



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Peter Chirico  
Managing Director, Community Services



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Jerry D. Knox  
Chief Administrative Officer

*Personal Designated for Continuance:*

*City Clerk  
Manager, Planning Services*

## City of North Bay

### Report to Council

**Report No:** CSBU 2013-03

**Date:** January 2, 2013

**Originator:** Beverley Hillier, Manager, Planning Services

**Subject:** Supplemental Report: Proposed Zoning By-Law Amendment and Draft Plan of Condominium by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. (Ski Club Road)

**File No:** 48CDM-09102

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### RECOMMENDATIONS

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL;
3. That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management; and
4. That the Owner of the subject lands agrees to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands, identified as Part 2 on Schedule 'A' attached hereto, to the North Bay-Mattawa Conservation Authority.

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### BACKGROUND

The Applicant is proposing to rezone the subject property from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone in order to permit the construction of a fifty (50) unit Standard Condominium complex.

During the Statutory Public Meeting held under the *Planning Act* on Monday, December 17, 2012, a number of neighbourhood residents made presentations or provided written submissions to Council regarding the aforementioned proposal.

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Council requested a supplemental report regarding the public comments.

Neighbours expressed objections to the proposed rezoning, either in writing, by phone or by attending and making presentations at the Planning Advisory Committee in 2009 or during the Statutory Public Meeting held under the Planning Act on Monday, December 17, 2012 at the Committee Meeting of Council. There concerns are summarized, reviewed and addressed in detail as follows:

1. The type and form of housing is out of character with the existing neighbourhood. It doesn't fit. There are no apartment buildings in the immediate area.

*The neighbourhood is almost exclusively a low-to-medium density residential neighbourhood, however, within 500 metres of the subject lands there are higher density apartment buildings, namely the Woodlands Complex on Lindsay Street (off Johnston Road) and the large apartment towers on Hughes Road 250m. The proposed townhouse condominium units are classified as low-density in both the Official Plan and the Zoning By-law and are therefore in character with the surrounding low-density neighbourhood.*

2. The construction of 50 new units will increase both pedestrian and vehicular traffic. CFB traffic was minimal, at off-peak hours, and mostly pedestrian. Should do a traffic study.

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*Through the circulation process, the Engineering Department, which among its mandates is the need to consider traffic implications of new developments, did not request a traffic study. When CFB North Bay was in full operation in the mid 1990's, there was a large number of personnel that used the south portal entrance. This use ceased in the last few years with the full shutdown of the underground facility. The addition of 50 houses should have no greater impact on the traffic network.*

3. There are no sidewalks in the area. The street is narrow and dangerous for pedestrians. There is a high level of pedestrian and cycling traffic, both on the street and accessing the trails.

*There are many streets in the City that do not have sidewalks on either side of the street and given the light vehicular traffic on this dead end street, the addition of fifty (50) condominium units would not trigger the need for sidewalk construction. The developer is proposing to dedicate to blocks at either end of the complex (marked as 'Parkland' on the Draft Plan) to ensure access to the existing trail network is maintained. In addition, the developer has agreed to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands (identified as Part 2 on Schedule 'A' attached hereto) to the North Bay-Mattawa Conservation Authority in order to protect a large trail network that crosses this property along the escarpment above the identified toe of slope.*

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4. The rear yard of the units facing Ski Club Road would be used for outdoor storage and recreational areas, noise levels will increase and the enjoyment of the current resident's homes will be affected.

*This portion of what is referred to as 'rear yards' of the proposed condominium facing Ski Club Road is considered, by definition, the front yard in the Zoning By-law. The Zoning By-law does not permit accessory structures (sheds etc.) to be located in the front yard. In addition, the property would be regulated by Site Plan Control*

5. Parking. Two spaces are required per unit. One space per unit is not adequate and Ski Club Road will be turned into a parking lot as a consequence.

*As per section 3.26 of the Zoning By-law, all residential units are required to accommodate a minimum of two (2) vehicles. The applicants have not requested a variance to this requirement as part of the proposed rezoning. In addition, the developer has indicated the units will likely have a garage, with a second parking space being available in the driveway directly in front of the proposed garage.*

6. CFB release sewage twice daily. The addition of extra sewage will need to be addressed.

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*The development will need to be on full municipal services, being sanitary and storm sewers and water. A service contract will be entered into with the City that will be adequately sized for the provision of all required municipal services. The Engineering and Public Works Department has indicated there is capacity for the development in the sanitary sewer system.*

7. Many residents would not have built or purchased homes in this area if they had known about the proposed development. They built according to the zoning and the applicant should have to as well. This should be built somewhere else in an area that is appropriately zoned for it.

*Any owner of property can apply to re-designate and/or rezone their lands at any time. This is a right as provided for under the Planning Act in Ontario. The City of North Bay does not have a readily available stock of lands that are zoned for this type of development and therefore when a project of this type is proposed, it reviews it on its planning merits and makes a recommendation to the Planning Advisory Committee and to Council as mandated.*

8. The introduction of townhouses will devalue their homes. The permitted 22 semi-detached units would not negatively impact the value of their homes.

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*There is no proof this type of development has any negative impact on the surrounding, established semi-detached neighbourhood.*

*The developer has indicated the proposed purchase price for these units could be expected to fall within the \$250,000 to \$300,000 range, which is on par or in excess of the values of most of the single detached and semi-detached homes in the immediate area.*

9. The development builds up the escarpment. The escarpment should be protected from development. If the development falls under the 2009 Official Plan, it should be a 'no-go'.

*The developer and a staff member from the North Bay-Mattawa Conservation Authority have been on site and have identified the toe of slope. The toe of slope is the line that represents the beginning of the 15% or greater slope that delineates the beginning of the escarpment. This number is quantified in the Official Plan and no development will be permitted above this line.*

10. The existing wetland is the filter for Delaney Bay. We may lose amphibians, migratory birds, etc. Need to consider the biological and social function of the wetland. The storm water management plan will have a negative impact on the area. It is not clear how much will be engineered and what will be natural. Deforestation of the area for the development will result in a loss of control of the water coming from the escarpment. Need research to determine if there is a problem (i.e. "maybe the beavers are doing a really good job.").

*There is an existing pocket of water with wetland features on adjacent lands on the south side of Ski Club Road that is in the same ownership as the lands proposed for development. These wet lands are bound by Ski Club Road, the Ontario Northland Railway embankment and Trout Lake Road/Highway 63. As such, the water has become trapped and stagnant in this area. There is an undersized culvert with no control mechanism the passes under the highway and outlets into an open ditch on the south side of Trout Lake Road/Highway 63. This ditch connects to other road side ditches in the area before ultimately making its way into Trout Lake via a small stream that borders Armstrong Park.*

*Public Works has identified this outlet has been a problem in the past. Not only must they access private property to clean out the culverts and ditches, but on occasion seasonal overloading of this area has resulted in localized flooding, wash outs and direct discharge directly into nearby Delaney Bay Trout Lake, the source of the City's drinking water supply. It has resulted in a boil water advisory for residents in the area drawing their water directly from the lake.*

*Improvement to the stormwater management system is required whether this development proceeds or not.*

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*Design of this facility is already underway with our Engineering and Public Works employees taking the lead.*

11. This is a close neighbourhood of families working together. It will change with the development of condominium townhouses.

*The City of North Bay does not zone for people. To suggest that people living in a condominium do not share the same values and ideals as those in the surrounding semi-detached or single detached neighbourhood is inappropriate and unsubstantiated.*

12. There is a significant difference between 22 units and 50 units.

*While there is no denying that fifty (50) units is higher in density than twenty-two (22) semi-detached homes, the footprint of the proposed units is approximately 111 sq.m. (1,200 sq. ft.) which is in character with the surrounding neighbourhood. In addition, the property will have controlled ingress and egress points, as opposed to 22 driveways backing onto Ski Club Road.*

13. The developer has a reputation for building sub-standard units and that these homes will devalue the area.

*The developer has built hundreds of units throughout the City of North Bay, including single detached, semi-detached, townhouse and apartment style units, some of which currently occupy lands in the surrounding neighbourhoods. New Era Homes, the proposed developer of the subject lands, has held a gold standard Tarion warranty as a new home builder in this City for more than twenty (20) years. Since 2003, 90 units have been built & sold by New Era Homes and Consolidated Homes Ltd. (an affiliated company) without any Tarion claims. Building Department inspections indicate these homes are as well built as any that are currently under construction. All home construction in the City are held to the same standards under the Ontario Building Code.*

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## **OPTIONS / ANALYSIS**

Normally a Staff Report is brought back before the Planning Advisory Committee (PAC) within two (2) to four (4) weeks of the PAC Public Meeting. In this instance, because of the number of issues that needed to be addressed, the planning report did not come back to PAC until the fall of 2012 – a full three (3) years later.

The proposal was carefully reviewed and considered by Planning Staff after all of the comments were received from the internal departments, external agencies and from members of the public who participated in the planning process. The development will be subject to Site Plan Control which will regulate lighting, ingress and egress, building massing, garbage, parking, landscaping and fencing, lot grading, lot drainage and storm water management.

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The Applicant has agreed to a combination of fencing, landscaping and tree planting to reduce any visual and/or noise impacts. Any lighting on the subject property will be required to be non-glare and directed away from the abutting residential uses.

In summary, Planning Staff has reviewed this application on its planning merits and believes it is supported by good planning principles. The subject property is designated "Residential" in the City's Official Plan, the proposed development in our opinion is in character with the neighbourhood and will result in an infill situation as encouraged by the Official Plan and the Provincial Policy Statement (PPS 2005). Planning Services advises we have no further concerns with regards to the proposed Zoning By-law Amendment or the Draft Plan of Condominium.

Option 1:

Approve the proposed development.

Option 2:

Deny the proposed development

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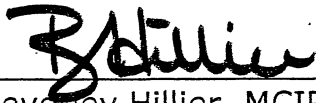
**RECOMMENDED OPTION**

Option 1 is the recommend option.

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1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
  2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL;
  3. That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management; and
  4. That the Owner of the subject lands agrees to transfer, by way of Reference Plan, the ownership of the remainder of the subject lands, identified as Part 2 on Schedule 'A' attached hereto, to the North Bay-Mattawa Conservation Authority.
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Respectfully submitted,



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Beverley Hillier, MCIP, RPP  
Manager, Planning Services

SM/BH/dlb

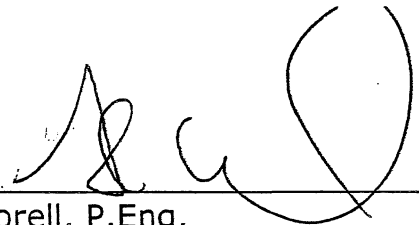
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We concur with this report and recommendation:



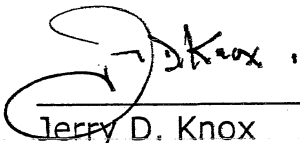
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Peter Chirico  
Managing Director, Community Services



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Alan Korell, P.Eng.  
Managing Director, Public Works &  
Engineering



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Jerry D. Knox  
Chief Administrative Officer

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*Personal Designated for Continuance: Manager, Planning Services*

# **CS-2013-14**

Draft Recommendation:

"That Transit Service be maintained on Douglas Street."

**MOTION**

North Bay, Ontario April 29 2013

**Subject:** Bus Service - Douglas Street

**File No.** T03/2013/TRANS/GENERAL

**Res. No.** 2013-291

**Moved by Councillor:** M. Kramer

**Seconded by Councillor:** MacLeod

suspension

that the matter regarding the suspension  
of Bus Service that affects Seniors &  
(Seniors) be referred to <sup>community services</sup> Committee  
so that the information given to Council  
during the Budget Process can be given  
to the Public.

Carried

Carried as amended

Lost

Conflict \_\_\_\_\_ Endorsement of Chair \_\_\_\_\_

Record of Vote (Upon Request of Councillor \_\_\_\_\_)

Yeas \_\_\_\_\_ Nays \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CS-14

Signature of Clerk \_\_\_\_\_

**ENGINEERING & WORKS COMMITTEE**

Monday, May 6, 2013

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**Chairperson: Councillor Vrebosch**  
**Vice-Chair: Councillor Koziol**  
**Member: Councillor Campbell**  
**Ex-Officio: Mayor McDonald**

EW-2010-03      Report from A. Korell/J. Houston dated March 26, 2010 re  
Kate Pace Way west end bike route connection between  
Memorial Drive and Gormanville Road  
(R05/2010/KPWTR/WESTENDR).



**GENERAL GOVERNMENT COMMITTEE**

Monday, May 6, 2013

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**Chairperson:** Councillor Lawlor  
**Vice-Chair:** Councillor Anthony  
**Members:** Councillors Bain, Maroosis  
**Ex-Officio:** Mayor McDonald

- GG-2011-16 Report from Catherine Conrad dated August 2, 2011 re Election Campaign Signs (C07/2011/ELECT/GENERAL).
- GG-2013-03 Report from Christina Murphy dated January 7, 2013 re *Provincial Offences Act* – Conflict of Interest Policy (P16/2013/POA/COIPOLCY).
- GG-2013-06 Report from Christina Murphy dated March 8, 2013 re Smoking By-Law, Restaurant and Bar Patio Amendment (C00/2013/BYLAW/SMOKING).

## ITEMS REFERRED BY COUNCIL FOR A REPORT

<u>DATE</u>	<u>ITEM</u>
March 29, 2005	Backflow Prevention Program survey of all industrial, commercial and institutional buildings <b>(due September 2005)</b> .
September 21, 2009	Review, update and consolidation of Noise By-Law <b>(due June 30, 2010)</b> .
May 3, 2010	Track the net financial benefits created through increased assessment as a result of the Airport Industrial Community Improvement Plan sites being developed.
January 24, 2011	Comprehensive review of City owned Lake Nipissing accesses.
July 4, 2011	Comprehensive Status Report relating to BCIP <b>(due July 2014)</b> .
August 15, 2011	Effectiveness of the Residential Rental Housing By-Law <b>(due May 2013)</b> .
July 16, 2012	Review of water and sewage rates for the dispensing facility on Patton Road <b>(due March 2013)</b> .
April 29, 2013	North Bay Parry Sound District Health Unit / North Bay Chamber of Commerce – Smoking Review (Commercial Patios).