

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF
ADJUSTMENT HELD VIA ZOOM ON TUESDAY, JUNE 2, 2020. **FILE NO. B-08-20**

PRESENT: J. Rogerson
M. Buchanan
D. Young
P. Walker

Staff: Adam Curran, Joel Therrien, Elizabeth Courville

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of Kevin Fortier, requesting to sever 6.3ha from his holdings at 170 Four Mile Lake Road for the purpose of creating one new rural residential lot having 80m frontage on Four Mile Lake Road.

OTHERS IN ATTENDANCE:

Rick Miller, Reg & Jean Stone, Bob Starling, Cindy Bainbridge

The Chairman called the Hearing to Order at 9:30 a.m. and outlined the procedure to be followed and read the Notice of Hearing. A Planning Report was prepared and distributed prior to the Hearing. The Report referenced the Zoning By-law, the Official Plan, the Provincial Policy Statements and the Growth Plan for Northern Ontario and concluded the application was good planning.

Mr. Miller was invited to discuss the application on behalf of his client. Mr. Miller discussed the following:

- Infill Policy
- Lot exceeds all zoning regulations
- Airport Protection Zone Policy – based on Federal Guidelines – one lot would not affect the future operation of airport
- Outside NEF Contours
- Lot is suitable for building envelope
- NBMCA comments – Chippewa and Duchesnay tributary

Members from the Public were invited to discuss any concerns or objections.

Jean and Reg Stone offered the following:

- When neighbor constructed dwelling, their well dried up and had to pay for new well
- Survey shows small house as a shed – it is in fact a dwelling
- Would occupancy of second dwelling require rezoning
- Would we be permitted a second dwelling as well

Bob Starling offered the following:

- Past inquiry with City would not support a severance application
- Were Building Permits obtained?
- Commercial vehicles on Four Mile Lake Road

Cindy Bainbridge

- Large marsh – lovely wetlands
- Blanding turtles – no development permitted
- Former use as junk yard – concerned about environment
- Not opposed – just consideration from M.O.E.
- Study required?

Mr. Curran and Mr. Miller were able to clarify on some comments however, could not comment on building permits issued or road traffic.

Being no further questions or comments, the following resolution was then passed:

RESOLUTION NO. 1

MOVED BY: Marc Buchanan

SECONDED BY: Don Young

“**THAT** the consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of Kevin Fortier, requesting to sever 6.3ha from his holdings at 170 Four Mile Lake Road for the purpose of creating one new rural residential lot having 80m frontage on Four Mile Lake Road, **BE APPROVED.**”

REASONS:

- 1) The general intent and purpose of the City of North Bay's Official Plan and Zoning By-law 2015-30 are being maintained.
- 2) As no public comment, written or oral has been received, there was no effect on the Committee's Decision.

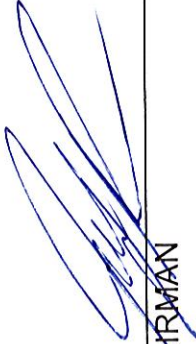
CONDITIONS:

- 1) That a copy of the new survey be filed with the City.
- 2) Confirmation that all taxes are paid up to date.
- 3) That a Notice be registered on title at the Land Registry Office to advise potential clients that the property is in an area where noise problems may exist or develop.
- 4) That all conditions must be met on or before June 2, 2021, being one year from the giving of notice or the consent will be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O. 1990, as amended.
- 5) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
- 6) Subject to the transfer to the City of North Bay of any portion of the abutting road allowance to either the retained or the severed parcel which may still be in the paper title of the applicants. This transfer shall be free and clear of all encumbrances.

"CARRIED"
J. Rogerson, Chairman

CONCURRING MEMBERS

J. Rogerson, Chair
M. Buchanan
D. Young
P. Walker



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER