

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of 2522289 Ontario Limited requesting to sever a 0.29ha parcel from their holdings at 690 McKeown Avenue for the purpose of creating one new commercial lot having 52m frontage on McKeown Avenue.

OTHERS IN ATTENDANCE:

Rick Miller

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. Comments received offered no objections.

The Chairman invited Mr. Miller to discuss the application on behalf of his clients. Mr. Miller advised the Committee his clients wish to sever property from their holdings which will have frontage on McKeown Avenue. The existing building is set back on the lot closer to Highway 17W. The area to be severed is lawn and the retained portion will still exceed the required parking spaces. The existing driveway will required to be readjusted and meet the Private Approach By-law regulations.

The property is currently zoned C4 and is being purchased by abutting North Bay Toyota property. It is not clear what they intend to do with the property but it will remain separate from the Toyota property.

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

RESOLUTION NO. 3

MOVED BY: Marc Buchanan

SECONDED BY: Phil Geden

"THAT the Consent to sever application submitted by Miller & Urso Surveying Inc. on behalf of 2522289 Ontario Limited requesting to sever a 0.29ha parcel from their holdings at 690 McKeown Avenue for the purpose of creating one new commercial lot having 52m frontage on McKeown Avenue, **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 all conditions must be met on or before May 14, 2020, 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.
- 4) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
- 5) 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
P. Geden
M. Buchanan
D. Young
P. Walker



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER