

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of Domenic & Catarina Fruci, requesting to sever a portion of their vacant property on Veronica Drive for the purpose of a lot addition to be added to 73 Eglee 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.

Mr. Miller was invited to discuss the application on his clients' behalf. Mr. Miller discussed

- his clients' wish to sell the vacant lot while keeping the garden on the severed portion;
- portion of the laneway closed years ago
- requiring a Deeming By-law to accommodate the lot addition
- only other option is a Judge's Order

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

RESOLUTION NO. 4

MOVED BY: Marc Buchanan

SECONDED BY: P. Gedes

"THAT the Consent to sever application submitted by Miller & Urso Surveying Inc. on behalf of Domenic & Catarina Fruci, requesting to sever a portion of their vacant property on Veronica Drive for the purpose of a lot addition to be added to 73 Eglee 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 including arrears
- 3) That the Owners apply for and receive a Deeming By-law for 73 Eglee Avenue deeming the lot not to be a whole lot in a Plan of Subdivision to allow for the lot addition.
- 4) That all conditions must be met on or before April 2, 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.
- 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
P. Gedes
M. Buchanan
D. Young
P. Walker

NON-CONCURRING MEMBERS


SECRETARY-TREASURER


CHAIRMAN