

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF ADJUSTMENT
HELD IN THE 6TH FLOOR EXECUTIVE BOARDROOM, CITY HALL, 200 MCINTYRE STREET EAST,
ON TUESDAY, AUGUST 20TH, 2019 **FILE NO. A-10-19**

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

Don Young was appointed as Acting Chair in the absence of Jeff Rogerson.

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Mike Loreto, seeking relief from Zoning By-law 2015-30, Table 10C for the Rural Residential Lakefront (RRL) zone regulations as follows:

- 1) To reduce the Minimum Lot Frontage from 60m to existing 30.5m
- 2) To reduce the Minimum Lot Area from 0.4ha to existing 0.15ha;
- 3) To reduce the Minimum Front Yard Setback from 30m to proposed 27m;
- 4) To increase the Maximum Lot Coverage from 10% to 10.1%

for the purpose of constructing a single detached dwelling and detached private garage on the existing undersized vacant lot of record located on Regal Road.

OTHERS IN ATTENDANCE:

Rick Miller

The Acting 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 distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the requested variances maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

The Acting Chair invited Mr. Miller to discuss the application on behalf of his client. Mr. Miller informed the Committee of his client's wish to develop the existing vacant undersized lot of record. The original application submitted proposed a 30m front yard setback however, under new Provincial regulations, the minimum distance required from the dwelling to the septic system has increased resulting in a requirement to push the dwelling closer to Trout Lake encroaching in the required 30m setback.

Mr. Miller also discussed the size and design of the dwelling, type of septic system, the requirement for a justification study, the drainage course on the west side of the property and required improvements and mitigating measures outlined in the justification study.

Discussion ensued with respect to distance between dwelling and rear property line.

Roger Menard, 355 Regal Road, expressed some concerns with the drainage and grading. Mr. Miller addressed Mr. Menard's concerns.

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

RESOLUTION NO. 1

MOVED BY: Phil Geden

SECONDED BY: Paul Walker

"THAT the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Mike Loreto, seeking relief from Zoning By-law 2015-30, Table 10C for the Rural Residential Lakefront (RRL) zone regulations as follows:

- 5) To reduce the Minimum Lot Frontage from 60m to existing 30.5m
- 6) To reduce the Minimum Lot Area from 0.4ha to existing 0.15ha;
- 7) To reduce the Minimum Front Yard Setback from 30m to proposed 27m;
- 8) To increase the Maximum Lot Coverage from 10% to 10.1%

for the purpose of constructing a single detached dwelling and detached private garage on the existing undersized vacant lot of record located between 355 and 371 Regal Road, **BE APPROVED.**"

REASONS:

- 1) The variance in minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) Public comment has been received and considered and had no effect on the Committee's Decision as the application is consistent with all relevant planning legislation and represents good planning.

CONDITIONS:

- 1) That the applicant enters into and executes a Site Plan Control Agreement with the City of North Bay which will include all mitigation measures outlined in FRI CORP's report.

"CARRIED"
D. Young, Acting Chairman

CONCURRING MEMBERS

P. Geden
M. Buchanan
D. Young, Acting Chair
P. Walker

NON-CONCURRING MEMBERS



CHAIRMAN, *Acting*



SECRETARY-TREASURER