

**PRESENT:** J. Rogerson  
M. Buchanan  
P. Walker

P. Geden  
D. Young

**SUMMARY OF THE APPLICATION:**

A Consent to sever application has been submitted by Robert Starling on behalf of Constance Starling, 230 Four Mile Lake Road, requesting to sever 1.85ha from her holdings for the purpose of creating one new rural residential lot having 61m on Four Mile Lake Road.

**OTHERS IN ATTENDANCE:**

Robert Starling

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. Starling was invited to discuss his application and the following items were discussed:

- Extra property not being used
- Create a new lot under infill policy and meets all regulations of zoning by-law

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

**RESOLUTION NO. 3**

**MOVED BY: Paul Walker**

**SECONDED BY: Phil Geden**

**“THAT** the consent to sever application has been submitted by Robert Starling on behalf of Constance Starling, 230 Four Mile Lake Road, requesting to sever 1.85ha from her holdings for the purpose of creating one new rural residential lot having 61m 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 all conditions must be met on or before September 22, 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.
- 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

**NON-CONCURRING MEMBERS**

CHAIRMAN

SECRETARY-TREASURER