

PRESENT: J. Rogerson
M. Buchanan
P. Walker

SUMMARY OF THE APPLICATION:

A Consent application has been submitted by Miller & Urso Surveying Inc. on behalf of 1851477 Ontario Inc. o/a Marcel Degagne Carpentry, requesting to sever Part of Block 11, Registered Plan 36M699 for the purpose of lot additions – Severed Lot 1 to be added to 355 Northmount and Severed Lot 2 to be added to 135 Hillside Lake Road.

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 behalf of his clients and the following items were discussed:


- Block 11 – Registered Plan of Subdivision – Rural Residential Estate Lots
- Received 1990 Draft Approval – can't proceed with Phase II – changes in Official Plan
- Lots 1 and 6 benefitting from Lot Addition currently developed with new dwellings
- Subdivision registered last year – can't pass deeming by-law
- Judge's Order only means to deal with this for lot addition to occur
- Can be difficult in larger cities – fairly straightforward – confident will receive Order

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

RESOLUTION NO. 6

Moved By: Marc Buchanan

Seconded By: Paul Walker

“THAT the consent application has been submitted by Miller & Urso Surveying Inc. on behalf of 1851477 Ontario Inc. o/a Marcel Degagne Carpentry, requesting to sever Part of Block 11, Registered Plan 36M699 for the purpose of lot additions – Severed Lot 1 to be added to 355 Northmount and Severed Lot 2 to be added to 135 Hillside 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.
- 3) 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.
- 4) Public comment has been received and considered and effected the Committee's Decision in the following manner:

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) The applicant is required to apply and obtain a Judge's Order to expunge Lot 1 and Lot 6 from the Plan of Subdivision in order for the lot addition to occur.
- 4) That all conditions must be met on or before August 5, 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.

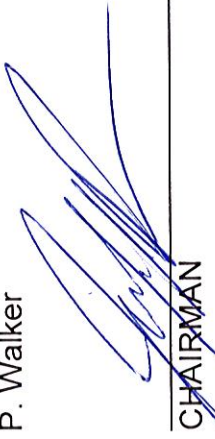


"CARRIED"
J. Rogerson, Chairman



CONCURRING MEMBERS

J. Rogerson, Chair
M. Buchanan
P. Walker



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER