

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Miller and Urso Surveying Inc. on behalf of 2183126 Ontario Limited, Pinewood Park Drive, requesting a severance on properties which have merged together under the Planning Act, within the Rural Area of the City. The retained and severed properties are currently vacant.

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 not in compliance with Official Plan Policies for Rural Lot Creation. In the event that the Committee approve the proposed severance, that it be conditional upon a Species at Risk Evaluation and Environmental Impact Study. Comments received from the Conservation Authority offered no objections to the application.

Mr. Miller was invited to discuss the application on behalf of his client. Mr. Miller discussed the following:

- 2 parcels – merged under the Planning Act
- Species at Risk
- Cook's Creek Tributary – potential for Blanding Turtles – must be analyzed by expert
- Lands outside 30m of sensitive areas are not regulated by Conservation Authority
- Adequate area to locate septic system
- History of the subdivision and Hydrogeological Study – rejected by Conservation Authority
- No requirement for Hydrogeological Study for 5 lots or less

Further discussions ensued with respect to Species at Risk, vicinity of the Callander Lagoons, comparison of Circle Lake Subdivision and MNR Stop-work order, MNRF delegating Species at Risk responsibility to MOE, future severances, and development may trigger studies.

Before the Chairman read the Decision to approve the severance, Mr. Miller requested the condition of requiring a Species at Risk Evaluation and Environmental Impact Study be removed as it may cause the application to lapse due to the time frame to obtain the studies.

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

RESOLUTION NO. 1

MOVED BY: Don Young

SECONDED BY: Phil Geddes/

“THAT the Consent to sever application has been submitted by Miller and Urso Surveying Inc. on behalf 2183126 Ontario Limited, Pinewood Park Drive, requesting a severance on properties which have merged together under the Planning Act, within the Rural Area of the City. The retained and severed properties are currently vacant, **BE APPROVED.”**

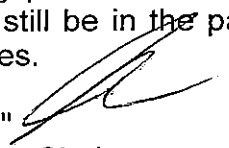
REASONS:

- 1) To recognize the property boundaries prior to the merging
- 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 the applicant demonstrates that there is suitable capacity for a new well to be established on the property as per Ministry of Environment Guidelines.

- 4) That all conditions must be met on or before September 3, 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. Geden
D. Young
P. Walker



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER