

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF  
ADJUSTMENT HELD IN THE 7<sup>TH</sup> FLOOR EXECUTIVE BOARDROOM, CITY HALL, 200  
MCINTYRE STREET EAST, NORTH BAY ON TUESDAY, APRIL 2, 2019 **FILE NO. A-01-19**

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

**SUMMARY OF THE APPLICATION:**

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Centre Ice Developments Inc., seeking relief from Zoning By-law 2015-30 as follows:

- 1) Table 6C to reduce the Min. Rear Yard Setback from 7m to 5.8m;
- 2) Table 6C to reduce the Min. Side Yard Setback from 7m to 0.1m;
- 3) Section 4.10.2 to reduce the minimum number of stacked vehicles spaces within a drive through lane from 10 to 4;
- 4) Section 4.13.1 to reduce the minimum required on-site parking spaces from 45 to 15

for the purpose of constructing a second commercial building on property located at 2021 Algonquin 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 and outlined the four tests applied under the Planning Act. Comments received indicated no objections. The Report referenced the Zoning By-law, the Official Plan, the PPS and the GPNO and concluded the proposed development represented the best planning for the area.

Mr. Miller was invited to discuss the application on behalf of his clients. Mr. Miller indicated the sketch was revised from original submission due to Engineering concerns raised for the exit of the drive thru. Other topics discussed:

- Proposed business to occupy this building;
- Long-term land lease with Hydro One
- Traffic study
- Area businesses similar lease agreement with Hydro One

Mr. Brooks, 34 Champlain owns the abutting property and business. He expressed concern with:

- Parking
- Trespassing
- Adjacent Medical building and its existing parking challenges

Mr. Miller responded to Mr. Brooks' concerns and advised the Hydro One lands will be developed as a parking area which should alleviate his concerns. Unfortunately, the Medical Building does not form part of the lease agreement with Hydro but this is beyond his clients' control. Fencing will be required as part of the Site Plan Control Agreement.

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

**RESOLUTION NO. 1**  
**MOVED BY: P. Geden**

**SECONDED BY: M. Buchanan**

**“THAT** the Minor Variance Application Miller & Urso Surveying Inc. on behalf of Centre Ice Developments Inc., seeking relief from Zoning By-law 2015-30 as follows:

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for the purpose of constructing a second commercial building on property located at 2021 Algonquin Avenue, **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 Owner provides written confirmation from Hydro One to the City that an Agreement has been entered into between the Owner and Hydro One for the use of the property for parking, access and drive thru stacking spacs.

  
"CARRIED"

J. Rogerson, Chairman

**CONCURRING MEMBERS**

J. Rogerson, Chair  
P. Gedes  
M. Buchanan  
D. Young  
P. Walker

  
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CHAIRMAN

**NON-CONCURRING MEMBERS**

  
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SECRETARY-TREASURER