

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of 2745927 Ontario Inc. requesting to sever their holdings located at 127 Pinewood Park Drive for the purpose of creating one new commercial lot having frontage on Pinewood Park Drive.

OTHERS IN ATTENDANCE:

Paul Goodridge

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.

The Chairman invited Mr. Goodridge to discuss the application on behalf of his clients. Mr. Goodridge advised of the following:

- Old Saturn dealership building
- Potential purchaser requesting 2 lots
- One lot will be for a car wash establishment
- Meets all regulations and is fully serviced
- Environmental report was previously completed – his client is in process of obtaining certificate

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

RESOLUTION NO. 4

MOVED BY: Paul Walker

SECONDED BY: Phil Geden

“**THAT** the consent to sever application submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of 2745927 Ontario Inc. requesting to sever their holdings located at 127 Pinewood Park Drive for the purpose of creating one new commercial lot having frontage on Pinewood Park Drive, **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.

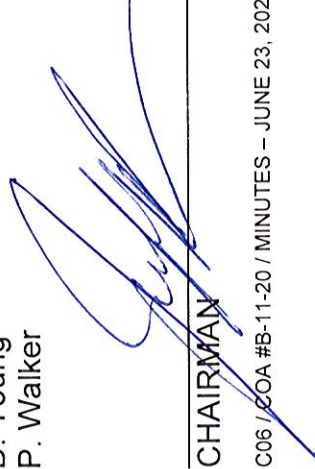
CONDITIONS:

- 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 June 23, 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



CHAIRMAN

C06 / COA #B-11-20 / MINUTES – JUNE 23, 2020 / 127 PINWOOD PARK DRIVE / 2745927 ONTARIO INC.

NON-CONCURRING MEMBERS



SECRETARY-TREASURER