

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF
ADJUSTMENT HELD VIRTUALLY VIA ZOOM ON TUESDAY, MAY 12, 2020. FILE NO. B-04-20

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of Christina Viscardi, requesting to sever her property located at 847 Jane Street for the purpose of creating one new residential lot having 15m frontage on Jane Street.

OTHER PARTICIPANTS:

Rick Miller, Dale Verge, Jeff Bethune

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. Miller to discuss the application on behalf of his client. Mr. Miller advised as follows:

- the property was developed with a single detached dwelling with an attached garage.
- Part of the property was former rail lands which were transferred to the City and ultimately transferred to this property.
- There are drainage and Bell easements on the property.
- The garage will be demolished and proposed to sever the property having 15m frontage on Jane.
- The property meets the policies for intensification and all zoning regulations are met.

Mr. Verge, 582 Durrill was invited to discuss his concerns. Mr. Verge advised as follows:

- currently acquired 582 Durrill - walked the property to assess drainage.
- Has concerns with respect to stakes that were placed between the fence and the ditch.
- the swale which slopes toward his property has a constant flow of running water.
- concern of the effect on his property with the proposed new development.

Jeff Bethune, 854 Copeland, discussed the following:

- drainage easement which is a pre-existing in favour of the City.
- clarification of setbacks for the relocation of the shed.

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

RESOLUTION NO. 1

MOVED BY: Marc Buchanan

SECONDED BY: Phil Geden

“THAT the Consent to sever application submitted by Miller & Urso Surveying Inc. on behalf of Christina Viscardi, requesting to sever her property located at 847 Jane Street for the purpose of creating one new residential lot having 15m frontage on Jane Street, **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) 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 a copy of the new survey be filed with the City.
- 2) Confirmation that all taxes are paid up to date.
- 3) That the concrete block garage be removed once the demolition permit has been issued to the applicant.

- 4) That the frame shed currently located at the south-east of the property be relocated to an area on the retained lands while meeting the appropriate setbacks outlined in Zoning By-law 2015-30.
- 5) That all conditions must be met on or before May 12, 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.
- 6) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
- 7) 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

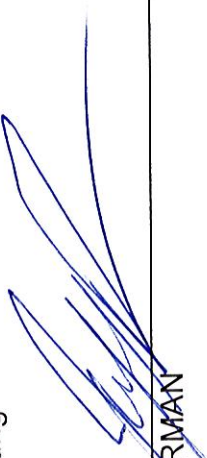
CONCURRING MEMBERS

J. Rogerson, Chair

P. Geden

M. Buchanan

D. Young



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER