MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF ADJUSTMENT HELD IN THE 7TH FLOOR EXECUTIVE BOARDROOM, CITY HALL, 200 FILES A-03-19 & B-04-19 MCINTYRE STREET EAST, ON TUESDAY, APRIL 2, 2019.

PRESENT: J. Rogerson

M. Buchanan

D. Young

P. Gedes

P. Walker

SUMMARY OF THE APPLICATION:

A Minor Variance application has been submitted by Miller & Urso Surveying Inc. on behalf of 2662530 Ontario Limited seeking relief from Zoning By-law 2015-30, Table 7C to reduce the Minimum Side Yard Setback for Proposed Lot 1 from 4.5m to 4m and to vary Section 3.15 to permit the covered entrance to encroach 1.65m into the 4m side yard setback, and to reduce the Minimum Rear Yard Setback for Proposed Lot 2 from 12m to 1.68m to recognize existing structures on both proposed lots located at 281 & 475 Wallace Road. This application has been filed concurrently with Consent to Sever File B-04-19.

OTHERS IN ATTENDANCE:

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. As concurrent applications, the report applied the four tests under the Planning Act and concurred that the variances were minor in nature and maintained the intent of the City of North Bay's Zoning By-law and Official Plan. The report also referenced the GPNO and the PPS to ensure the proposal was consistent with both Policies while also ensuring the severances were good planning for the area. No objections were received as a result of the circulation.

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

- History of the property
- Previous severance for the former E.S. Hubble Building
- Demolition of plant
- Kept existing office buildings and are the purpose of the severance
- Proposed future development of the retained portion
- Possible industrial plan of subdivision
- Easements and future road allowance reason for maintaining a 20m wide distance between the 2 proposed lots
- > Retained lands will have to address Johnson Creek when property will be developed

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

RESOLUTION NO. 2

SECONDED BY: Paul Walker MOVED BY: Don Young

"THAT the Minor Variance application submitted by Miller & Urso Surveying Inc. on behalf of 2662530 Ontario Limited seeking relief from Zoning By-law 2015-30, Table 7C to reduce the Minimum Side Yard Setback for Proposed Lot 1 from 4.5m to 4m and to vary Section 3.15 to permit the covered entrance to encroach 1.65m into the 4m side yard setback, and to reduce the Minimum Rear Yard Setback for Proposed Lot 2 from 12m to 1.68m to recognize existing structures on both proposed lots located at 281 & 475 Wallace Road, BE APPROVED."

REASONS:

- The variance in minor. 1)
- It is desirable for the appropriate development or use of the land, building or structure. 2)
- The general intent and purpose of the By-law and of the Official Plan are maintained. 3)
- As no public comment, written or oral has been received, there was no effect on the 4) Committee's Decision from the public.

"CARRIED"

J. Rogerson, Chairman

RESOLUTION NO. 3

SECONDED BY: Paul Walker MOVED BY: Don Young

"THAT the Consent to Sever application submitted by Miller & Urso Surveying Inc. on behalf of 2662530 Ontario Limited requesting to sever the two existing buildings located at 281 & 475 Wallace Road from the remainder of their holdings for the purpose of creating 2 new industrial lots having frontage on Wallace Road, BE APPROVED."

REASONS:

- 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 April 2, 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.
- 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. Gedes

M. Buchanan

D. Young

P. Walker

NON-CONCURRING MEMBERS

CHAIRMAN

SECRETARY-TREASURER

C06 / COA #A-03-19 / MINUTES – APRIL 2 2019 / 281 WALLACE ROAD / 2662530 ONTARIO LIMITED