

PRESENT: J. Rogerson
P. Geden
M. Buchanan

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Goodridge Goulet Planning & Surveying Inc. on behalf of Renato & Francine Bitonti, requesting to sever their property at 696 Anita Avenue, for the purpose of creating two residential rural lots having frontage on Highway 63. The application is also requesting to create a mutual right-of-way easement to access both lots in order to minimize the number of entrances from the Provincial Highway.

OTHERS IN ATTENDANCE:

Paul Goodridge, Renato, Francine and Francesco Bitonti

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 from MTO expressing concerns with the application as submitted and offered alternatives with conditions such as Traffic Impact Study, etc. if the application was approved.

The Chairman invited Mr. Goodridge to present the application on behalf of his clients. Mr. Goodridge discussed the proposed lots in relation to minimum frontage requirements and lot area, distance from Trout Lake, and Conservation Authority comments with respect to septic systems. Other items discussed were:

- Past application on adjacent lands
- Proposed right-of-way
- Extensive pre-consultation with MTO
- Decommissioning existing driveway and creating a new entrance at the westernmost part of the property to access both lots
- Accessing retained lands from the Highway right-of-way entrance

Based on MTO's comments, Mr. Goodridge requested that the Committee approve the application as presented without imposing MTO's conditions with respect to Traffic Study, etc. Mr. Goodridge advised that MTO will still be protected as they have the final say in granting an entrance permit which will have to be issued prior to perfecting the application. This will allow Mr. Goodridge a year to work with MTO and if they can't agree to a resolution, the application will lapse and Mr. & Mrs. Bitonti will not get their lots.

The other matter was the Conservation Authority with respect to septic systems. Mr. Goodridge is not concerned about finding a suitable location for new and replacement system as he is very familiar with the property and is very confident that this will not be an issue. A site inspection will follow this Spring which still will provide sufficient time to perfect the application.

Being no further questions or comments, the following resolutions were then passed:

RESOLUTION NO. 1

MOVED BY: Phil Geden

SECONDED BY: Marc Buchanan

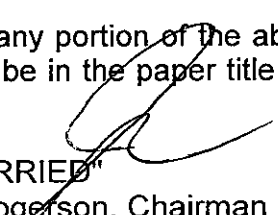
"THAT the Consent to Sever Application submitted by Goodridge Goulet Planning and Surveying Ltd. on behalf of Renato & Francine Bitonti, for proposed Severed Lot 2 from their holdings at 696 Anita Avenue, BE APPROVED."

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) Subject to Conservation Authority written approval that Severed Lot 2 can accommodate on-site septic system and replacement system.
- 4) That Severed Lot 2 provides a right-of-way easement in favour of the abutting Severed Lot 1 to the east.
- 5) That all conditions must be met on or before January 22, 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.
- 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
 M. Buchanan
 P. Geden

NON-CONCURRING MEMBERS

RESOLUTION NO. 2

MOVED BY: P. Geden

SECONDED BY: M. Buchanan

“THAT the Consent to Sever Application submitted by Goodridge Goulet Planning and Surveying Ltd., on behalf of Renato & Francine Bitonti, for proposed Severed Lot 1 from their holdings at 696 Anita Avenue, **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) Subject to Conservation Authority written approval that Severed Lot 1 can accommodate on-site septic system and replacement system.
- 4) That a 0.3m wide reserve along the entire frontage of Severed Lot 1 and the Retained Parcel be transferred to the Ministry of Transportation at the Applicant's cost;
- 5) That the existing field entrance be removed.
- 6) That all conditions must be met on or before January 22, 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.
- 7) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
- 8) 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
 M. Buchanan
 P. Geden

NON-CONCURRING MEMBERS

RESOLUTION NO. 3

MOVED BY: P. Geden

SECONDED BY: M. Buchanan

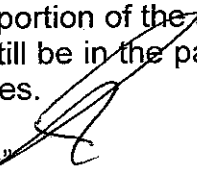
“THAT the Consent to Sever Application submitted by Goodridge Goulet Planning and Surveying Ltd. on behalf of Renato & Francine Bitonti, for proposed right-of-way over proposed Severed Lot 2 & 1 to the retained lands, **BE APPROVED.**”

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 a letter of confirmation approving the right-of-way to the retained portion be received from MTO.
- 4) That all conditions must be met on or before January 22, 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
 M. Buchanan
 P. Geden



 CHAIRMAN

NON-CONCURRING MEMBERS



 SECRETARY-TREASURER

