

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

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Trevor & Lloy Schindeler, 431 Regal Road, seeking relief from Zoning By-law 2015-30, Table 10B, to reduce the Minimum Front Yard Setback for the new dwelling from 30m to 15m for the south east corner and to 12m for the south west corner for the purpose of redeveloping the existing undersized lot of record.

OTHERS IN ATTENDANCE:

Rick Miller, Trevor Schindeler

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 distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the request to reduce the front yard setback maintained the intent of the Zoning By-law and the Official Plan and was appropriate development in the area. No objections were received as a result of the circulation.

The Chairman invited Mr. Miller to discuss the application on behalf of his clients. Mr. Miller advised his clients wish to construct a new dwelling. The property is currently developed with an existing cottage and several outbuildings and large deck. The following items were identified:

- Existing septic system – will require septic file review by the Conservation Authority;
- Moving new dwelling slightly further back than existing cottage – any further would cause issues with the septic pumping system
- Little change in vegetation and will continue to be maintained

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

RESOLUTION NO. 1

MOVED BY: Don Young

SECONDED BY: Paul Walker

“**THAT** the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Trevor & Lloy Schindeler, 431 Regal Road, seeking relief from Zoning By-law 2015-30, Table 10B, to reduce the Minimum Front Yard Setback for the new dwelling from 30m to 15m for the south east corner and to 12m for the south west corner for the purpose of redeveloping the existing undersized lot of record, **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) As no public comment, written or oral has been received, there was no effect on the Committee’s Decision from the public.

CONDITIONS:

- 1) That the applicants receive a Septic File Review from the North Bay-Mattawa Conservation Authority and that the septic tank is located a minimum of 1.5m from the proposed dwelling
- 2) That the applicants apply and enter into a Site Plan Control Agreement with the City of North Bay

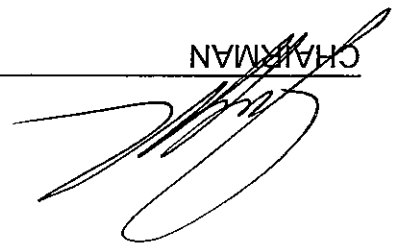
"CARRIED"
J. Rogerson, Chairman

CONCURRING MEMBERS

J. Rogerson, Chair
P. Geden
D. Young
P. Walker

NON-CONCURRING MEMBERS

CHAIRMAN



SECRETARY-TREASURER

