

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 Martin & Nicole O’Grady, seeking relief from Zoning By-law 2015-30, Table 10B to reduce the Minimum Lot Area from 0.4ha to 0.36ha, and to reduce the Minimum Lot Frontage from 60m to 18.78m to recognize the deficiencies for an existing undersized lot of record for the purpose of redeveloping the property at 2290 Peninsula Road.

OTHERS IN ATTENDANCE:

Rick Miller

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 requested variances maintained the intent of the Zoning By-law and the Official Plan and was appropriate development in the area

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

- Existing undersized lot of record developed with existing structures
- Only variances is to recognize existing deficiencies such as lot area and frontage
- Balance of development proposal meets all other Zoning By-law regulations
- Frame dwelling – currently no services - is to be converted to an accessory building

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

RESOLUTION NO. 3

MOVED BY: Don Young

SECONDED BY: Paul Walker

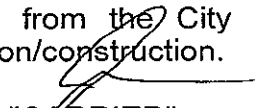
“**THAT** the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Martin & Nicole O’Grady, seeking relief from Zoning By-law 2015-30, Table 10B to reduce the Minimum Lot Area from 0.4ha to 0.36ha, and to reduce the Minimum Lot Frontage from 60m to 18.78m to recognize the deficiencies for an existing undersized lot of record for the purpose of redeveloping the property at 2290 Peninsula Road, **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:

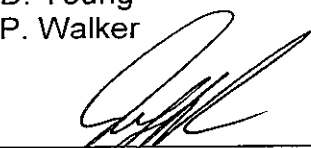
- 1) That all necessary permits be obtained from the City and the North Bay-Mattawa Conservation Authority prior to any demolition/construction.


"CARRIED"
J. Rogerson, Chairman

CONCURRING MEMBERS

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

NON-CONCURRING MEMBERS



CHAIRMAN



SECRETARY-TREASURER