

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of Antonino Delfino and Giuseppe Delfino, requesting to sever the rear portion of the property located at 1551 Cassells Street, for the purpose of transferring to 271 Chippewa Street West.

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 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.

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

- Clients own both properties at 1551 Cassells and 271 King West
- Rear Yard of 271 King has always been used for snow storage from the apartment building at 1551 Cassells
- Clients propose to sell dwelling at 271 King West
- Can't have direct lot addition to 1551 Cassells as a result of laneway between the two properties
- City will not permit laneway closure due to existing utility services and daily use from area residents
- Assured Committee would not be creating a land-locked parcel – his clients are in agreement to register a Section 118 under the Land Titles Act which prevents the transfer of one parcel without the other.
- Advised a Plan of Condominium was forthcoming which would described the newly acquired parcel as part of the Plan of Condominium
- Neighbours offered no objections – happy that his client maintains the laneway

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

RESOLUTION NO.6

MOVED BY: Don Young

SECONDED BY: Paul Walker

“THAT the Consent to sever application submitted by Miller & Urso Surveying Inc. on behalf of Antonino Delfino and Giuseppe Delfino, requesting to sever the rear portion of the property located at 1551 Cassells Street, for the purpose of transferring to 271 Chippewa Street West, **BE APPROVED.”**

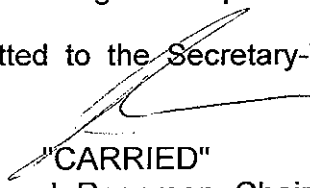
REASONS:

- 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 the registered owners of the severed portion and 271 Chippewa Street apply for and receive approval from the land registrar for a Section 118 under the Land Titles Act for a restriction on title that would prevent the transaction of either properties to be transferred independent of each other and that the City of North Bay be made a party to this restriction. Said restriction shall remain on title until such a time the severed property can be transferred to an abutting property.

- 4) That an easement in favour of Bell Canada be granted to protect the existing aerial facilities at the applicants' expense.
- 5) 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.
- 6) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.



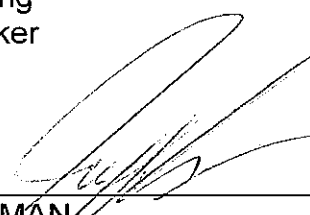
"CARRIED"

J. Rogerson, Chairman

CONCURRING MEMBERS

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

NON-CONCURRING MEMBERS



CHAIRMAN

SECRETARY-TREASURER