

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

Don Young was appointed Acting Chair in the absence of Jeff Rogerson.

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Josh and Mary Saunders, 385 Cooks Mill Road requesting a severance under the infill lot creation policy of the City of North Bay's Official Plan. The applicants intend to sever the dwelling from their holdings in order to build a new home on the retained lands.

OTHERS IN ATTENDANCE:

Josh Saunders

The Acting 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.

The Acting Chairman invited Mr. Saunders to discuss the application with the Committee. Mr. Saunders explained he wish to sever the dwelling from the remainder of the lands as it is his hope to construct a new single detached dwelling for himself. He has already obtained permits from the Conservation Authority. He proposes 23ac for the existing dwelling and the retained will have approximately 515' frontage.

Verdon Vaillancourt, 283 Cook's Mill Road, supports Josh's application as he did not want a pit in his area.

Don Forbes, 400 Cook's Mill Road, questioned the location of the dwelling and was advised that it would be behind the two lots.

Discussion ensued with respect to entrance, pond on site and whether a watercourse existing on site.

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

RESOLUTION NO. 3

MOVED BY:

SECONDED BY:

"THAT the Consent to sever application submitted by Josh and Mary Saunders, 385 Cooks Mill Road requesting a severance under the infill lot creation policy of the City of North Bay's Official Plan, **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.
- 3) Public comment has been received and considered and had no effect on the Committee's Decision as the application is consistent with all relevant planning legislation and represents good planning.

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 August 20, 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"
D. Young, Acting Chairman

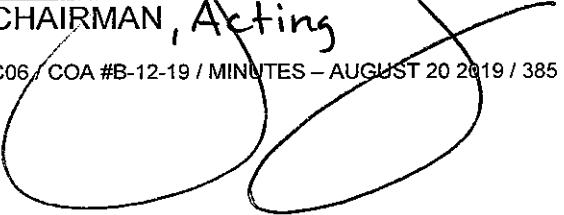
CONCURRING MEMBERS

P. Geden
M. Buchanan
D. Young
P. Walker

NON-CONCURRING MEMBERS



CHAIRMAN, Acting



SECRETARY-TREASURER