

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 Rick Christianson requesting to sever property located at 890 Beattie Street for the purpose of creating two new residential lots having 18m frontage each on Vimy Street.

OTHERS IN ATTENDANCE:

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.

The Chairman invited Mr. Miller to discuss the application on behalf of his client. Mr. Miller advised the property was located at the corner of Vimy and Beattie and was the former ambulance station. They have since relocated to Seymour and no longer have a use for the building. His client purchased the property and has a concurrent Zoning By-law Amendment application. The severed lots are to be rezoned to R5 for semi-detached dwellings and the building is to be rezoned to an R3 to permit the conversion of a duplex.

The applications were placed on hold at the request of his client. Discussion ensued with respect to conformity and compliance with the Zoning By-law, sufficient services, record of site condition required as part of an OMB Decision for the balance of the original parcel (former hospital site), condition of soil, ground water contamination, and record of site condition required for this property as part of the rezoning process.

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

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RESOLUTION NO. 4

MOVED BY: Don Young

SECONDED BY: Paul Walker

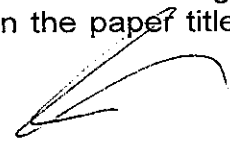
“THAT the Consent to sever application by Miller & Urso Surveying Inc. on behalf of Rick Christianson requesting to sever property located at 890 Beattie Street for the purpose of creating two new residential lots having 18m frontage each on Vimy Street, **BE APPROVED.**”

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 all conditions must be met on or before May 14, 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"
J. Rogerson, Chairman

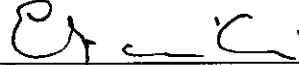
CONCURRING MEMBERS

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



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER