

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by 2546155 Ontario Limited, requesting to sever 0.1125ha (0.28ac) from their holdings at 160 Pinewood Park Drive for the purpose of creating one new Commercial lot having frontage on Pinewood Park Drive.

OTHERS IN ATTENDANCE:

Lance Johnson

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. Johnson was invited to discuss his application. Mr. Johnson advised that he had been approached to sell the property rather than rent/lease. The property will be used as a car dealership as it has been in the past.

Further discussion ensued as follows:

- Was the City setting a precedence with the minimal lot frontage;
- Regulations for lot frontage for commercial zones were provided;
- Discussed the fate of the buildings – proposed as a condition to either comply with regulations or remove
- Existing Septic system for retained – new lot will need to connect to municipal services

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

RESOLUTION NO. 2

MOVED BY: Paul Walker

SECONDED BY: Phil Geden

“**THAT** the Consent to Sever application submitted by 2546155 Ontario Limited, requesting to sever 0.1125ha (0.28ac) from their holdings at 160 Pinewood Park Drive for the purpose of creating one new Commercial lot having frontage on Pinewood Park Drive, **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.

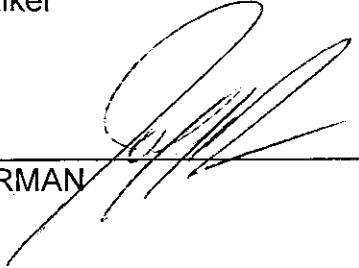
CONDITIONS:

- 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 buildings located on the severed and retained parcels of lands be in compliance with the setback requirements of Zoning By-law 2015-30.
- 4) That all conditions must be met on or before January 12, 2022, 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.
- 5) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
- 6) 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

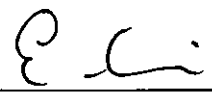
CONCURRING MEMBERS

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



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER