

**PRESENT:** J. Rogerson  
P. Geden  
D. Young  
P. Walker

**SUMMARY OF THE APPLICATION:**

A Consent to sever application has been submitted by Paul Goodridge, Goodridge Goulet Planning & Surveying Ltd., on behalf of Italo Servello to sever the back portion of 990 A Lakeshore Drive for the purpose of a lot addition to be added to 1000 Lakeshore Drive. The applicant is also requesting to reserve a right-of-way over Parts 1, 2 & 3 of Plan 36R14078 as shown on the attached sketch to provide access to the rear of the property at 990A Lakeshore Drive prior to the lands being transferred.

**OTHERS IN ATTENDANCE:**

Paul Goodridge, Italo Servello, Antonio Servello, Pauline Provost

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. Goodridge to discuss the application on behalf of his client. Mr. Goodridge explained the consent was part of a Court Order due to the property dispute. Mr. Goodridge explained the history of the properties, including ownership and issues with respect to a previously approved right-of-way.

Discussion ensued with respect to the workshop/dwelling, greenhouse at the rear of the property, the request from the City with respect to the transfer of a one-foot strip to alter the original consent in order for the lot addition to occur to prevent future transfers of one without the other.

Italo Servello requested a slight alteration of Part 1 in the shape of a triangle at the end in order to allow proper maneuvering of larger vehicles such as trailers and RVs as the current size of 12' wide would not allow a turn from the right-of-way without trespassing. He would like the triangle to be 20' wide. Mr. Goodridge informed the Committee that it has some flexibility however he is obligated to present the application as per the court order.

Antonio Servello opposed the widening of the right-of-way and requested the Committee to commit to the court order as presented. Some discussion ensued with respect to each of the legal representatives respectively and their opinion.

The Chairman offered some comments with respect to angering one of the parties regardless of the Decision and will support what the court and agent has presented today. He suggested to the applicant that there was another option to access the back of his property and that is to approach his other neighbor. It was his opinion that it was not the Committee's decision to take additional property from Antonio.

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

**RESOLUTION NO. 1**

**MOVED BY: Don Young**

**SECONDED BY: Paul Walker**

**“THAT the Consent to sever application submitted by Paul Goodridge, Goodridge Goulet Planning & Surveying Ltd., on behalf of Italo Servello to sever the back portion of 990 A Lakeshore Drive for the purpose of a lot addition to be added to 1000 Lakeshore Drive, **BE APPROVED**, and further, the request to reserve a right-of-way over Parts 1, 2 & 3 of Plan 36R14078 as shown on the attached sketch to provide access to the rear of the property at 990A Lakeshore Drive prior to the lands being transferred, **BE APPROVED.**”**

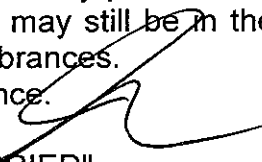
**REASONS:**

- 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) 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 November 12, 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.
- 6) That a 1' strip be added to the City Road Allowance.



"CARRIED"  
J. Rogerson, Chairman

**CONCURRING MEMBERS**

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

**NON-CONCURRING MEMBERS**



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SECRETARY-TREASURER