

PRESENT: J. Rogerson
P. Walker

M. Buchanan

SUMMARY OF THE APPLICATION:

A Consent application has been submitted by Miller & Urso Surveying Inc. on behalf of Robert Moffat, William Milne and Leslie Hughes requesting to sever 0.29ac (1185m²) from their vacant holdings on Peninsula Road for the purpose of a lot addition to be added to 1065 Peninsula Road.

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.

The Chairman invited Mr. Miller to discuss the application on behalf of his clients. Mr. Miller explained the application and the following was discussed:

- Owners benefitting from the lot addition – currently using property for access. No legal registered right-of-way
- Title insurance claim – land locked
- Concerns with last clause of condition – survey cost would be for whole property
- Clients would never proceed – incredibly expensive – deal breaker
- Force road – City does have rights – just not in paper title

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

RESOLUTION NO. 4

MOVED BY:

SECONDED BY:

“**THAT** the consent application has been submitted by Miller & Urso Surveying Inc. on behalf of Robert Moffat, William Milne and Leslie Hughes requesting to sever 0.29ac (1185m²) from their vacant holdings on Peninsula Road for the purpose of a lot addition to be added to 1065 Peninsula Road, **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 August 5, 2021, 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 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
M. Buchanan
P. Walker

NON-CONCURRING MEMBERS

CHAIRMAN

SECRETARY-TREASURER