

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 Mario Perrotta, requesting to sever a 1.2m wide strip of property the depth of the lot, located at 267 Lansdowne for the purpose of a lot addition to be added to 275 Lansdowne and further, to sever 267 Lansdowne in half to create a semi-detached lot.

A concurrent Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Mario Perrotta seeking relief from Table 5B of Zoning By-law 2015-30 to increase the maximum lot coverage from 39% to 42.3% for the proposed retained portion (concurrent Consent to Sever B-10-20), in addition to requesting a reduction in the rear yard setback from 10.5m to 8.76m for the proposed severed lot and to 8.68m for the proposed retained portion for the purpose of constructing a semi-detached dwelling on the vacant lot located at 267 Lansdowne Street.

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.

The Chairman invited Mr. Miller to discuss the application on behalf of his clients. Mr. Miller advised of the following:

- Clients wish to construct new semi-detached dwelling
- Discussed the variances requested
- Adjacent wife's property – lot addition
- older duplex to be demolished and construct new
- 2nd part of severance is to sever semi
- Questioned proposed Condition on the foundation – agent explained the rationale

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

RESOLUTION NO. 1

MOVED BY: Don Young

SECONDED BY: Marc Buchanan

“**THAT** the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Mario Perrotta seeking relief from Table 5B of Zoning By-law 2015-30 to increase the maximum lot coverage from 39% to 42.3% for the proposed retained portion (concurrent Consent to Sever B-10-20), in addition to requesting a reduction in the rear yard setback from 10.5m to 8.76m for the proposed severed lot and to 8.68m for the proposed retained portion for the purpose of constructing a semi-detached dwelling on the vacant lot located at 267 Lansdowne Street, **BE APPROVED.**”

REASONS:

- 1) The variance is minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was no effect on the Committee's Decision from the public.

CONCURRING MEMBERS

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

NON-CONCURRING MEMBERS



RESOLUTION NO. 2

MOVED BY: Paul Walker

SECONDED BY: Phil Geden

“THAT the consent to sever application submitted by Miller & Urso Surveying Inc. on behalf of Mario Perrotta, requesting to sever a 1.2m wide strip of property the depth of the lot, located at 267 Lansdowne for the purpose of a lot addition to be added to 275 Lansdowne and further, to sever 267 Lansdowne in half to create a semi-detached lot. A concurrent Minor Variance application (A-04-20) has been submitted with this file, **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:

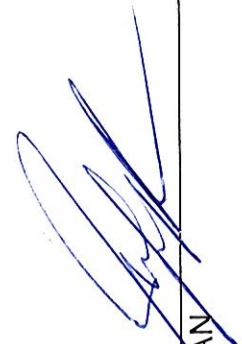
- 1) That a copy of the new survey be filed with the City.
- 2) Confirmation that all taxes are paid up to date.
- 3) That, at a minimum, the Owner obtain a building permit and that the footing/foundation system be installed prior to the Certificate of Consent being issued by the City of North Bay.
- 4) That all conditions must be met on or before June 23, 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.
- 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