

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

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of William Bradford, seeking relief from the "Rural Residential Lakefront (RRL)", Table 10A of Zoning By-law 2015-30 as follows:

- 1) To reduce the Min. Lot Frontage from 60m to 50.7m
- 2) To reduce the Min. Lot Area from 0.4ha to 0.16ha
- 3) To reduce the Min. Front Yard Setback from 30m to 15.03m
- 4) To reduce the Min. Rear Yard Setback from 12m to 4.76m, 5.12m & 6.11m respectively
- 5) To increase the Max. Lot Coverage from 10% to 12.6%
- 6) To vary Section 3.31.1 to permit a septic system to be located within 30m of Trout Lake (24.6m)

for the purpose of redeveloping an existing, undersized lot of record located at 1480D Peninsula Road.

OTHERS IN ATTENDANCE:

Rick Miller, Bill Bradford, Dave Jackson

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 distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the requested variances maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

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

- Existing undersized lot of record
- Private road – not forced road
- 50m frontage – 34m depth which creates the necessity for a Minor Variance
- Old dwelling that has since been demolished – was closer to the lake than what is proposed
- Sketch shows a building envelope – the purchasers have not finalized their house plans yet – no decks to encroach outside the building envelope
- Inspection from Planning Staff and Conservation Authority in late fall – some amendments were made from the CA's inspection
- Reversed locations for proposed garage and septic system
- Moved house back closer to road to keep dwelling outside the 15m vegetative buffer
- FRI Corp's mitigating measures will improve existing situation
- Septic will be a tertiary system - better than a standard Class 4F system

Mr. Jackson provided the following comments:

- Wondering how the City can allow application to be processed during periods of snow cover – Official Plan Policies clearly state this is not allowed
- Was the Committee able to view the site?
- Concerns about the access road – established in the 50's
- Site plan does not indicate distance to road – proposed construction too close

Discussion ensued with respect to Mr. Jackson's concerns, North Bay Hydro comments, proposed development consistent with area properties, permanent vs seasonal dwellings, area septic systems, and the history of the property provided by Mr. Bradford, owner.

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 Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of William Bradford, seeking relief from the “Rural Residential Lakefront (RRL)”, Table 10A of Zoning By-law 2015-30 as follows:

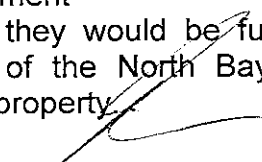
- 1) To reduce the Min. Lot Frontage from 60m to 50.7m
- 2) To reduce the Min. Lot Area from 0.4ha to 0.16ha
- 3) To reduce the Min. Front Yard Setback from 30m to 15.03m
- 4) To reduce the Min. Rear Yard Setback from 12m to 4.6m 5.12m & 6.11m from west to east respectively
- 5) To increase the Max. Lot Coverage from 10% to 12.6%
- 6) To vary Section 3.31.1 to permit a septic system to be located within 30m of Trout Lake at a distance of 24.6m for the purpose of redeveloping an existing, undersized lot of record located at 1480D Peninsula Road, **BE APPROVED.**”

REASONS:

- 1) The variance in 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) 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 the recommended mitigating measures from the FRI Corp’s Report be implemented within the required Site Plan Control Agreement
- 2) That the applicant be made aware that they would be fully responsible for the costs associated with the potential relocation of the North Bay Hydro pole and/or anchor currently located in front of the applicant’s property.


"CARRIED"
J. Rogerson, Chairman

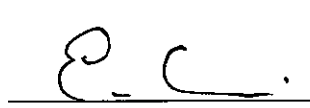
CONCURRING MEMBERS

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



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER