

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF ADJUSTMENT HELD  
VIA ZOOM ON TUESDAY, OCTOBER 20, 2020. FILE NO. B-21-20

**PRESENT:** J. Rogerson  
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 Catarina Fruci and Domenic Fruci Estate, requesting to sever the vacant lot on Veronica Drive for the purpose of a lot addition to be added to 73 Eglee Avenue.

**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.

Mr. Miller presented the application on behalf of his clients and the following items were discussed:

- Resubmission – previously approved application – solicitor did not get transfer done in time
- Lot on Veronica vacant – client owns 73 Eglee as well
- Area proposed to be severed is garden area – sell Veronica but keep garden
- Require a deeming by-law to deem Lot 33 not to be a whole lot in Subdivision
- Laneway closure

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

**RESOLUTION NO. 4**

**MOVED BY: Marc Buchanan**

**SECONDED BY: Paul Walker**


**“THAT** the consent to sever application has been submitted by Miller & Urso Surveying Inc. on behalf of Catarina Fruci and Domenic Fruci Estate, requesting to sever the vacant lot on Veronica Drive for the purpose of a lot addition to be added to 73 Eglee Avenue, **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:**

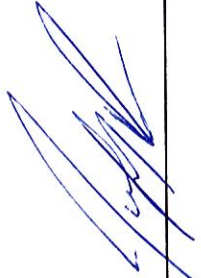
- 1) That a copy of the new survey be filed with the City.
- 2) Confirmation that all taxes are paid up to date.
- 3) That the applicants apply for and obtain a deeming by-law to deem 73 Eglee not to be a whole lot in a Plan of Subdivision prior to the issuance of the Certificate of Consent
- 4) That all conditions must be met on or before October 20, 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  
M. Buchanan  
D. Young  
P. Walker



**CHAIRMAN**

  
**SECRETARY-TREASURER**