

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF ADJUSTMENT HELD VIA ZOOM ON TUESDAY, JANUARY 12, 2021. FILE NO. B-26-20

**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 Domenic and Thomas Muratore requesting to sever their holdings at 472 First Avenue West for the purpose of a lot addition to be added to Parts 1, 3, 4 & 5 of RP36R14483 (627 Front/485 Second).

**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 was invited to discuss the application on behalf of his clients. Mr. Miller advised as follows:

- Clients wish to sever rear portion of property for a lot addition
- Garage is to be removed
- Developers purchasing property from his clients for a proposed apartment building
- Request Minor Variance to be deferred and will be recirculated as the variance to reduce lot area was omitted

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

**RESOLUTION NO. 3**

**MOVED BY: Paul Walker**

**SECONDED BY: Don Young**

**“THAT** the Minor Variance application submitted by Miller & Urso Surveying Inc. on behalf of Domenic and Thomas Muratore seeking relief from Zoning By-law 2015-30 to reduce the Min. Rear Yard Setback from 10.5m to 10.09m as a result of the proposed concurrent Consent to Sever application to sever a portion at the rear of the 472 First Avenue West resulting in a deficient rear yard setback, **BE DEFERRED.**”

**REASONS:**

- 1) At the request of the applicant to amend the application to include a variance for the lot area.

**CONDITIONS:**

- 1) Applicants will need to re-submit the amended application within 6 months from this date otherwise the application will be deemed denied.

“CARRIED”

J. Rogerson, Chairman

**CONCURRING MEMBERS**

Jeff Rogerson  
Marc Buchanan  
Don Young  
Paul Walker  
Phil Geden

**NON-CONCURRING MEMBERS**

**RESOLUTION NO. 4**

**MOVED BY: Don Young**

**SECONDED BY: Marc Buchanan**

**“THAT** the Consent to sever application submitted by Miller & Urso Surveying Inc. on behalf of Domenic and Thomas Muratore requesting to sever their holdings at 472 First

Avenue West for the purpose of a lot addition to be added to Parts 1, 3, 4 & 5 of RP36R14483 (627 Front/485 Second), **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.

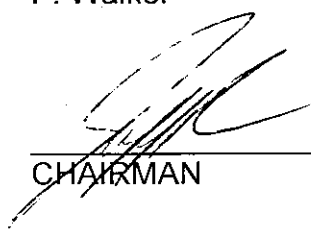
**CONDITIONS:**

- 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 a Minor Variance be submitted for recirculation
- 4) That all conditions must be met on or before January 12, 2022, 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.
- 7) That the garage be removed with a demolition permit

"CARRIED"  
J. Rogerson, Chairman

**CONCURRING MEMBERS**


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



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CHAIRMAN

**NON-CONCURRING MEMBERS**



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SECRETARY-TREASURER