

PRESENT: M. Buchanan
P. Geden

D. Young
P. Walker

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Roland Perreault, 881 Fisher Street, requesting to sever 52.27sq.m. area from his holdings for the purpose of a lot addition to be added to 873 Fisher Street. The applicant is also requesting to create a mutual right-of-way over both properties.

OTHERS IN ATTENDANCE:

Paul Goodridge

The Acting 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. Goodridge was invited to discuss the application on behalf of his clients. Mr. Goodridge discussed the following items:

- Deck at 873 Fisher Street encroaches on 881 Fisher
- Client owned both properties – has since sold 881 Fisher after application was submitted
- Parts 1 & 2 on sketch is lot addition to 873
- Part 1 to clear encroachment
- Part 2 is part of r.o.w together with Part 3
- To provide access to the rear yard
- 881 currently has access at eastern most part of lot – in the event they wish to sever, this will guarantee access.

A Committee Member asked what if client doesn't have permission from new neighbor – Mr. Goodridge advised it was a condition of sale.

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

RESOLUTION NO. 2

MOVED BY: Paul Walker

SECONDED BY: Phil Geden

“THAT the Consent to sever application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Roland Perreault, 881 Fisher Street, requesting to sever 52.27sq.m. area from his holdings for the purpose of a lot addition to be added to 873 Fisher Street. The applicant is also requesting to create a mutual right-of-way over both properties, **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 December 8, 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 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"
M. BUCHANAN, Acting Chairman

CONCURRING MEMBERS

M. Buchanan, Acting Chair
P. Geden
D. Young
P. Walker

NON-CONCURRING MEMBERS



ACTING CHAIRMAN



SECRETARY-TREASURER