

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

SUMMARY OF THE APPLICATION:

A Consent to sever application has been submitted by Shortt Acquisitions on behalf of 2670766 Ontario Limited, requesting to sever a portion of their holdings located at 105 Drury Street for the purpose of creating one new industrial lot.

OTHERS IN ATTENDANCE:

Jesse Shortt, Jordy Carr, Christine Corbeil

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. Shortt to discuss the application on behalf of his clients. Mr. Shortt advised the Committee as follows:

- his client acquired the lands over a year ago which had been vacant for years.
- The property has frontage on both Highway 11/17 and Franklin Street.
- Currently there is a 10,000 square foot building under construction for the future location of Cooper's Rentals.
- Prior to this development, a Traffic Study had been completed in addition to a Storm Water Management Plan which were all required by Ministry of Transportation and the City.
- The area will be fenced to store equipment and with no access from the highway.

Jordy Carr, 519 Main Street, Callander advised as follows:

- she is the co-owner of Ashley's Furniture property.
- Discussed with the City to purchase the lands adjacent to her property to no avail.
- Concerns include drainage from Franklin Street onto their property
- adjacent lot now 3-4' higher than their property.

Christine Corbeil, co-owner of Ashley's Furniture added the following:

- that she can't understand why the City will allow access over City-owned lands
- access to the proposed new lot should be from Franklin Street
- They have concerns that new owner will have complete control.

Further discussion included:

- setback from Ashley Furniture building to property line
- concerns about owners to maintain access
- creating a land-locked parcel
- possible agreement for owner to maintain versus the requirement to bring to municipal standard if City were to maintain.
- access for Cooper's Building on Franklin,
- the location of new fence for Cooper's Storage Area
- sanitary/water easement
- City owned lands less than typical road allowance of 66 feet
- additional Traffic Study will be required
- existing issues with Tim Horton's Drive Thru and traffic back up
- no pre-consultation with Legal Services at this time
- potential turn around on proposed severed lot
- proposed development requiring Site Plan Control.

The Chairman certainly understands the concerns raised however, clarified that many concerns expressed today were outside the Committee's mandate and trusts the City will address all abutting property owners' concerns.

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

RESOLUTION NO. 2

MOVED BY: Don Young

SECONDED BY: Phil Geden

“THAT the consent to sever application submitted by Shortt Acquisitions on behalf of 2670766 Ontario Limited, requesting to sever a portion of their holdings located at 105 Drury Street for the purpose of creating one new industrial lot, **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) 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.

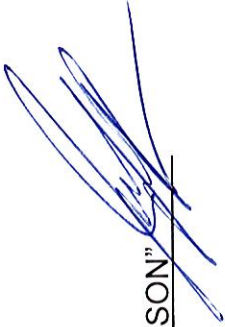
CONDITIONS:

- 1) That 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 enter into any necessary Agreements with the City of North Bay for creation of an access through the City owned land off Drury Street. This may include access, construction and maintenance agreements.
- 4) That all conditions must be met on or before March 31, 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



“JEFF ROGERSON”
CHAIRMAN

NON-CONCURRING MEMBERS


SECRETARY-TREASURER