

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF  
ADJUSTMENT HELD IN THE 7TH FLOOR BOARDROOM, CITY HALL, 200 MCINTYRE  
STREET EAST, ON TUESDAY, FEBRUARY 18, 2020  
**FILE NO. B-03-20**

**PRESENT:** J. Rogerson  
M. Buchanan  
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 Renato & Francine Bitonti, requesting to sever 2 lots under the Limited Lot Creation Policies of the City of North Bay's Official Plan from their holdings at 696 Anita Avenue with both lots having frontage on Highway 63. The applicants are also requesting to create a right-of-way access over proposed severed Lot 2 in favour of proposed severed Lot 1.

**OTHERS IN ATTENDANCE:**

Paul Goodridge, Francesco Bitonti

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. Goodridge was invited to discuss the application on behalf of his clients. Mr. Goodridge advised the original application lapsed and are back to reapply for the creation of 2 new rural residential lots. As per previous pre-consultation with the Ministry of Transportation, a 1' reserve along severed Lot 1 and the retained portion will be transferred to MTO to prevent future access or new development on the retained lands. Also, MTO has requested decommissioning the existing entrance and relocating it as far west as possible and to provide an easement over Severed Lot 2 in favour of Severed Lot 1.

The original application had a proposed easement over both severed lots but MTO would have required a Traffic Study.

Discussion ensued with respect to no access over the retained parcel from Highway 63, and Mr. Goodridge confirmed that his clients wish to sell the dwelling and is no longer important to have access anymore.

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

**RESOLUTION NO. 4**

**MOVED BY: Don Young**

**SECONDED BY: Paul Walker**

“THAT the Consent to sever application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Renato & Francine Bitonti, requesting to sever 2 lots under the Limited Lot Creation Policies of the City of North Bay's Official Plan from their holdings at 696 Anita Avenue with both lots having frontage on Highway 63 and to also create a right-of-way access over proposed severed Lot 2 in favour of proposed severed Lot 1, **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:**

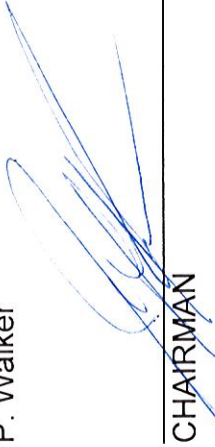
- 1) That a copy of the new survey be filed with the City.
- 2) Confirmation that all taxes are paid up to date.
- 3) That the existing entrance be decommissioned and an entrance permit be obtained for the mutually shared residential entrance. An Entrance Permit shall be obtained prior to the construction of the new mutually-shared entrance and to reflect any changes in land ownership.
- 4) That a 0.3m reserve along the entire frontage of Severed Lot 1 and the Retained parcel be transferred to the MTO and to provide MTO with said copies of the draft transfers for their approval prior to registration.

- 5) That all conditions must be met on or before February 18, 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.
- 6) That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
- 7) 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

  
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CHAIRMAN

**NON-CONCURRING MEMBERS**

  
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SECRETARY-TREASURER