

MINUTES OF THE BUSINESS MEETING OF THE NORTH BAY COMMITTEE OF
ADJUSTMENT HELD IN THE 7TH FLOOR EXECUTIVE BOARDROOM, CITY HALL, 200
MCINTYRE STREET EAST, NORTH BAY ON TUESDAY, MAY 28, 2019 FILE NO. A-07-19

PRESENT: J. Rogerson
P. Geden
D. Young
P. Walker

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Louise Dietrich and Lawrence Heffernan, 1500D Peninsula Road, seeking relief from Zoning By-law 2015-30, Table 10B to reduce the Minimum Front Yard Setback from 30m to proposed 19.85m, to reduce the Minimum Rear Yard Setback from 12m to 10.23m for the dwelling and to 9.51m for the covered entrance, and to also increase the Maximum Lot Coverage permitted from 10% to 10.4% for the purpose of redeveloping the existing undersized lot of record. A previous Minor Variance application was granted (A-47-90) to recognize existing lot frontage and lot area deficiencies.

OTHERS IN ATTENDANCE:

Rick Miller, Louise Dietrich, Lawrence Heffernan

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 distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the proposed variances maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

Mr. Miller was invited to discuss the application on behalf of his clients. Mr. Miller advised the Committee of a previous 1990 variance to recognize an existing undersized lot of record. The property is currently developed with an existing dwelling. His clients wish to redevelop the property with a new dwelling. The following information was discussed:

- Sheds to be removed, septic to be replaced
- Proposed new dwelling to be moved back but due to depth of lot, they can't meet min. setback
- Comments from Conservation Authority requiring new septic system
- Raised system vs standard
- DIA Permit required

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

RESOLUTION NO. 2

MOVED BY: P. Geden

SECONDED BY: Don Young

“THAT the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Louise Dietrich and Lawrence Heffernan, 1500D Peninsula Road, seeking relief from Zoning By-law 2015-30, Table 10B to reduce the Minimum Front Yard Setback from 30m to proposed 19.85m, to reduce the Minimum Rear Yard Setback from 12m to 10.23m for the dwelling and to 9.51m for the covered entrance, and to also increase the Maximum Lot Coverage permitted from 10% to 10.4% for the purpose of redeveloping the existing undersized lot of record, **BE APPROVED.**”

REASONS:

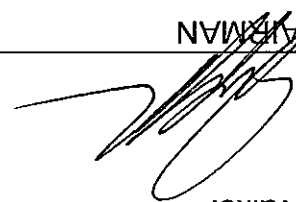
- 1) The variance is minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was no effect on the Committee's Decision from the public.

CONDITIONS:

- 1) That the applicants enter into a Site Plan Control Agreement with the City of North Bay;
- 2) That the owners obtain a permit from the Conservation Authority for the decommissioning and replacement of the septic system;
- 3) That the applicants obtain a DIA Permit from the Conservation Authority for any required work



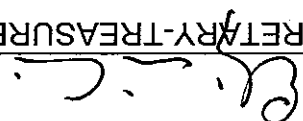
CHAIRMAN



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

CONCURRING MEMBERS

SECRETARY-TREASURER



NON-CONCURRING MEMBERS

"CARRIED"

J. Rogerson, Chairman

