

**PRESENT:** J. Rogerson  
P. Geden  
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 2466133 Ontario Inc. requesting to sever a vacant property located at 147 Oakwood for the purpose of creating two separate parcels for the construction of a semi-detached dwelling. The applicants are also requesting to sever a 3.164m parcel at the rear of the property at 147 Oakwood and add to 143 Oakwood.

**OTHERS IN ATTENDANCE:**

Paul Goodridge

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.

The Chairman invited Mr. Goodridge to discuss the application on behalf of his client. Mr. Goodridge advised as follows:

- Back at Committee with a future variance application
- Did not realize affected rear yard setback after severance
- Lot addition can be perfected
- Laneway closure
- Same ownership for both properties

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

**RESOLUTION NO. 5**

**MOVED BY: Marc Buchanan**

**SECONDED BY: Don Young**

“THAT the consent to sever application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of 2466133 Ontario Inc. requesting to sever a vacant property located at 147 Oakwood for the purpose of creating two separate parcels for the construction of a semi-detached dwelling and also requesting to sever a 3.164m parcel at the rear of the property at 147 Oakwood and add to 143 Oakwood, **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 application be submitted for the rear yard setback reduction to 7.789m for the proposed Severed Lot 2
- 4) That at a minimum, the owners obtain a building permit and that the footing/foundation system be installed prior to issuance of the Certificate of Consent.
- 5) That all conditions must be met on or before June 23, 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**

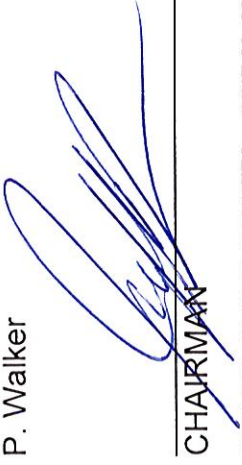
J. Rogerson, Chair

P. Geden

M. Buchanan

D. Young

P. Walker

  
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CHAIRMAN

**NON-CONCURRING MEMBERS**



SECRETARY-TREASURER