



Moved by: Brad Kneller
Seconded by: John Hetherington

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent the creation of one (1) new rural lot (Woodruff Roll #4944 010 002 23300 & #4944 010 002 23400). The property is legally described as Con. 10, Lots 24 & 25, (Chapman), in the Municipality of Magnetawan, hereinafter referred to as "the Lands";

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan supports in principle the consent application for the Lands, which is valid only for a period of six (6) months, subject to the following conditions:

- Draft copy of the deeds (with all schedules) to be approved by the Municipality prior to registration;
- A copy of the original executed transfer (deed) with all schedules be provided to the Municipality;
- Draft Reference Plan to be approved by the Municipality prior to registration. Two (2) true certified paper copies of the registered plan and an electronic version with a certification that it is a true copy be provided to the Municipality;
- Payment of all taxes, municipal, legal and planning fees associated with the processing of this application including fees under By-law 2011-11, 2011-16 and current Municipal Fees & Charges By-law including a 5% parkland dedication fee;
- Confirmation from North Bay Mattawa Conservation Authority that a sewage system can be located on each lot (severed and retained);
- That the Applicant submit a Zoning By-law Amendment to rezone the proposed Severed Lot to address the non-compliant minimum lot area requirement and enter into a Site Plan to establish a building envelope on the severed lot that is appropriately setback from the adjacent aggregate operation;
- That the Applicant obtain a Letter of Suitable Location for Entrance from the Municipality for the proposed Severed Lot;
- Confirmation that there are no livestock in the surrounding area that would have an impact on the proposed severed and retained lot with respect to the Minimum Distance Separation (MDS) requirements.
- That the Applicant gift to the Municipality of Magnetawan the portion of traveled road known as Miller Road that traverses through CON 10 Lots 24 & 25, at a minimum of 66' wide, to the satisfaction of the Municipality;
- That the Applicant agree to swap the traveled portion of Rocky Road across the north section of CON 10 Lots 24 & 25, at a minimum of 66' wide, with the Municipality for ownership over the unopened road allowance and that unopened road allowance be merged with Part 11;
- That the foregoing conditions be fulfilled within one year of the date of the notice of the decision of the Planning Board.

Carried Defeated Deferred

Sam Dunnett
Sam Dunnett, Mayor

Recorded Vote - called by:

Member of Council	Yea	Nay	Absent
Brunton, Tim			
Hetherington, John			
Kneller, Brad			
Smith, Wayne			
Mayor: Dunnett, Sam			