



RESOLUTION NO. 2023 - 266

September 13, 2023

Moved by: [Signature]

Seconded by: [Signature]

WHEREAS the Municipality of Magnetawan received a request to support an application for consent for creation of 1 new lot located at CON 1, Part Lot 9 PLAN 42R-10938 CHAPMAN Magnetawan, which is a water access lot, (WEINS 4944 010 00105250) hereinafter referred to as "the Lands";

WHEREAS the Municipal planning consultant had provided a report indicating the application was absent a Lake Capacity Study that did not consider specifics of The Lands nor did it recommend mitigation measures for the adjacent property to the west;

AND WHEREAS the Council of the Municipality of Magnetawan deferred the application until the applicant provided site specific mitigation measures for The Lands and the proposed development:

AND THEREFORE Council for the Municipality of Magnetawan has received confirmation from RiverStone Environmental Solutions Inc. site specific mitigation measures for the proposed development;

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:

- That the foregoing conditions be fulfilled within two years of the notice of decision of the Planning Board;
- 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;
- 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;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed and Retained Lots can be adequately serviced by individual on-site septic systems;
- Payment of all taxes, municipal legal fees, planning fees and fees as per the current Fees and Charges By-law, Park Land Dedication By-law and all other fees associated with the processing of this application;
- That the Applicant submit and obtain approval for a Zoning By-law Amendment to rezone the Severed lot and Retained Lot to the Shoreline Residential Exception Zoning to bring the lots into compliance with the Zoning By-law, including the application of increased setbacks (50 Meters) from the "other wetland" located on the Severed Lot;
- Applicant enter into a Limited Service Agreement with the Municipality to be registered on title;
- The Applicant enter into a Consent Agreement to be registered on title implementing the recommended measures of the RiverStone Environmental Solutions Inc. August 3, 2023 letter.

Carried Defeated Deferred

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnnett, Sam			

[Signature]
Sam Dunnnett, Mayor