



RESOLUTION NO. 2023 - 335

NOVEMBER, 15, 2023

Moved by: Brad Kneller

Seconded by: Jon Hind

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent for creation of 3 new lots located with a Registered Right of Way at 79 Whalley Lake Road which is a private road, Magnetawan (Davidson 4944 030 0021020000). The property is legally described as CON 9 PT Lots 2 and 3 Plan 256 Lot 1 to 14, 16,19,25 to 27, 53, 65 to 69, 71, 72, 74, 75, 77, 78, 80, 81, 84 Township of Chapman hereinafter referred to as "the Lands";

WHEREAS the Municipal planning consultant has provided a report in support of the application with conditions;

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 for the proposed sever lots and proposed easement prepared by an Ontario Land Surveyor with a certification that it is a true copy be provided to the Municipality for review and approval which conforms substantially with the application as submitted;
- 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 apply for civic numbers for the retained and severed lots;
- The entering into a Site Plan Agreement, to be registered on title, with the Municipality to implement the recommended measures contained in the Planning Reports/Studies/Public Consultation for the proposed Severed and Retained Lots;
- That a Zoning By-law Amendment be submitted to rezone to implement the recommendations of the Scoped Environment Impact Study by Fri Ecological Services dated July 2023;
- That the Applicant enter into a Limited Service Agreement with the Municipality to be registered on title;

Sam Dunnett  
Sam Dunnett, Mayor

Carried  Defeated  Deferred

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