



RESOLUTION NO. 2024 - 253

SEPTEMBER 4, 2024

Moved by: [Signature]
Seconded by: [Signature]

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent for creation of 1 new lot located at CON 14, Part Lot 13 PLAN 42R-2703 Part 8&13 SPENCE Magnetawan, which is a private road, (Cordua 4944 040 007124800) hereinafter referred to as "the Lands";

AND WHEREAS the applicant seeks to create one new lot which will have 80m (+/-) shoreline frontage, with a depth of 62 m (+/-), and an area of .47ha (+/-). The retained lot will have an approximate depth of 62m (+/-) and an area of 0.91ha (+/-) to which Council for the Municipality of Magnetawan provided a support in principle Resolution #2023-215;

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

NOW THEREFORE BE IT RESOLVED THAT the Committee of Adjustment for the Municipality of Magnetawan supports the consent application for the Lands subject to the following conditions:

- That the foregoing conditions be fulfilled within two years of the notice of decision;
- 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 Lot 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 undertake and submit a Lake Capacity Study (Water Quality) that demonstrates there is development capacity on Bells Lake to support the proposed development and demonstrates mitigation measures if required for the proposed severed parcel;
- That the Applicant undertake and submit an Environmental Impact Study to review the deer wintering habitat and any other natural heritage features (if identified), and to establish suitable building site and dock envelope along with any mitigation measures to be completed on the severed lot;
- That the Applicant enter into a Development Agreement with the Municipality to be registered on title to address mitigation measures and recommendations contained in both the Lake Capacity Study and Environmental Impact Study.
- That the Applicant enter into a Limited-Service Agreement with the Municipality to be registered on title;
- That the Applicant submits a Zoning By-law Amendment to rezone the severed lot to address the non-compliant minimum lot area and frontage requirement within the Shoreline Residential designation.

Carried _____ Defeated _____ Deferred _____

[Signature]
Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

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