



RESOLUTION NO. 2024- 278

SEPTEMBER 25, 2024

Moved by: Brad Kneller

Seconded by: John Hetherington

WHEREAS the Municipality of Magnetawan received a request to support an application for consent for creation of one (1) new lot at Concession 8 PT Lot 18 42R-11003 Part 15 & 19 together with a right-of-way Township of CROFT (5993B Highway 124) Magnetawan, located on White's Road which is a privately owned and privately maintained road (Jolic 4944 030 0021020000) hereinafter referred to as "the Lands";

AND WHEREAS the applicant seeks to create a new lot which will have 94.3m (+/-) shoreline frontage and an area of 1.5ha (+/-). The retained lot will have 103m (+/-) of shoreline frontage and an area of 1.5ha (+/-) to which Council for the Municipality of Magnetawan provided a support in principle Resolution #2023-233;

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 for the proposed severed lot 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;
- Confirmation from the Ministry of Transportation of an entrance permit or access review if required for the severed lands;
- The Applicant create a legal-right-of way to the severed lot from the existing private road known as White's Road;
- 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;
- Entering into a Site Plan Agreement, to be registered on title, with the Municipality to implement the recommended measures contained in the Planning;
- That the Applicant enter into a Limited-Service Agreement with the Municipality to be registered on title.

Carried  Defeated  Deferred

Recorded Vote Called by: \_\_\_\_\_

Sam Dunnett, Mayor

Recorded Vote

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