



Municipality of Magnetawan

RESOLUTION NO. 2024 - 92

APRIL, 10, 2024

Moved by: Brad Kneller

Seconded by: [Signature]

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent for creation of one new lot located at 46 Thompson Road which is a municipal road, Magnetawan (Stevenson 4944 010 0031080000). The property is legally described as Con B Lot 91 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 severed lot be 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;
- That the applicant establish separate potable water supplies to service the residential building on the proposed severed lot and retained lot;
- 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 receive confirmation of a suitable entrance from the Municipality of Magnetawan;
- That a Zoning By-law Amendment be submitted to rezone to demonstrate the existing development and the proposed lots comply with the Zoning By-law and all applicable legislation and Building Code as applied;
- 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;
- That the applicant apply for and be approved for all required building permits for the retained and proposed severed lot;
- That the applicant provide confirmation to the satisfaction of the Municipality the existing shed has been relocated and complies with the minimum standards of the Zoning By-law.

Carried Defeated Deferred

[Signature]
Sam Dunnett, Mayor

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