

Moved by: Bishop

Seconded by: John Hetherington

**WHEREAS** the Municipality of Magnetawan has received a request to support an application for consent for creation of one new lot located at Miller Road which is a municipal maintained road, (Woodruff 4944 010 00223400). The property is legally described as Con 10 PT Lots 24 and 25 PT RD ALLOW AND 42R21817 PARTS 12 AND 11 Township of Chapman, Magnetawan 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 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 of the Committee of Adjustment;
- 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 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 receive confirmation from the Municipality of a suitable location for an entrance to the severed lot;
- That a Zoning By-law Amendment be submitted to rezone the proposed severed lot to comply with the minimum lot size and minimum lot frontage.

Carried  Defeated  Deferred

Sam Dunnett  
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			