

Moved by: Bishop

Seconded by: Jon

**WHEREAS** the Municipality of Magnetawan has received a request to support an application for consent to create 1 new lot located on 15th/16th Side Road, which is a year round municipally maintained road, Magnetawan (Stockdale 4944 030 00412001). The properties are legally described as Croft CON 5 PT LOT 15, hereinafter referred to as "the Lands";

**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 in principle 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 Plans to be approved by the Municipality prior to registration;
- Two (2) true certified paper copies of the registered plans and electronic versions for the proposed severed lots 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 applications 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 transfers (deeds) with all schedules be provided to the Municipality;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed and Retained 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 these applications;
- That the Applicant receive confirmation from the Municipality of a suitable location for an entrance to the Severed and Retained lots from 15th/16th Side Road;
- That the Applicant apply for and be approved for a Zoning Amendment to rezone the proposed severed lot from Rural to Rural Residential to bring the proposed Severed Lot into compliance with the Zoning By-law.

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			