



RESOLUTION NO. 2025- 208

AUGUST 13, 2025

Moved by: Brad Kneller

Seconded by: John Hetherington

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent to create 2 new lots located on Ahmic Lake Road which is a municipally maintained road, (Winterton 4944 030 00403600). The property is legally described as CON 2 LOT 11, being in the former Township of Croft hereinafter referred to as "the Lands";

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

AND WHEREAS the foregoing conditions be fulfilled within two years of the notice of decision of the Committee of Adjustment;

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:

- 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 Lots and the 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 these applications;
- That the Applicant receive confirmation from the Municipality of a suitable location for an entrance to the severed and retained lots from Ahmic Lake Road;
- That the Applicant apply for and be approved for a Zoning By-law Amendment to rezone the proposed severed lots and retained from Rural to Rural Exception Zone to bring the lots into compliance with Zoning By-law and to rezone the lands within 50 metres of the Other Wetland feature to the Environmental Protection Zone;
- The Applicant transfer the 66 foot allowance inclusive of Ahmic Lake Road on the subject lands to the Municipality at no cost to the Municipality.

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			