



RESOLUTION NO. 2025- 209

AUGUST 13, 2025

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**WHEREAS** the Municipality of Magnetawan has received a request to support two applications for consent to facilitate lot additions to lands on Rhodes Island which are water access lots, (Daly 4944 030 00104000). The property is legally described as Plan 139 LOT 1 to 5, 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 include existing setbacks;
- 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;
- 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;
- The Applicant demonstrate compliance with the current minimum setbacks in the Zoning By-law following the preparation of the draft survey and if not submit an application to address the deficiencies;
- The Applicant provide a copy of an agreement demonstrating there are sufficient facilities for private mainland parking and docking is available;
- The Applicant enter into a Limited-Service Agreement to be registered on title for the severed and retained lands.

Carried ☒ Defeated ☐ Deferred ☐

\_\_\_\_\_  
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			