



Municipality of
Magnetawan

RESOLUTION NO. 2025-

295

NOVEMBER 19, 2025

Moved by:

Brad Kneller

Seconded by:

John Hetherington B. Bishop

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent to create 2 new lots located on Shadows End Lane which that portion is a privately maintained municipally owned road, (Blyth 4944 030 00220100). The property is legally described as CON 9LOT 15, being in the former Township of Croft hereinafter referred to as "the Lands"; **AND WHEREAS** the consent application is to create two new lots. There are two natural severances on this property. **AND WHEREAS** the parcel naturally severed due to the Magnetawan River will receive access from a separate parcel that will have a maximum width between 10 to 20 metres, between the boundary of the Severed Lot 1 and Severed Lot 2 for the purpose of mainland parking and docking; **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 all the proposed Severed 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 enter into a Limited Service Agreement to be registered on title;
- That the Applicant receive confirmation from the Municipality of a suitable location for an entrance to the severed lots from Shadow's End Lane municipally owned and privately maintained road;
- The Applicant enter into a Road Use Agreement for the maintenance of Shadow's End Lane;
- That the owner enter into a Section 118 Agreement tying the naturally severed parcel by the Magnetawan River to the newly created parcel for the purpose of mainland parking and docking;
- That the owner enter into a Consent Agreement to implement the recommendations within the Environmental Impact Study prepared by Terrastory Environmental Consulting Inc. dated September 15, 2025;
- That the Applicant apply for and be approved for a Zoning By-law Amendment to complete the following:
 - a. Implement zoning restrictions as outlined in the Environmental Impact Study, prepared by Terrastory Environmental Consulting Inc. dated September 15, 2025;
 - b. Apply site-specific zoning provisions to the parcel being used to access to the property on the naturally severed due to the Magnetawan River;
 - c. Apply dock provisions for the shoreline lots, including but not limited to a maximum size to ensure no issues with navigability on the Magnetawan River.
 - d. Ensure all proposed lots meet the requirements of the Zoning By-law.

Carried ☒ Defeated ☐ Deferred ☐

Recorded Vote Called by: _____

Recorded Vote

Sam Dunnett
Sam Dunnett, Mayor

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