

Moved by: BishopSeconded by: John Hind

**WHEREAS** the Municipality of Magnetawan has received a request to support an application for consent to create 2 new lots located Miller Road which is a Municipally maintained and owned road, (Schell 4944 010 00211400). The property is legally described as CON 9 PT LOT 25, being in the former Township of Chapman hereinafter referred to as "the Lands";

**AND WHEREAS** the Planners' Report dated November 19<sup>th</sup>, 2025 from MHBC, showcases Staff comments pertaining to concern regarding suitable location for an entrance for the proposed severed lot 2 being located due to the natural elevations of Miller Road;

**AND WHEREAS** Municipal Staff have provided correspondence via email to the applicant identifying the concern and subsequent possible need to modify the lot dimensions of the proposed severed lot 2 to accommodate a suitable entrance wherein a "buildable lot" will be supported;

**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;
- That the Applicant receive confirmation from the Municipality of a suitable location for an entrance to the severed lots from Miller Road which is a municipally owned and maintained road;
- That the Applicant adjust the proposed severed lot 2 if required to accommodate a suitable entrance at the approval of the Public Works Superintendent;
- That that applicant apply for and be approved for a Zoning Amendment to rezone the proposed severed lots in order to comply with the current Zoning By-law;

Carried ☒ Defeated ☐ Deferred ☐

Recorded Vote Called by: \_\_\_\_\_

  
Sam Dunnett, Mayor

## Recorded Vote

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