

Moved by: [Signature]

Seconded by: [Signature]

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent to create 2 new lots located on River Road which is a municipal road, Magnetawan (Name 4944 010 00207800000). The property is legally described as CON 8 PT LOT in the former Township of Chapman hereinafter referred to as "the Lands";

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 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 Plan to be approved by the Municipality prior to registration;
- Two (2) true certified paper copies of the registered plan and an electronic version for the proposed severed lot 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 application 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 transfer (deed) with all schedules be provided to the Municipality;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed Lot 1 and the Severed Lot 2 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 conformation from the Municipality of a suitable location for an entrance to the severed lots from River Road;
- That a Zoning By-law Amendment be submitted to rezone the proposed Retained Lot to comply with the minimum lot size and minimum lot frontage in the Zoning By-law for the Rural Residential (RR) Zone.
- That any portion of the travelled road (River Road) be surveyed and dedicated to the Municipality, to the satisfaction of the Municipality.

Carried ✓ Defeated _____ Deferred _____

[Signature]
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			