



MAY 6, 2026

RESOLUTION NO. 2026-111

Moved by: Brad Kneller

Seconded by: John Hetherington

**WHEREAS** the Municipality of Magnetawan passed Resolution #2025-295 supporting a request to create two new lots located on Shadows End Lane which is a privately maintained municipally-owned road (Blyth 4944 030 00220100), legally described as CON 9LOT 15, being in the former Township of Croft hereinafter referred to as "the Lands";

**AND WHEREAS** the consent application included two natural severances one of which is due to the Magnetawan River and one due to Moonwing Road;

**AND WHEREAS** the parcel naturally severed due to the Magnetawan River received support to create mainland parking and docking via a separate parcel with a width of 10 metres being subject to a Section 118 *Planning Act*, located between the boundary of the Severed Lot 1 and Severed Lot 2;

**AND WHEREAS** the Committee of Adjustment supports the creation of a registered easement over Severed Lot 2 for the purpose of mainland parking and docking for the naturally severed lands due to the Magnetawan River;

**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 Applicant's Solicitor establish a registered easement over the identified 10m wide Part 2 as shown on the draft survey supplied by IBW Surveyors encompassed with severed lot 2, for the sole 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 dock provisions for all shoreline lots, including but not limited to a maximum size to ensure no issues with navigability on the Magnetawan River.
  - c. Ensure all proposed lots meet the requirements of the Zoning By-law.

Sam Dunnett, Mayor

Carried  Defeated  Deferred

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

Recorded Vote

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