



RESOLUTION NO. 2026-168

JULY 08, 2026

Moved by: Bishop

Seconded by: Jim Hetherington

**WHEREAS** the Municipality of Magnetawan passed Motion #2025-209 supporting two Consent applications facilitating lot additions to lands on Rhodes Island which are water access lots, (Daly 4944 030 00104000). The property is legally described as Plan 139 LOTS 1 to 5, being in the former Township of Croft hereinafter referred to as "the Lands";

**AND WHEREAS** the Municipal planning consultant provided a report in support of the application with conditions;

**AND WHEREAS** the applicant's agent (EJ Williams Surveying Limited) has requested a change in condition to facilitate underground utility easements over the proposed retained Lot 1 and benefitting Lot 2;

**NOW THEREFORE BE IT RESOLVED THAT** the Committee of Adjustment for the Municipality of Magnetawan considers this change in condition minor in nature 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;
- Easements for underground utilities registered on title for Lot 1 and benefitting Lot 2.

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 |     |     |        |