



RESOLUTION NO. 2026-

191

JULY 29, 2026

Moved by: [Signature]

Seconded by: [Signature]

WHEREAS the Municipality of Magnetawan has received a reapplication (B001-24) to support an application for consent for creation of 3 new lots located at 79 Whalley Lake Road which is a private road, Magnetawan (Davison 4944 030 0021020000). The property is legally described as CON 9 PT Lots 2 and 3 Plan 256 Lot 1 to 14, 16, 19, 25 to 27, 53, 65 to 69, 71, 72, 74, 75, 77, 78, 80, 81, 84 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 in principle the consent application creating Severed Lot 1 with 90m of frontage and a lot area of 3.1ha+/-, severed Lot 2 a frontage of 90m and a total area of 3.4, severed Lot 3 a frontage of 90m and a total area of 3.6 with the retained lands having 190m of frontage and 20ha of total lot area, subject to the following conditions:

- That the foregoing conditions be fulfilled within two years of the notice of decision;
- 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 sever and retained lots be 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 application as submitted;
- Draft copy of the deeds (with all schedules) showing a registrable description of the proposed lots and easements 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 and 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 this application;
- That the Applicant apply for civic numbers for the retained and severed lots;
- The entering into a Consent Agreement, to be registered on title, with the Municipality to implement the recommended measures contained in the Scoped Environment Impact Study by Fri Ecological Services dated July 2023 for the proposed Severed and Retained Lots;
- That a Zoning By-law Amendment be submitted to implement the recommendations of the Scoped Environment Impact Study by Fri Ecological Services dated July 2023 rezoning the proposed lots to Residential Shoreline (RS) and to expand the Environmental Protection Zone as recommended;
- That the Applicant enter into a Limited Service Agreement with the Municipality to be registered on title.

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			