

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie St - P. O. BOX 310  
SOUTH RIVER, ON P0A 1X0  
705-386-2573

Wednesday June 14, 2023

Applicant (s): Yang Zhad  
Yiyun Zhang  
C/O John Jackson  
1 Mall Drive, Unit 2  
Parry Sound ON P2A 3A9

Dear Yang Zhad & Yiyun Zhang

**Re: FILE B005/23 Magnetawan**

In compliance with Section 53 of the Planning Act, Revised Statutes of Ontario 1990, Chapter P13, we enclose the notice of decision of the Central Almaguin Planning Board with regard to the above noted File(s).

Please be advised that the last day for filing an appeal is **July 4, 2023, before 4:00 pm.**

The decision of the Board will become final and binding when the final date for appeal has passed and no appeal has been filed, unless the consent was granted with condition(s). On a consent granted, before the deeds can be stamped, proof in writing must be submitted to the Secretary-Treasurer showing that all condition(s) imposed by the Board have been dealt with in a manner satisfactory to the appropriate authority. In accordance with Section 53(41) of the Planning Act, if the condition(s) imposed by the Board have not been fulfilled within two years of the date of mailing of the notice of decision, the consent lapses.

In accordance with Section 53(24) of the Planning Act, you will be entitled to received notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Section 53 of the Planning Act outlines the appeal process. If a person or public body that files an appeal of the decision of the Central Almaguin Planning Board in respect of the proposed consent does not make written submissions to the Planning Board before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Yours truly,



Christine Hickey  
Secretary – Treasurer  
Central Almaguin Planning Board

## NOTICE OF DECISION

Central Almaguin Planning Board  
63 Marie St., P. O. Box 310  
South River, ON POA 1X0

### RE: FILE B005/23 Magnetawan

In the Matter of the Planning Act: R.S.O. Chapter P13 and  
In the Matter of an Application for consent on behalf of

Applicant (s): Yang Zhad & Yiyun Zhang  
C/O John Jackson  
1 Mall Drive, Unit 2  
Parry Sound, ON P2A 3A9

Type of Transaction for which Application for Consent is being made:

<input checked="" type="checkbox"/> ( X ) New Lot(s)	<input type="checkbox"/> ( ) Easement or Right-of-way
<input type="checkbox"/> ( ) Lot Addition	<input type="checkbox"/> ( ) Mortgage Discharge
<input type="checkbox"/> ( ) Title Correction	<input type="checkbox"/> ( ) Other

LOCATION: Concession 6, Part Lot 34, with a municipal address of 597 Fords Road, Township of Magnetawan, District of Parry Sound.

Subject of Application: to create three (3) new lot which will be:

Lot 1: 111m (+/-) Water Frontage with a Depth of 329m (+/-) and an area of 1.0ha (+/-), with 118m (+/-) of access from Fords Road.

Lot 2: 110m (+/-) Water Frontage with a Depth of 338m (+/-) and an area of 1.0ha (+/-), with 76m (+/-) of access from Fords Road.


Lot 3: 95m (+/-) Water Frontage with a Depth of 393m (+/-) and an area of 1.0ha (+/-), with 46m (+/-) of access from Fords Road.

Retained lot will be an area of 1.0ha (+/-)

DECISION:        Approved

The Above Decision is subject to the attached conditions:

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Secretary – Treasurer

Date of Decision – June 7, 2023

Date of Mailing – June 14, 2023

Applicant (s): Yang Zhad & Yiyun Zhang  
C/O John Jackson  
1 Mall Drive, Unit 2  
Parry Sound, ON P2A 3A9

File #B005/23 Magnetawan

Location: Concession 6, Part Lot 34, with a municipal address of 597 Fords Road, Township of Magnetawan, District of Parry Sound.

Decision Date: **June 7, 2023**

The Conditions to the Granting of Consent for File B005/23 Magnetawan which must be **fulfilled within Two Years** from the date of this letter are set out below. Conditions must be fulfilled prior to Final Consent and Stamping of the Deeds

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CONDITIONS

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That this approval applies to create three (3) new lots which will have:

Lot 1: 111m (+/-) Water Frontage with a Depth of 329m (+/-) and an area of 1.0ha (+/-), with 118m (+/-) of access from Fords Road.

Lot 2: 110m (+/-) Water Frontage with a Depth of 338m (+/-) and an area of 1.0ha (+/-), with 76m (+/-) of access from Fords Road.

Lot 3: 95m (+/-) Water Frontage with a Depth of 393m (+/-) and an area of 1.0ha (+/-), with 46m (+/-) of access from Fords Road.

Retained lot will be an area of 1.0ha (+/-)

That the Applicant (s) shall have the following documents delivered to the Secretary-Treasurer of the Central Almaguin Planning Board for the transaction described above:

- a) One photocopy of the executed Transfer/Deed of Land form for our records;
- b) A Planning Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on Page 1 of the Transfer/Deed of Land form – Transferor and Transferee; and
- c) A Reference Plan of Survey (if required) which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which consent approval relates or a legal description acceptable to the Land Registry Office for registration and certification
- d) All conditions must be met before deeds can be stamped and final approval given.
- e) That the applicant(s) shall remit the Finalization Fee of **\$100 – certified cheque or money order** for each separate transfer document to the Central Almaguin Planning Board prior to finalization of the consent.

The Township of Magnetawan requires:

- f) Draft Reference Plan of the proposed severed lots and proposed easements be provided to the Municipality for approval prior to registration;
- g) Two (2) true certified paper copies of the registered plan and an electronic version with a certification that it is a true copy be provided to the Municipality;

- h) Draft copy of the deeds (with all schedules) to be approved by the Municipality prior to registration;
- i) A copy of the original executed transfer (deed) with all schedules be provided to the Municipality;
- j) 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;
- k) Payment of all taxes, municipal legal and planning fees associated with the processing of this application, including a park land dedication fee per new lot created;
- l) That the Applicant received written acknowledgment from the Municipality that there is a suitable location for entrance on all the lots;
  
- m) The entering into a Development Agreement between the applicant and the Municipality to implement the recommended measures contained the Planning Report/Studies/Public Consultation for the proposed Severed and Retained Lots;
- n) That a Zoning By-law Amendment be submitted to rezone to implement the recommendations of the Environmental Impact Study completed for this application;
- o) That the Applicant enter into a Limited Service Agreement with the Municipality to be registered on title;

It is the Applicants and/or Agents responsibility to fulfill the conditions of consent approval **within Two Years of the date of this letter** pursuant to Section 53(41) of the Planning Act. If the Conditions of consent approval are not fulfilled within Two Years of the date of this letter and the applicant is still interested in pursuing the proposal, a New Application will be required to proceed.

**The following NOTES** are for your information:

1. The required Transfer/deed of land form and schedule page shall contain a complete and accurate legal description. The Certificate of Consent will be affixed to the completed Schedule Page. For this reason, the names of the parties also must be set out on the Schedule Page, so that the consent may be properly related to the intended conveyance. Inaccuracies or omissions with regard to the legal description in the Transfer/Deed of Land form, the Schedule page or the survey plan will result in the documents being returned without consent.
2. Prior to the installation of a subsurface sewage system, a Certificate of Approval shall be obtained from the North Bay-Mattawa Conservation Authority. Applications may be obtained from your municipal office or the Authority's office at 15 Janey Dr. North Bay, On P1C 1N1 or call 705 474 5420
3. All buildings shall comply with the Ontario Building Code, those in unorganized townships can make inquiries to the Ontario Buildings Branch, Ministry of Housing 2<sup>nd</sup> Floor, 777 Bay St. Toronto On M5G 2E5.