

CENTRAL ALMAGUIN PLANNING BOARD  
63 Marie St - P. O. BOX 310  
SOUTH RIVER, ON P0A 1X0  
705-386-2573 - FAX 386 - 0702

Wednesday, April 21, 2021

Darren Bechtel  
c/o Planscape (Rick Hunter)  
104 Kimberley Avenue  
Bracebridge, ON  
P1L 1Z8

**Re: FILE B005/21 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 **May 12, 2021, before 2 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 one year 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 states that the applicant, the Minister and every agency or other person to whom notice of decision was sent may appeal the decision of the Board not later than 20 days after giving notice under subsection (17) is completed, appeal the decision to the Ontario Municipal Board or where the aforementioned persons/agency to whom notice of the decision was sent, are not satisfied with the condition(s) they may appeal not later than 20 days of the date of the decision to the Ontario Municipal Board. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group. The Notice of Appeal, setting out written reasons in support of the appeal, is to be filed with the Secretary-Treasurer, accompanied by a Fee in the form of a cheque or money order payable to the Ontario Minister of Finance. The fee is \$125 for the each application to be appealed. The appeal will be forwarded to the Ontario Municipal Board and the applicant or agent will receive any further notice about the appeal directly from the Ontario Municipal Board.

Yours truly,

  
Susan L. Arnold

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

B005/21 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

Darren Bechtel  
c/o Planscape (Rick Hunter)  
104 Kimberley Avenue  
Bracebridge, ON  
P1L 1Z8

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

- |                                                |                                                   |
|------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> 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: Con 1, Part Lot 10, Township of Magnetawan, District of Parry Sound

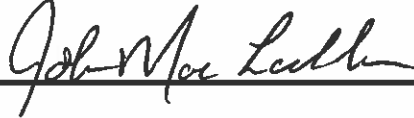
Subject of application is to create two (2) new lots which will have:

Lot 1: 185.0m (+/-) Frontage X Irregular (+/-) Depth with an area of 2.9ha (+/-); and  
Lot 2: 86.0m (+/-) Frontage X Irregular (+/-) Depth with an area of 3.7ha (+/-) and  
retaining 88.6m Frontage (+/-) X 393.7m Depth (+/-) with an area of 6.7ha

DECISION: Approved

The Above Decision is subject to the attached conditions:

Chairman



Date of Decision – April 21, 2021

Date of Mailing – April 21, 2021

Secretary – Treasurer



Darren Bechtel  
c/o Planscape (Rick Hunter)  
104 Kimberley Avenue  
Bracebridge, ON  
P1L 1Z8

File #B005/21 Magnetawan

Location: **Con 1, Lot 10, Township of Magnetawan, District of Parry Sound.**

Decision Date: **April 21, 2021**

The Conditions to the Granting of Consent for File B005/21 Magnetawan which must be fulfilled within One Year 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 two (2) new lots which will have:

Lot 1: 185.0m (+/-) Frontage X Irregular (+/-) Depth with an area of 2.9ha (+/-); and  
Lot 2: 86.0m (+/-) Frontage X Irregular (+/-) Depth with an area of 3.7ha (+/-);  
and retaining 88.6m (+/-) Frontage X 393.7m (+/-) Depth with an area of 6.7ha (+/-).

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 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 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 legal description acceptable to the Land Registry Office for registration and certification.

d) The Municipality requires all conditions as per Resolution 2020-181 dated July 15, 2020 with the following being among those listed:

- \* 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;
- \* 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 with a certification that is a true copy be provided to the municipality.
- \* Payment of all taxes, municipal, legal and planning fees associated with the processing of this application including fees under By-law 2011-11, 2011-16 and current Municipal Fees & Charges By-law including a 5% parkland dedication fee;
- \* Confirmation from North Bay Mattawa Conservation Authority that a sewage system can be located on each lot (severed and retained)
- \* A site plan entered into to, which will be registered on title, to implement the recommended measures contained in the Lakeshore Capacity and Fish Habitat Assessment for Horn Lake prepared by Hutchison Environmental Sciences Ltd and dated May 1, 2018, including shoreline vegetation protection areas and dock locations; and establish the location of suitable building envelopes above the applicable flood elevation to the satisfaction of the municipality and the North Bay Mattawa Conservation Authority and to recognize that the lots are not eligible for additional lot creation.

- \* That the Applicant enter into a Limited Service Agreement with the Municipality to be registered on title
- \* That the Applicant provide a copy of an agreement demonstrating there are sufficient facilities for private mainland parking and docking available

\* That the foregoing be fulfilled within one year of the date of the Notice of Decision of the Planning Board

- e) Written confirmation from the municipality to the CAPB be provided that the municipal conditions have been met;
- f) **All Conditions** must be met before the deeds can be stamped and final approval given.

g) 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.

It is the Applicants and/or Agents responsibility to fulfill the conditions of consent approval **within One Year 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 One Year 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.