



MUNICIPALITY OF MAGNETAWAN
COMMITTEE OF ADJUSTMENT
DECISION OF CONSENT WITH REASONS
AUTHORIZED UNDER SECTION 45 (8) OF THE PLANNING Act, R.S.O 1990 c.P13

FILE NO. B07/2025 Blyth

Subject of Application: to create two (2) new lots

Date of Decision: November 19, 2025

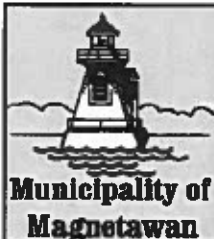
The Application submitted by Gary Blyth to create two (2) new lots. The subject lands are located at CON 9, Lot 15 Croft Township in the Municipality of Magnetawan, which is located on a privately maintained Municipally owned road known as Moonwing Road (Roll 4944 030 000220100).

The Application will result in lot one having a total of 110m (+/-) of shoreline frontage and a total lot area of 1.8 ha (+/-); lot 2 will have a total of 90m (+/-) of shoreline frontage and a total lot area of 2.5ha (+/-). The retained lands will have a total lot shoreline frontage of 412m (+/-) and a total lot area of 27ha (+/-).

The proposed consent application conforms to the Municipality of Magnetawan's Official Plan, Zoning By-law and the Provincial Planning Statement.

Decision: Approved with 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 owner enter into a Section 118 Agreement tying the naturally severed parcel by the Magnetawan River to the newly created parcel for the 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 site-specific zoning provisions to the parcel being used to access to the property on the naturally severed due to the Magnetawan River;
 - c. Apply dock provisions for the shoreline lots, including but not limited to a maximum size to ensure no issues with navigability on the Magnetawan River.
 - d. Ensure all proposed lots meet the requirements of the Zoning By-law.



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CERTIFICATION

(The Planning Act, R.S.O. 1990 c. p. 13 s. 45 (10))

I, **Erica Kellogg**, Deputy Clerk of the Municipality of Magnetawan, hereby certify that the above is a true copy of the decision of Council with respect to the application recorded herein. Dated this 20th day of November 2025.


Erica Kellogg, Deputy Clerk – Planning and Development
Municipality of Magnetawan

The last date that this decision may be appealed to the Ontario Land Tribunal is December 10th, 2025 at 4:30pm.

NOTICE OF LAST DAY OF APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT)

The Planning Act, R.S.O. 1990, as amended, Section 45(12)

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee of Adjustment by filing a notice of appeal with the Deputy Clerk – Planning and Development either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Magnetawan [Municipality of] as the Approval Authority or by mail to the address on the Notice of Passing no later than 4:30 p.m. on or before the last day of appeal. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@magnetawan.com.

Note: In accordance with Section 45(12) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within twenty days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary.