

On Desk
Davison Consent

From: Grace Dubay <dubay.grace.kerri@gmail.com>

Sent: July 28, 2026 8:53 AM

To: Erica Kellogg <ekellogg@magnetawan.com>

Subject: 79 West Whalley Lake Road

Dear Ms. Kellogg

I am writing regarding the Davison Consent Application for 79 West Whalley Lake Road.

After reviewing the public notice and the conceptual sketch, I understand that the application is proposing the creation of three new shoreline lots. My concern is not with those three proposed lots themselves, but with what appears to be additional lot lines shown on the conceptual sketch and whether they could allow for further development of the property in the future.

Could you please clarify the following:

- * Do the additional lot lines shown on the conceptual sketch represent existing lots, or are they simply part of the property's legal description?
- * Once this application is complete, would the retained lands be eligible for any additional severances or future subdivision?
- * Is Municipal staff recommending any conditions that would prevent further incremental subdivision or shoreline development beyond the three lots currently being proposed?

If the Committee is inclined to approve the application, I respectfully ask that consideration be given to conditions that provide certainty about the future development of the retained lands, such as:

- * Requiring any future severance or subdivision proposals to go through a new public planning process.
- * Confirming, where appropriate, how the retained lands will be treated for future planning purposes.
- * Including any other planning conditions that would help ensure the development of this property does not expand beyond what has been presented to the public through this application without further notice and review.

My intention is simply to better understand the proposal and to ensure that any approval reflects what has been presented to the public. I would appreciate clarification on whether the property could be further divided in the future or whether this application is intended to represent the full extent of the proposed development.

Thank you for your time and consideration. I appreciate any clarification the Municipality can provide and ask that these concerns be taken into account during the Committee's review.

Sincerely,