



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. B02-26 Davison

Subject of Application: to create three (3) new lots

Date of Decision: July 29th, 2026

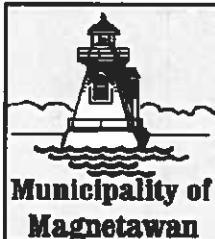
The Application submitted by Graeme Huizinga from Tulloch, on behalf of the property owners Lee Davison et al to create three (3) new lots. The subject lands located at 79 Whalley Lake Road which is a private road, in the Municipality of Magnetawan (4944 030 0021020000). The property is legally described 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".

The Application will result in 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.

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;

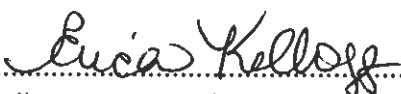
- That the foregoing conditions be fulfilled within two years of the notice of decision;
- Draft Reference Plan to be approved by the Municipality prior to registration;
- Two (2) true certified paper copies of the registered plan and an electronic version for the proposed sever and retained lots be 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.



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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 30th day of July, 2026.


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 August 18th, 2026 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.