

Applicant (s): John L Harris & Shirley Sutton
24 Davidson Rd
Aurora, ON
L4G 2B1

File #B015/20 Magnetawan

Location: Con 4, Lots 14 & 15, Registered Plan PSR 1413, Part 1, Parcel Number 21081 SS, Township of Magnetawan, District of Parry Sound.

Decision Date: **March 17, 2021**

The Conditions to the Granting of Consent for File B015/20 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

CONDITIONS

That this approval applies to create one (1) new lot which will be 100m (+/-) Frontage X 120m (+/-) Depth with an area of 1.2ha (+/-) and retaining 167m (+/-) Frontage X 615m (+/-) Depth with an area of 15.6ha (+/-).

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) **The municipality requires a copy of the Deed/Transfer (with all schedules) to be approved by the Municipality prior to registration; a copy of the registered 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 certificate 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 be paid in full; Confirmation from North Bay Mattawa Conservation Authority that a sewage system and individual on-site water systems can be located on each lot (severed and retained); A site plan be entered into to, which will be registered on title, to establish the location of a suitable building envelope to the satisfaction of the Municipality and to ensure the existing vegetation will be retained; Approval of a Zoning By-law Amendment for the severed lot to bring it into compliance with the Zoning By-law recognizing the severed lot's deficient lot frontage; Confirmation from Public Works Superintendent that there is a suitable entrance location. Written confirmation from the municipality must be provided to the Planning Board that all municipal conditions have been met.**
 - e) All conditions must be met before the deeds can be stamped and final approval given.
2. 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.
 3. 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:

4. 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.

NOTICE OF DECISION

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

B015/20 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

John L Harris & Shirley Sutton
24 Davidson Rd
Aurora, ON
L4G 2B1

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 – |

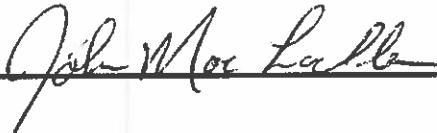
LOCATION: Con 4, Lots 14 & 15, Registered Plan PSR 1413, Part 1, Parcel Number 21081 SS,
Township of Magnetawan, District of Parry Sound.

Subject of Application: to create a new lot which will have 100m (+/-) Frontage X 120m (+/-)
Depth and an area of 1.2ha (+/-) and retaining 167m (+/-) Frontage X 615m (+/-) Depth with an area of
15.6ha (+/-).

DECISION: Approved

The Above Decision is subject to the attached conditions:

Chairman



Date of Decision – March 17, 2021

Date of Mailing – March 18, 2021

Secretary - Treasurer



CENTRAL ALMAGUIN PLANNING BOARD

63 Marie St - P. O. BOX 310

SOUTH RIVER, ON P0A 1X0

705-386-2573 - FAX 386 - 0702

Wednesday, March 17, 2021

Applicant (s): John L Harris & Shirley Sutton

24 Davidson Rd

Aurora, ON

L4G 2B1

Dear Mr. Harris;

Re: FILE B015/20 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 **April 7, 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 Local Planning Appeal Tribunal 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 Local Planning Appeal. 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 Local Planning Appeal Tribunal may dismiss the appeal. The LPAT Appellant Form must be filed with the Environment and Land Tribunals Ontario Local Planning Appeal Tribunal. The fee is \$400 for the each type of appeals being filed.

Yours truly,



Susan L. Arnold

Secretary – Treasurer

Central Almaguin Planning Board