
To:	Stephanie Sharp – Marie Poirer Planning & Associates Inc.
From:	Jamie Robinson, Partner Jonathan Pauk, Planner
Date:	March 21, 2022
MHBC File:	12153CD
Subject:	Notice of Incomplete Application - Part Lot 9 Concession 1, Chapman Part 1, 42R10938, Municipality of Magnetawan

This memorandum has been prepared in response to the Consent Application submitted to the Municipality of Magnetawan for the subject property located at Part Lot 9 Concession 1, Chapman Part 1, 42R10938 PCL 23503.

The Municipality of Magnetawan is in receipt of the proposed consent application to facilitate the creation of one new shoreline residential lot. The application that has been submitted is incomplete. The application does not include the information required by the Municipality's Official Plan.

In support of the application, the Applicant has submitted a Lake Capacity Assessment prepared for another property and consent application on Horn Lake. In accordance with the policies of the Official Plan, a Lake Capacity Assessment that specifically considers the proposed development is required as part of a complete application.

We also recommend that additional justification be provided regarding Section 4.3 and Section 5.4.2 of the Official Plan.

If the lots are to be proposed as water access, confirmation shall be provided as part of the submission to indicate what mainland boat docking and parking is to be provided for the proposed lots, in accordance with 7.1.1 (g) of the Official Plan

Policy 5.4.2 of the Municipality's Official Plan requires lot lines to follow existing features and terrain and should be configured so that conflicts between abutting properties will be avoided. It is requested

that additional planning justification be provided for how the proposed lot configuration conforms to this policy.

We look forward to discussing these requirements with you and receiving a complete application to address the matters identified herein. Should you have any questions please do not hesitate to contact us.