

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie St - P. O. BOX 310  
SOUTH RIVER, ON P0A 1X0  
705-386-2573 - FAX 386 - 0702

Wednesday, April 21, 2021

Applicant (s): Charles & Linda Saunders  
64 Johnston Rd  
Magnetawan, ON  
P0A 1P0

Dear Mr. & Mrs. Saunders;

**Re: FILE B017/20 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).

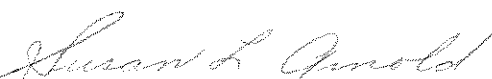
Please be advised that the last day for filing an appeal is **May 12, 2021, before 2 pm.**

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

## NOTICE OF DECISION

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

B017/20 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

Charles & Linda Saunders  
64 Johnston Rd  
Magnetawan, ON  
POA 1P0

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 A, Lots 72, 73 & Pt Lot 74, REM PCL 821 SS, known as 1743 Nipissing Rd S.,  
Township of Magnetawan, District of Parry Sound.

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

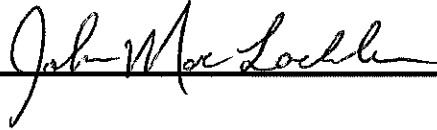
Lot 1: 1050m (+/-) Frontage X 122m (+/-) Depth with an area of 1.0ha (+/-);

Lot 2: 1050m (+/-) Frontage X 122m (+/-) Depth with an area of 1.0ha (+/-) and retaining  
76.09ha (+/-) with frontage along Nipissing Rd South.

DECISION:                      Approved

The Above Decision is subject to the attached conditions:

Chairman



Date of Decision – April 21, 2021

Date of Mailing – April 22, 2021



Secretary - Treasurer

Applicant (s): Charles & Linda Saunders  
64 Johnston Rd  
Magnetawan, ON  
P0A 1P0

File #B017/20 Magnetawan

Location: Con A, Lots 72, 73 & Pt Lot 74, REM PCL 821 SS, known as 1743 Nipissing Rd S, Township of Magnetawan, District of Parry Sound.

Decision Date: **April 21, 2021**

The Conditions to the Granting of Consent for **File B017/20 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

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### CONDITIONS

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That this approval applies to create two (2) new lots which will be  
Lot 1: 1050m (+/-) Frontage X 122m (+/-) Depth with an area of 1.0ha (+/-); and  
Lot 2: 1050m (+/-) Frontage X 122m Depth (+/-) with an area of 1.0ha; and retaining  
76.09ha (+/-) with Frontage along Nipissing Rd South.

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 original executed transfer (deed) with all schedules be provided to the Municipality
  - \* 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 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 the proposed Retained Lot and the Proposed Severed Lot 2 can be adequately; A site plan be entered serviced by individual on-site septic systems and individual on-site water systems
  - \* That the Applicant submit a Zoning By-law Amendment to rezone the proposed Retained Lot to permit the proposed Contractor's yard use;
  - \* That the Applicant submit a Zoning By-law Amendment to rezone the proposed Severed Lot 1 and Severed Lot 2 to address the non-compliant minimum lot area 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 requirements;
  - \* Confirmation that there are no livestock in the surrounding area that would have an impact on the proposed severed and retained lot with respect to the Minimum Distance Separation (MDS) requirements;
  - \* That the Applicant received written acknowledgement from the Municipality for the proposed Severed Lot2 that there is a suitable location entrance;

\* That the foregoing conditions be fulfilled within one year of the date of the Notice of Decision of the Planning Board.

- e) Written confirmation from the municipality must be provided to the Planning Board that all municipal conditions have been met.
  - f) 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.
5. Prior to the installation of a subsurface sewage system, a Certificate of Approval shall be obtained from the North Bay-Mattawa Conservation Authority. Applications may be obtained from your municipal office or the Authority's office at 15 Janey Dr. North Bay, On P1C 1N1 or call 705 474 5420
6. All buildings shall comply with the Ontario Building Code, those in unorganized townships can make inquiries to the Ontario Buildings Branch, Ministry of Housing 2<sup>nd</sup> Floor, 777 Bay St. Toronto On M5G 2E5.