



Moved by: _____

Seconded by: _____

WHEREAS the Municipality of Magnetawan has received a request to support an application for consent for two new lots and one retained at the lands legally known as: SPENCE CON A LOTS 72 & 73 & PT LOT 74 REM PCL 821 SS (Munn/Saunders Roll No. 4944040006014000000, 1743 NIPISSING RD S), hereinafter referred to as "the Lands";

AND WHEREAS the Municipal planning consultant has provided a report in support of the application with conditions;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan supports in principle the consent application for the Lands, which is valid only for a period of six (6) months, subject to the following conditions:

- Draft copy of the deeds (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 certification that it 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;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Retained Lot and the proposed Severed Lot 2 can be adequately 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 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 acknowledgment from the Municipality for the proposed Severed Lot 2 that there is a suitable location for an entrance;
- That the foregoing conditions be fulfilled within one year of the date of the notice of the decision of the Planning Board.

Carried Defeated Deferred

Sam Dunnett, Mayor

Recorded Vote - called by:

Member of Council	Yea	Nay	Absent
Brunton, Tim			
Hetherington, John			
Kneller, Brad			
Smith, Wayne			
Mayor: Dunnett, Sam			