



**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. B01/2025 Woodruff**

**Subject of Application:** to create on (1) new lot

**Date of Decision:** January 22, 2025

The Application submitted by William and Nancy Woodruff to create one (1) new lot. The subject lands are located at CON 10, Part Lots 24 and 25 PT Allow and 42R-21817 Part 12 and 11 Chapman Township in Magnetawan, which is located on a Municipality maintained road, (Roll 4944 040 007124800). 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;

- Pursuant to Subsection 41 and Section 53 of the Planning Act, R.S.O. 1990, Chapter 13, as amended, all conditions imposed be fulfilled within two years of the notice of decision;
- 91m (+/-) of frontage on Miller Road and 55m (+/-) of frontage on Rocky Road, a depth of 70 m (+/-), and an area of 4.05ha (+/-), leaving the retained lands with a depth of 635m (+/-) and an area of 44ha (+/-) is approved;
- 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 of the severed lot by an Ontario Land Surveyor be provided to the Municipality;
- 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;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed and Retained Lot can be adequately serviced by individual on-site septic systems;
- That the Applicant receive confirmation from the Municipality of a suitable location for an entrance to the severed lot;
- That a Zoning By-law Amendment be submitted to rezone the proposed severed lot to comply with minimum lot size and minimum lot frontage.

**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 23 day of January 2025.

  
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 February 11, 2025 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@magnetawan.com](mailto: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.