



**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. B02/2024 Jolic

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

Date of Decision: September 25, 2024

The Application submitted by Dan Jolic to create one (1) new lot. The subject lands are located at Concession 8, Part Lot 18, 42R11003 PARTS 15 & 19 Together with R-O-W, in Magnetawan, which is located on a private road, (Roll 4944030 00504300).


Decision: Approved with the following conditions;

- That the foregoing conditions be fulfilled within two years of the notice of decision;
- Create one new lot with a total lot area of 1.5 ha, a lot frontage of 94.3meters;
- 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 for the proposed severed lot prepared by an Ontario Land Surveyor with a certification that it is a true copy be provided to the Municipality for review and approval which conforms substantially to the application submitted;
- Draft copy of the deeds (with all schedules) to be approved by the Municipality prior to registration;
- A copy of the executed transfer deed (with all schedules) be provided to the Municipality;
- Confirmation from the Ministry of Transportation of an entrance permit or access review if required for the severed lands;
- Confirmation from the North Bay Mattawa Conservation Authority that the proposed benefitting and severed lot can be adequately serviced by on-site septic systems;
- Payment of all taxes, municipal legal fees, planning fees, all fees as per the current Fees and Charges By-law, Park Land Dedication By-law and all other fees associated with the processing of this application;
- The Applicant create a legal-right-of-way to the severed lot from the existing private road known as White's Road;
- That the Applicant enter into a Limited Service Agreement with the Municipality to be registered on title;
- The Applicant enters into a Site Plan Agreement to be registered on title, with the Municipality to showcase a suitable building and septic envelope for the severed lot.

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 1st day of October 2024.


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 October 15th, 2024.

NOTICE OF LAST DAY OF APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT)

The applicant, the Minister, or any other person who has an interest in this matter may, within twenty (20) days of the date of this notice, appeal to the Ontario Land Tribunal against the decision of the Committee by serving personally or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal along with Appellant Form (A1) available from the OLT website at www.olt.on.gov.ca setting out the objection to the decision and the reasons for the objection and accompanied by the fee as per the current Ontario Land Tribunal Fee Chart.

Erica Kellogg, Deputy Clerk
planning@magnetawan.com
Date of Mailing: September 05, 2024

Telephone: (705) 387-3947
Fax: (705) 387-4875