



**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. C005/2024 Kelly/Gowdy

Subject of Application: lot line adjustment

Date of Decision: October 16, 2024

The Application submitted by Tom Kelly to establish a lot line adjustment wherein the benefiting lands will have a total of 1217.5m (+/-) of shoreline frontage and a total lot area of 8.86 ha (+/-); The retained lands will have a total lot frontage of 2050m (+/-) and a total lot area of 40.6ha (+/-).

The subject land is located at Concession 1, Part Lot 1 and Part 2 CON which is a water access lot in the Croft in the Municipality of Magnetawan, which is a water access lot, (Roll 4944 030 00100201).

Decision: Approved with the following conditions;

- That the foregoing conditions be fulfilled within two years of the notice of decision;
- The benefiting lands will have a total of 1217.5m (+/-) of shoreline frontage and a total lot area of 8.86 ha (+/-);
- The retained lands will have a total lot frontage of 2050m (+/-) and a total lot area of 40.6ha (+/-);
- 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;
- 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 Lots can be adequately serviced by individual on-site septic systems;
- Payment of all taxes, municipal legal fees, planning fees and 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;
- That the Applicant enter into a Limited Service Agreement for the severed and retained lands with the Municipality to be registered on title;
- The Applicant provide confirmation of suitable mainland parking and docking for the severed and benefiting lands;
- Applicants Solicitor shall provide an undertaking to make an application within 1week for consolidation following the registration of the deed for the resulting enlarged parcel, and to provide the Municipality of Magnetawan documentation which demonstrates that the consolidation has taken place.

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 17th day of October 2024.

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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 November 5th, 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

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

Date of Mailing: September 05, 2024