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

Municipality of Magnetawan

FILE NO. **B04/2026 Paul**

Subject of Application: to create one (1) new lot **Date of Decision:** October 7, 2026

The Application submitted by Patti Paul to create one (1) new lot. The subject lands are located at CON 10, Lot 21 and 22 Chapman Township in the Municipality of Magnetawan, which is located on a Municipally owned and maintained road known as Miller Road (Roll 4944 010 000223000).
The Application will result in the severed lot having a total of 190.5m (+/-) of frontage and a total lot area of 20.23ha (+/-); and the retained lot will have a total of 190.5m (+/-) of frontage and a total lot area of 20.23ha (+/-)

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;

- Draft Reference Plans to be approved by the Municipality prior to registration;
- Two (2) true certified paper copies of the registered plans and electronic versions for the proposed severed lots 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 with the applications as submitted;
- Draft copy of the deeds (with all schedules) to be approved by the Municipality prior to registration;
- A copy of the original executed transfers (deeds) with all schedules be provided to the Municipality;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that all the proposed Severed and the 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 these applications;
- That the Applicant receive confirmation from the Municipality of a suitable location for an entrance to the severed and retained lots from Miller Road.

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 8th day of October 2026.

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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 October 28th, 2026 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. If the e-file portal is down, you can submit your appeal to 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.