



Date: March 8, 2021

File: 2131

Municipality of Magnetawan  
4304 Hwy #520, P.O. Box 70 Magnetawan  
Ontario, Canada  
P0A 1P0

Attn: Kerstin Vroom, CAO/Clerk (via Email to [clerk@magnetawan.com](mailto:clerk@magnetawan.com))

**Application for Zoning By-law Amendment  
Lost Forest Park, 180 Lost Forest Park Lane  
Part of Lot 19, Concession 3 & Part of Lots 18 and 19, Concession 4, Croft, PCL 1843 S/S**

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Please accept this letter and enclosures as an Application for Zoning By-law Amendment for the Lost Forest Park Camp located on the north side of Ahmic Lake Road. This application is in response to your letter of January 22, 2021 to Mr. Matthew Stevens regarding possible Zoning By-law and Ontario Building Code infractions at this location.

The purpose of the enclosed application is to legalize the existing use of the subject property as a cottage establishment containing 50 cottages and permit the continued use of the property for this purpose, including the replacement of the existing cottages and accessory structures as necessary. The application for zoning by-law amendment requests a change in the zoning of the property from Shoreline Residential (RS) Zone to a site-specific Tourist Commercial (CT) Zone. In addition, the proposed zoning requests that "park model trailer" be added as a permitted use within the cottage establishment at this location.

The following materials are enclosed with this letter in support of the application:

- Zoning By-law Amendment Application Form
- Draft Site Specific Zoning By-law
- Lease Agreement for the Lost Forest Park Cottagers
- Shareholder Agreement for the Forest Park Cottagers
- Governing By-laws for the Lost Forest Park Camp

The required application fee was paid directly to the municipality by Matthew Stevens on March 5, 2021.

If you have any questions regarding this submission or the documentation located therein, or require anything further in order to process this application, please contact the undersigned.

Yours very truly,

Matt Kernahan, MCIP, RPP,  
Planning Manager  
Upper Canada Consultants



**The Corporation of the  
Municipality of Magnetawan**

Box 70 4304 Hwy 520

Magnetawan ON P0A 1P0

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**APPLICATION FORM**

**ZONING BY-LAW AMENDMENT**

Date Received by Municipality: March 08, 2008

**1) APPLICATION INFORMATION**

Name of Applicant: Norman Puhl  
Mailing Address: 143 Farmington Way London ON N6K 3N7  
Telephone Number (Home): \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Telephone Number (Business): 519-852-1949 Fax Number: \_\_\_\_\_  
email: normpuhl@me.com

**2) REGISTERED OWNER**

If the Applicant is not the Registered Owner of the subject lands, then authorization from the Owner is required, as well as the following information:

Owners Name: 527772 Ontario Inc.  
Mailing Address: 2263 Oakridge Crescent Burlington ON L7M 4A1  
Telephone Number (Home): 905-518-1605 Fax Number: \_\_\_\_\_  
cell

Correspondence to be sent to: ☐ Owner ☐ Agent ☒ Both

**3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES**

Name: None - Not Applicable  
Mailing Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**4) SUBJECT LANDS**

Geographic Township: Croft Concession: 3 Lot: 19  
Reference Plan: \_\_\_\_\_ Part/Block/Lot: PT Lot 19 CON 4 LOTS 18 & 19  
Street Name and Number: 180 Lost Forest Park Lane PCL 1843 S/S  
(If corner lot, please include both Street Names)

Water Access only: Not applicable  
(Name of Waterbody)

Area of subject lands (ha): 16 ha Frontage (m): \_\_\_\_\_ Depth (m): 156.2 m  
Frontage 2011.7m Effective Frontage 1036.3 m

5) **OFFICIAL PLAN / ZONING STATUS**

What is the current designation of the subject lands in the approved Official Plan?

Shoreline / Rural

What is the current Zoning?

Residential Shoreline

6) **REASONS FOR REQUEST**

Please describe the reasons for and extent of, the request:

To permit Park Model trailers and continued use of the site as a campground as established in 1983.

7) **ACCESS**

Are the subject lands accessible by:

- ☐ Provincial Highway
- ☐ Municipal Road (seasonal maintenance)
- ☐ Municipal Road (year round maintenance)
- ☒ Right of Way
- ☐ Unopened Road Allowance
- ☐ Water Access
- ☐ Other (describe) \_\_\_\_\_

8) **BUILDINGS, STRUCTURES AND USES**

What are the existing buildings on the subject land? See attached site plans

What are they used for? Campground

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Setback from Side Lot Line			
Height (metres)			
Dimensions			
Floor Area			
Date of Construction			

What is the proposed future use of the subject lands? \_\_\_\_\_

Remain as campground.

Are any buildings or structures to be built on the subject lands?

☒ yes

☐ no

Replacement buildings or structures

If yes, please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Setback from Side Lot Line			
Height (metres)			
Dimensions			
Floor Area			
Date of Construction			

When were the subject lands acquired by the current owner? 1983

How long have the "existing uses" continued on the subject lands? 1983

#### 9) SERVICING

\* Scott Dingman  
Trucking  
Septic Services  
Licence #  
A920032  
North Bay ON  
MOE

Water Supply →

← Sewage Disposal

Frontage on Road

Is storm drainage provided by:

Municipal

☐

Private

☒ \*

Other

☐

☐ Sewer

☒ Ditch

☒ Swale

☐ Other (describe) \_\_\_\_\_

\* Last Forest Park WTP  
747000150  
operating under the  
direction of North  
Bay Parry Sound  
District Health  
Unit

#### 10) OTHER APPLICATIONS

Are the subject lands also the subject of an application under the Planning Act for approval of a Plan of Subdivision or a Consent? ☐ yes ☒ no

If yes, what is the file number? \_\_\_\_\_

What is the status of the application? \_\_\_\_\_

Have the subject lands ever been the subject of an application under Section 34 of The Planning Act (rezoning)? ☐ yes ☒ no

If yes, please provide a brief explanation: \_\_\_\_\_

# 11) DRAWINGS

Please include a sketch showing the following:

- ☐ the boundaries and dimensions of the subject land;
- ☐ the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
- ☐ the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- ☐ the current uses on land that is adjacent to the subject land;
- ☐ the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;
- ☐ if access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- ☐ the location and nature of any easement affecting the subject land.

## Required Sketch

Required Sketch should include the following:

- |                           |                            |
|---------------------------|----------------------------|
| ✓ Lot dimensions          | ✓ Buildings and Structures |
| ✓ Major Physical Features | ✓ Sewage and Water Systems |
| ✓ Surrounding Land Uses   |                            |

12) PERMISSION TO ENTER

I hereby authorize, the Members of Staff and/or Elected Members of the Council of the Municipality of Magnetawan, to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

Feb. 17, 2021  
Date

[Signature]  
Signature of Registered Owner(s) or Agent

13) FREEDOM OF INFORMATION

I hereby provide authority for any information contained in this application, to be released in accordance with the Freedom of Information Act.

Feb 17, 2021  
Date

[Signature]  
Signature of Registered Owner(s) or Agent

14) PAYMENT OF FEE AND DEPOSIT

- ☒ Application Fee \$700.00 As per the current Fees and Charges By-law  
☒ Residential Deposit Fee \$2500.00 As per the current Fees and Charges By-law  
☐ Commercial/Industrial Deposit Fee As per the current Fees and Charges By-law

The "deposit" shall be used for expenses as defined below. As for the date of this application, I further hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape, architectural and/or planning consulting expenses incurred by the Municipality of Magnetawan during the processing of this Application, in addition to the Application Fee set by the Municipality of Magnetawan.

An additional deposit shall be required if the deposit is insufficient to complete the Application.

Feb 17, 2021  
Date

[Signature]  
Signature of Registered Owner(s)

Note: All Invoices for payment shall be sent to the person(s) indicated in Section 2) Owner of this application, unless otherwise requested.

If the Applicant/Owner is a Corporation, the Applicant/Owner shall provide certification that he/she has the authority to Bind the Corporation.

15) AFFIDAVIT

I, Norman Puhl of the city of London in the county of middlesex solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at City of London in the County of Middlesex this 17<sup>th</sup> day of February, 2021.

Feb. 17, 2021  
Date

[Signature]  
Signature of Registered Owner(s) or Agent

Bylaw drafted  
by Applicant

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO: 2021-XX**

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on CROFT CON 3, PT LOT 19, CON 4, LOTS 18 AND 19, PCL 1843 S/S in the Municipality of Magnetawan, municipally known as 180 Lost Forest Park Lane, Magnetawan.

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**WHEREAS** the Council of the Corporation of the Municipality of Magnetawan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

**AND WHEREAS** the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26 as amended;

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it appropriate to amend By-law No. 2001-26 as amended;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as Concession 3, Part Lot 19 and Concession 4, Lots 18 and 19, former geographic Township of Croft and municipally known as 180 Lost Forest Park Lane in the Municipality of Magnetawan from the "Shoreline Residential" (RS) Zone to the "Tourist Commercial Exception 3" (CT-3) Zone **as amended**, as shown on Schedule 'A-1' attached forming part of this By-law.
2. Section 4.10 of By-law 2001-26 is hereby amended adding the following.

**4.10.4.3 Tourist Commercial Exception Three (CT-3) Zone, as amended.**

*Notwithstanding the provisions of this By-law to the contrary, within the Tourist Commercial Exception Three (CT-3) Zone the following shall apply:*

1. *Notwithstanding the definition of "cottage establishment" contained in Section 5 – Definitions, Row 57, the cottage establishment located within the CT-3 Zone may also contain cottages leased by multiple individuals who must be Shareholders in accordance with the Shareholders Agreement and Lease Agreement.*
2. *Notwithstanding Section 3.6, a maximum of 50 dwelling units shall be permitted on one lot in the CT-3 Zone and shall be subject to the regulations contained in Section 4.10.2 and 4.10.3 of By-law 2001-26 and the site-specific regulations contained in Section 4.10.4.3.*
3. *Notwithstanding Section 3.13, openings to a habitable building shall be permitted below 283.16 m CGD*
4. *Notwithstanding Section 3.25, no building or structure shall be permitted within 3.0 m of the normal high water mark.*
5. *Notwithstanding the list of permitted uses contained in Section 4.10.1, "park model trailers" are also permitted in the CT-3 Zone subject to the regulations contained in Section 4.10.2 and 4.10.3 of By-law 2001-26 and the site-specific regulations contained in Section 4.10.4.3.*
6. *Minimum required lot area — as existing.*
7. *Minimum required lot frontage — as existing.*
8. *Minimum rear yard – 3 m to normal high water mark.*
9. *Maximum density – as existing.*

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto this XX day of June 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**