

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO: 2023- 19

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 AND 4 PT LOT 17 PCL 12303 SS in the Municipality of Magnetawan, municipally known as 1680 Lakeside Trail, Magnetawan (Roll: 4944 030 00409700).

---

**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 has determined that no further notice or meeting is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990;

**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', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described as Concession 3 and 4, Part Lot 17, former geographic Township of Croft and municipally known as 1680 Lakeside Trail in the Municipality of Magnetawan from the "Tourist Commercial (CT) Zone" to the "Tourist Commercial Exception 4" (CT-4) Zone, as shown on Schedule 'A' attached forming part of this By-law.

2. Section 4.10 of By-law 2001-26 is hereby amended adding the following.

**4.10.4.4 Tourist Commercial Exception Four (CT-4) Zone, as amended.** Notwithstanding the provisions of this By-law to the contrary, within the Tourist Commercial Exception Four (CT-4) Zone the following shall apply:

- a) Notwithstanding 4.10.1 the following shall be an additional permitted use a "Seasonal Camping Establishment".
- b) For the purpose of the Tourist Commercial Exception 4 (CT-4) Zone:
  - i) a "Seasonal Camping Establishment" shall mean a use that is occupied on a seasonal basis and includes:
    - 1) camp sites; and,
    - 2) buildings and structures and recreational uses that support the use and are accessory to the use of the camp sites.
  - ii) a Park Model Trailer shall mean a recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a seasonal residence for one or more persons in accordance with CSA Z241, but does not include a travel trailer or tent trailer or trailer otherwise defined in this by-law.
  - iii) a Camp Site shall mean a camp site that is capable of accommodating tents, travel trailers, recreational vehicles and Park Model Trailers any or all of which are occupied or used by a holder of a rental agreement or a guest of a holder of a rental agreement on a seasonal basis.
- c) Camp sites limitations:
  - i. A maximum of 70 camp sites are permitted of which a maximum of 25 camp sites may be occupied by a Park Model Trailer;
- d) The 185 square metres referenced in the Camp Site definition shall not apply.

- e) *All provisions of Section 4.10.2 with the exception of subsections 4.10.2 ix) and x) shall apply.*
- f) *Additional regulations for tents, travel trailers and recreational vehicles:*
- i. *Minimum Setback from Shoreline – 8 metres*
  - ii. *Minimum Setback for a tent, travel trailer, recreational vehicle, Park Model Trailer, sheds, or decks from a Lot Line, other than a front or rear lot line – 10 metres subject to the following exceptions:*
    - a. *Where an existing, travel trailer, recreational vehicle or Park Model Trailer is less than 3 metres from the lot line and replaced with a new, travel trailer, recreational vehicle or Park Model Trailer; the new travel trailer, recreational vehicle or Park Model Trailer shall be a minimum of 3 metres from the lot line.*
    - b. *Where an existing travel trailer, recreational vehicle or Park Model Trailer is less than 10 metres from the lot line but greater than 3 metres from the lot line, any replacement travel trailer, recreational vehicle or Park Model Trailer shall be located no closer to the lot line than the setback of the existing travel trailer, recreational vehicle or Park Model Trailer it replaces*
- g) *Additional regulations for Park Model Trailers:*
- i. *The minimum required setback from the shoreline for a Park Model Trailer and Deck associated with a Park Model Trailer shall be 20 metres subject to the following exceptions:*
    - 1) *Seasonal Site B1 - 14.6 metres - Park Model Trailer  
- 11.5 metres – Deck*
    - 2) *Seasonal Site B2 - 13.1 meters – Park Model Trailer  
- 10 metres – Deck*

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 10<sup>th</sup> day of March 2023.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**



Mayor

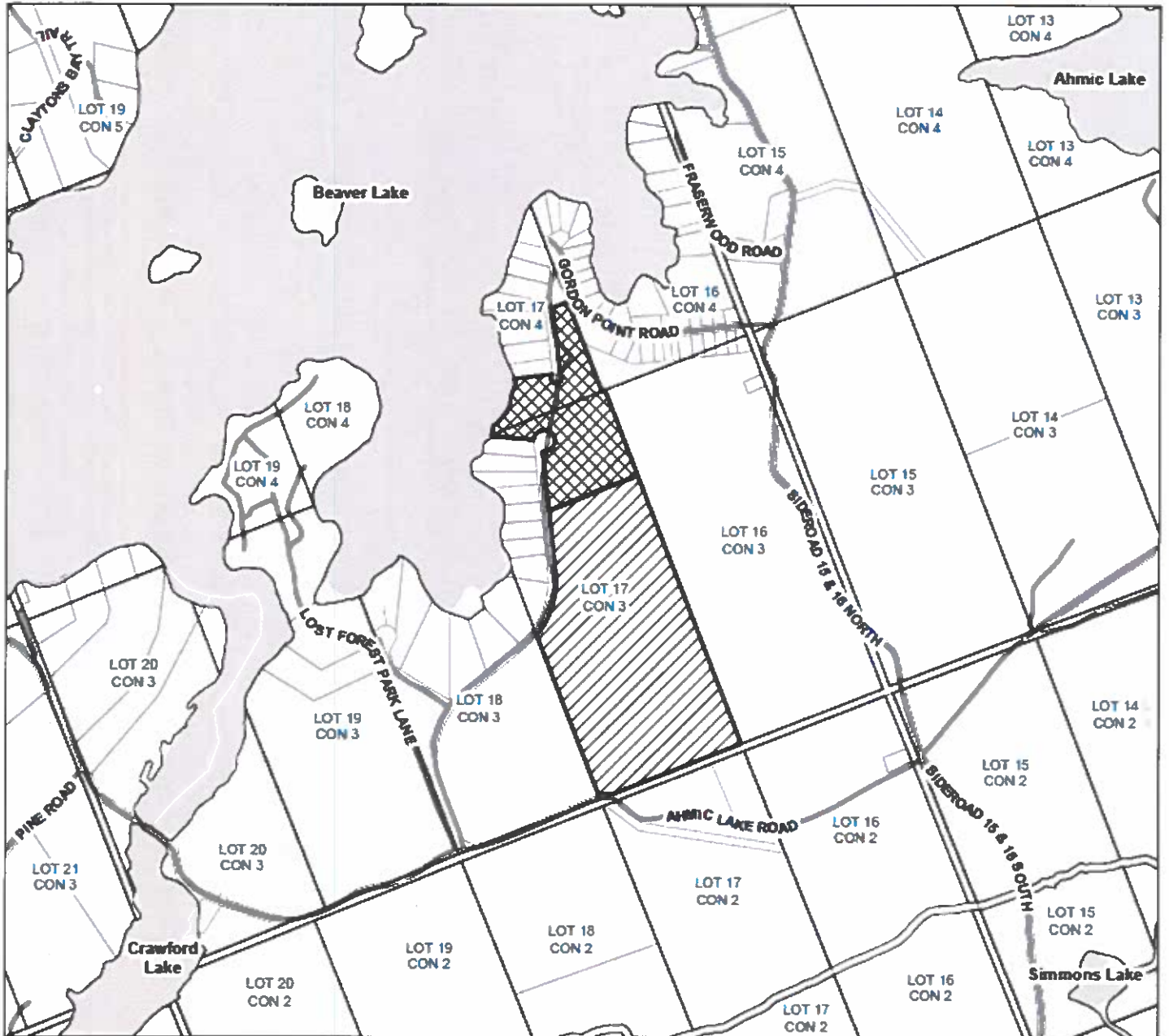




Clerk



# Schedule 'A' to Zoning By-law Amendment 2023-21

1680 Lakeside Trail  
Part of Lot 17, Concessions 3 and 4  
Geographic Township of Croft  
Municipality of Magnetawan  
District of Parry Sound



-  Lands to be rezoned from Tourist Commercial (CT) Zone to Tourist Commercial Exception Four (CT-4) Zone
-  Lands to remain Rural (RU) Zone

This is Schedule 'A' to Zoning By-law 2023-21  
Passed this 10th day of May 2023

Mayor [Signature]  
Clerk