

STAFF REPORT

TO: Erica Kellogg, Deputy Clerk – Planning & Development
Municipality of Magnetawan

FROM: Patrick Townes, BA, BEd and Jamie Robinson, BES, MCIP, RPP
MHBC Planning Limited

DATE: July 8, 2026

SUBJECT: Zoning By-law Amendment Application
Ahmic Lake Resort - 50 Robinson Road

Recommendation

Based on the land use planning analysis contained in this Planning Report, MHBC Planning Limited recommends:

THAT Council receives the Planning Report dated July 8, 2026, respecting the Zoning By-law Amendment application for the subject property located at 50 Robinson Road (Ahmic Lake Resort); and,

THAT Council approves the Zoning By-law Amendment and passes a By-law.

Proposal /Background

A Zoning By-law Amendment application has been submitted by Nicholas Fegan on behalf of the property owner, Ahmic Lake Enterprises Ltd., for the subject lands located at 50 Robinson Road in the Municipality of Magnetawan. The location of the subject lands are shown in Figure 1 and an aerial image of the subject lands are shown on Figure 2.

Figure 1: Location of Subject Property



Figure 2: Aerial Image of Subject Property



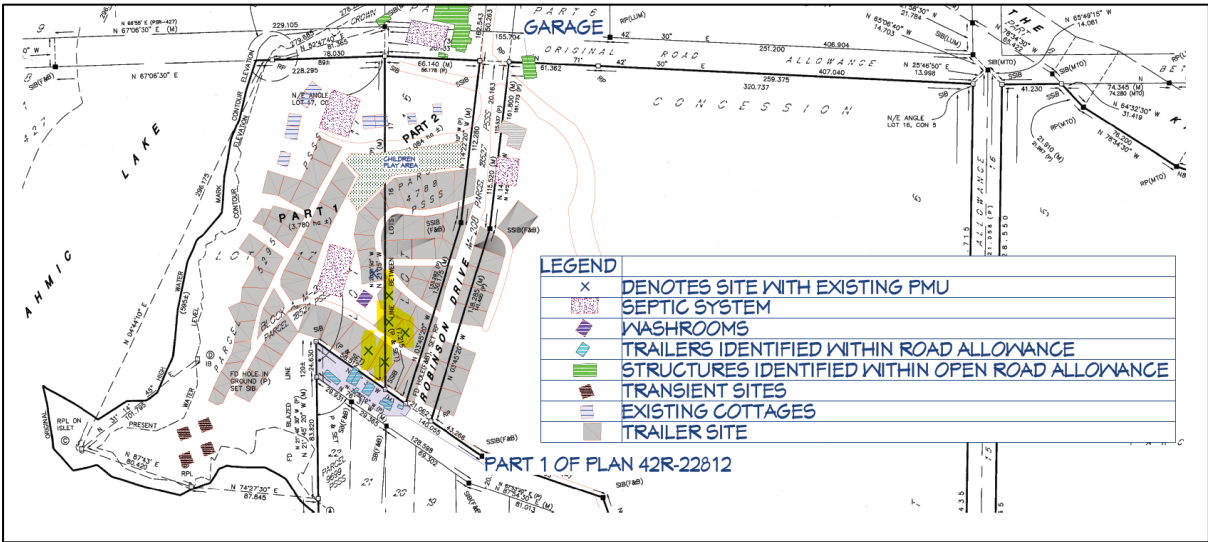
The subject lands are partially developed with and used for a cottage establishment/camping establishment which is locally known as Ahmic Lake Resort. It is understood that the use has been in place since 1979 and now comprised of:

- One main cottage;
- Nine smaller cottages;
- 75 seasonal recreational vehicle camping sites;
- An office/store building;
- A restaurant and associated parking area;
- A marina and associated docking;
- A playground;
- Washroom facilities;
- A boat launch; and,
- Other resort amenities.

It was discovered previously that there were park model trailers located on the subject lands which are not included in the permitted uses of the Tourist Commercial (TC) Zone (specifically not included in the definition of a camping establishment). In response to this zoning compliance matter, a Zoning By-law Amendment is required to permit the units on the subject lands. The location of the park model trailers are highlighted on Figure 3.

The layout of the existing operation is included as Attachment 1.

Figure 3: Location of Park Model Trailers



The purpose and effect of the Zoning By-law Amendment application submitted for the subject lands is to permit a maximum of five existing park model homes and to recognize the location of existing buildings and structures in a site-specific zoning, following the purchase of a portion of an adjacent municipal road allowance.

Separate from the Zoning By-law Amendment application, the owner is also undergoing a process to purchase a portion of the municipal road allowance on Robinson Drive so that existing buildings and structures are solely on the subject lands, resulting in the need to recognize the location of these buildings and structures in the site-specific zoning. These buildings and structures are shown on Figure 4. The location of the new lot line following the purchase of a portion of the municipal road allowance is shown in red on Figure 5. The remaining portion of the municipal road allowance is going to the adjacent residential properties.

Figure 4: Existing Buildings and Structures within Municipal Road Allowance

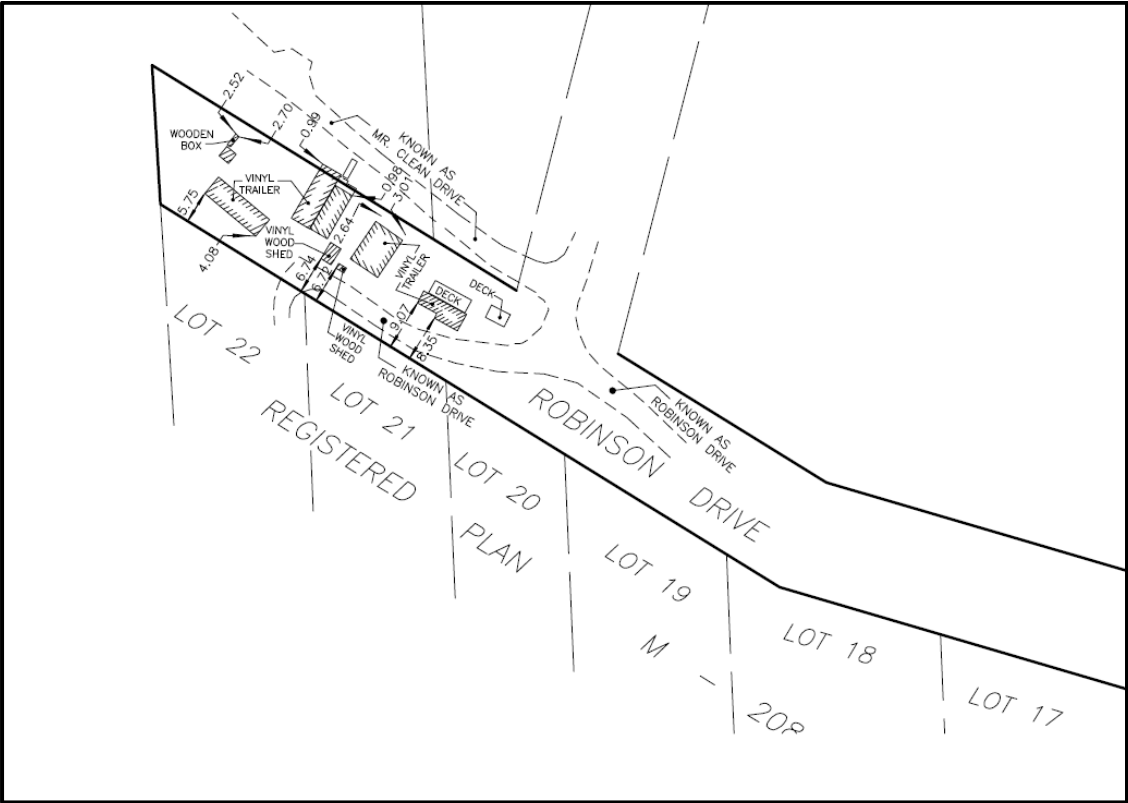
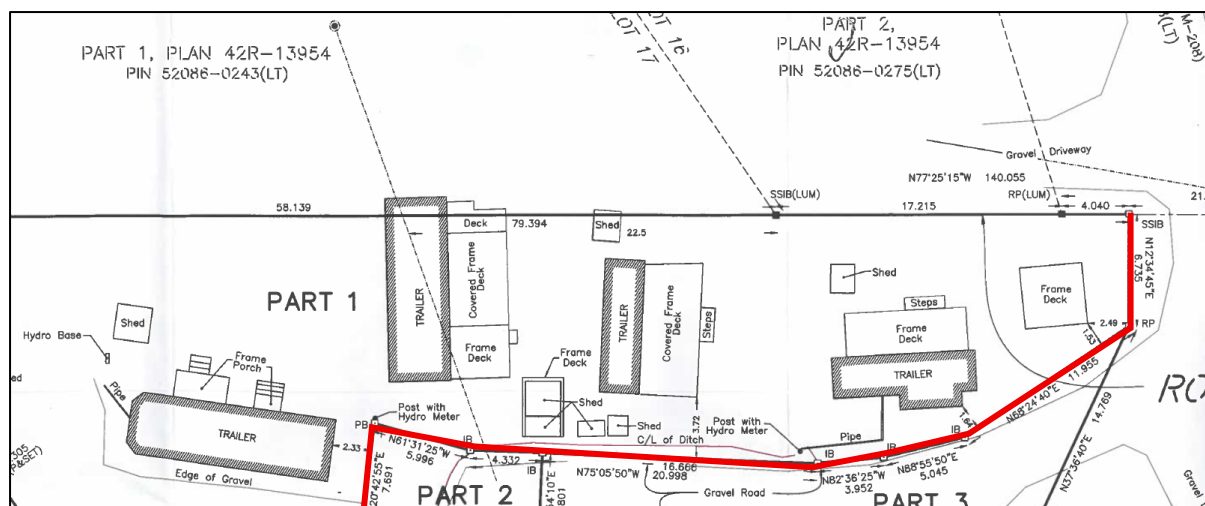


Figure 5: Proposed New Lot Line



Policy Analysis

Provincial Planning Statement

All applications made under the *Planning Act*, must be consistent with the Provincial Planning Statement (PPS). The Provincial Planning Statement (PPS) was released by the Province on August 20, 2024, and came into effect on October 20, 2024. The PPS replaced the Provincial Policy Statement which had been in effect since 2020. The PPS is the statement of the government's policies on land use planning and provides policy direction on land use matters which are in the Provincial interest. All land use decisions are required to be consistent with the PPS.

The subject lands are considered Rural Lands in the context of the PPS. Chapter 2.6 of the PPS establishes the policies pertaining to Rural Lands, where in accordance with Section 2.6.1, resource-based recreational uses are permitted uses. Due to the location of the subject lands being on the shoreline of Ahmic Lake, the proposed development fits into this category of land uses in the PPS.

Chapter 3.1 of the PPS provides policies regarding infrastructure and public service facilities. Section 3.6.4 states that individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The existing uses that comprise the cottage establishment/camping establishment are serviced by four private septic systems that are not interconnected. Based on the proposed application and the requirement to legalize the five park model trailers, a Functional Service Report was prepared and submitted by Muskoka Hydrovac Ltd. This Report outlines some deficiencies in the existing services and outlines recommendations to bring the existing sewage services up to the required standards. It is recommended that the required upgrades be listed in the Site Plan Control agreement and must be completed prior to issuing any future building permits on the subject lands.

Chapter 4.1 of the PPS provides for the long-term protection of Ontario's natural heritage features, including wetlands, significant woodland, significant wildlife habitat, significant areas of natural and scientific interest, fish habitat and habitat of endangered and threatened species. The subject lands are located within an identified Deer Wintering Statum 2 area in the Official Plan; however, the application applies to a portion of the subject lands that are already developed.

Section 5 of the PPS contains policies related to protecting public health and safety. In accordance with Section 5.2 of the PPS, the subject lands are located outside of hazardous lands and hazardous sites and not effected by a flooding hazard or erosion hazard.

The Zoning By-law Amendment application is consistent with the PPS.

Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides policy direction on growth and development within Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. In accordance with Schedule A of the Official Plan, the subject lands are designated Shoreline and Rural.

Section 4.10 of the Official Plan includes policies regarding sewage disposal and water systems. No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply and sewage disposal system to service the development. Generally, throughout the Municipality the minimum servicing requirement shall be a private sewage treatment system on an individual lot basis. Private sewage treatment systems shall be approved by the appropriate agency pursuant to the *Ontario Building Code Act* or the *Ontario Water Resources Act*. It is a goal of this Plan that new private sewage systems utilize the most current technologies available. The existing uses that comprise the camping establishment are serviced by four private septic systems that are not interconnected. Based on the proposed application and the requirement to legalize the five park model trailers, a Functional Service Report was prepared and submitted by Muskoka Hydrovac Ltd. This Report outlines some deficiencies in the existing services and outlines recommendations to bring the existing sewage services up to the required standards. It is recommended that the required upgrades be listed in the Site Plan Control agreement and must be completed prior to issuing of future building permits on the subject lands.

The existing cottage establishment/camping establishment use is located within the Shoreline designation on the subject lands. Permitted uses within the Shoreline designation are included in Section 5.5.3 of the Official Plan and include detached dwellings, commercial tourist resorts with associated commercial uses, lodges, motels, hotels, marinas, and recreational activities. The existing use would be permitted under the general category of a commercial tourist resort.

Tourist commercial developments may be permitted on the basis of 2 metres frontage per person that can be accommodated on the property and a maximum density that does not exceed 10 units per hectare (4 units per acre) where a unit is defined as a rental cottage or a camp site, or room in a hotel, motel or lodge. The minimum lot frontage shall be 180 metres and the minimum area 2.0 hectares. The existing use on the subject lands conforms to these requirements.

Section 8.5 of the Official Plan states that the Municipality may utilize Site Plan Control to ensure that development in the Municipality is attractive and compatible with adjacent uses. Site Plan Control will be applied to all commercial and industrial development in the Municipality. Based on the commercial nature of the existing use, Site Plan Control is required to ensure that the Municipality has a clear drawing and understanding where each trailer site and trailer are located.

The existing use on the subject lands are permitted and the proposed five park model trailers have been reviewed from a servicing perspective. The proposed Zoning By-law Amendment conforms to the Official Plan.

Municipality of Magnetawan Zoning By-law

The existing camping establishment use is located within the Tourist Commercial (TC) Zone on the subject lands. A camping establishment is listed as a permitted use in Section 4.10.1 of the Zoning By-law and is defined as: *A tourist establishment consisting of at least five (5) camping sites and comprising land used or maintained as grounds for the camping or temporary parking of trailers, motorized mobile homes, truck campers, campers or tents, and licensed under the Tourism Act.*

The existing use on the subject lands also includes cottages. These uses would also be permitted under the permitted use and definition of a cottage establishment.

The definition of a camping establishment does not include park model trailers and therefore the five units that are being used on the subject lands are not permitted from a zoning perspective. The Zoning By-law Amendment application is required to legalize the existing five park model trailers.

It is recommended that a site-specific zoning be applied to the subject lands that includes a definition of a park model trailer. A park model trailer means: *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.*

The site-specific zoning includes provisions that recognize the location of existing tents, travel trailers, recreational vehicles and park model trailers (including decks). If existing units are located within 3 metres of a lot line and are replaced, a new setback of 3 metres would need to be met. Similarly, if a unit is located between 3 and 10 metres from a lot line, the replacement unit would need to meet the existing setback.

It is recommended that the existing provisions of the Zoning By-law apply to the remainder of the subject lands, as required in the Tourist Commercial (TC) Zone.

Summary of Functional Servicing Report

Muskoka Hydrovac Ltd. conducted a Functional Servicing Report on the subject property dated April 30, 2026. The report was based on an on-site evaluation, information from management including daily water usage, Ministry of Environment inspection documentation (September 1979) and Ontario Building Code and Guide for Sewage Systems (2024).

The Report concluded that the current sewage system at the RV campground at the Ahmic Lake Resort qualifies as an Alternative Solution and has the capacity to deal with 9,700 litres per day of flow. This system functions well, meets the needs of the park and is safe to the public.

It has been identified that although the current septic system meets the parks capacity, functions as required and is safe to the public a few deficiencies were noted and should be addressed as soon as possible.

The report provides the following recommendations:

- **Leaching Field** - The western 6m of the leaching field has unsuitable vegetation that may allow roots to enter the distribution pipes. This vegetation includes the portion of the leaching field and up to the cross of the ditch. All of this must be removed and replaced with grass. When removing vegetation try to remove the majority of the root system to prevent the shrubs from re-growing, do not use any chemical herbicides to eliminate this foliage, best to remove by hand.

- **Pumps and Pump Chambers** - The pumps did not appear to have audible or visual alarms installed for high water situations. It is highly recommended that both are installed at the earliest opportunity to ensure safe usage of this sewage system.
- **Tanks** - When inspecting both tanks, the access to the inlet and outlet sides of the tanks were made of wood and one was in very poor condition. It is recommended that new plastic risers be installed on both inlets and outlets access hatches.

When the tanks are pumped, please ensure both the inlet and outlet of both tanks are pumped including the pump chamber between the two tanks.

- **Signage** - It would be helpful for staff and guests of the resort that each leaching field is signed. This signage should include this is a septic field and include information that vehicles, heavy or large items, are never to be used on the fields, as well prohibiting the planting of gardens.

Signage within the park advising guests and staff to conserve water on weekends, including banning the washing of trailers, buildings, vehicles or boats is required. This will help limit the park from exceeding 9700 litres per day of capacity and staying well within the design parameters of the proposed alternative solution.

- **Daily Reports** - Within the daily report should be a notes section for each day a flow value is registered. This note should be used to document any unusual anomalies such as broken water pipes, malfunctioning fixtures (either owned by the resort or guests), Flow tests and anything that has high water demand that is not normal.

Comments from Departments

Please note that no comments were received at the time this Staff Report was prepared.

Road Department:

Fire Chief:

Building Department:

By-law Department:

Summary

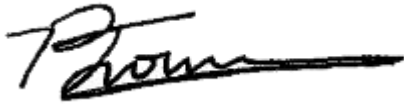
The proposed Zoning By-law Amendment is consistent with the PPS and conforms to the Municipality's Official Plan. The application was required to legalize five existing park model trailers on the subject lands following a zoning compliance matter. The owner has submitted technical material to review the current servicing scheme on the subject lands and a number of required updates have been identified, to support the existing development on the site, including the park model trailer.

Based on a review of the relevant policies, it is recommended that the site-specific zoning include provisions to permit:

- 1) A maximum of five the park model trailers; and,
- 2) Include new setbacks for trailers, buildings and structures adjacent to a new lot line following the purchase of a portion of the municipal road allowance.

Prior to any future building permits on the subject lands, the owner is required to enter into a Site Plan Control agreement so that the Municipality can regulate the site under the parameters of the *Municipal Act*. It is also recommended that the owner complete the require upgrades based on the recommendations contained within the Functional Service Report. These conditions will be outlined in the Site Plan Control agreement.

Respectfully submitted,



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