



**THE CORPORATION OF
THE MUNICIPALITY OF MAGNETAWAN
NOTICE OF PASSING OF ZONING BY-LAW AMENDMENT**

Name of Applicant: Klahanie Campers Corporation
Legal: Concession 3 & 4, Pt Lot 17 PCL 12303 SS
Date of Notice: May 11, 2023
Last Date of Appeal: May 31, 2023

PLEASE BE ADVISED that the Council of the Corporation of the Municipality of Magnetawan passed a Zoning By-law Amendment Application on the 10th day of May, 2023 pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.P 13, as amended for the property located at 1680 Lakeside Trail.

AND TAKE NOTICE THAT only individuals, corporations, and public bodies may appeal to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of appeal must be filed with the Acting Deputy Clerk- Planning & Development of the Municipality of Magnetawan no later than the last day for appeal. The notice of appeal must set out reasons for the appeal and be accompanied with the fee as per the current Ontario Land Tribunal Fee Chart.

PURPOSE OF THE AMENDMENT

The proposed Zoning By-law Amendment is to zone the subject lands as follows;

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 metres – Park Model Trailer
- 10 metres – Deck

EFFECT OF THE AMENDMENT

The application is to recognize the historic use of the lot and apply development standards.

PUBLIC SUBMISSIONS

Comments made and/or submitted by the public are available at the Municipal Office.

LANDS AFFECTED

The Zoning By-law Amendment affects the lands described in the table below and identified in the key map below.

ROLL NUMBER	494403000409700
OWNER	Klahanie Campers Corporation
STREET ADDRESS	1680 Lakeside Trail
LEGAL DESCRIPTION	Concession 3 & 4, PT Lot 17 PCL 12303 SS, formally the geographic Township of Croft, now the Municipality of Magnetawan.

Hatched: subject property & lands proposed to be rezoned

