

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 14, 2021 9:18 AM
To: Jamie Robinson; Jonathan Pauk
Subject: FW: ken scharlach

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



**Municipality of
Magnetawan**

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From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 13, 2021 7:07 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: ken scharlach

From ken to Me (Direct Message) 06:57 PM

question to be asked at the appropriate moment. Why has council not acted on the Park Model trailers existing on site, even though not allowed under current zoning law?

Me to ken (Direct Message) 07:00 PM

Hi Ken, I can submit this as a comment if you would like? Can you please provide your full name and address to attach to this public comment? Thank you, Nicole

From ken to Me (Direct Message) 07:04 PM

ownership groups purchase.

ken scharlach

north.

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 14, 2021 9:18 AM
To: Jonathan Pauk; Jamie Robinson
Subject: FW: Klahanie Campers Corporation Zoning By-Law Amendment

Nicole Gourlay | Deputy Clerk – Planning & Development
Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Leisha Meadows <leishameadows@gmail.com>
Sent: October 13, 2021 8:07 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Klahanie Campers Corporation Zoning By-Law Amendment

Hi Nicole,

I would like to be notified of the decision of the Municipality on the proposed Amendment. As well, I would like to be notified of any upcoming meetings in reference to this Amendment.

Thank You,
Leisha Meadows

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 13, 2021 1:13 PM
To: Jonathan Pauk; Lanny Dennis; Jamie Robinson
Subject: FW: KLAHANIE CAMPERS CORPORATION ZONING BY-LAW AMENDMENT

FYI 😊

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



**Municipality of
Magnetawan**

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From: Jason Godfrey <JayGod11@hotmail.com>
Sent: October 13, 2021 12:56 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: KLAHANIE CAMPERS CORPORATION ZONING BY-LAW AMENDMENT

Hi Nicole.

This email is a formal objection to the above related subject;

- Timing / Delay on the application.
 - o We have only had a short amount of time to review and consult with professionals to understand the scope and impact of this application. All interested parties to this would require more time to evaluate, comment and respond to everything within the application. It is very in depth and requires professional review. All of this takes time which we were not provided. I understand the Camp and Municipality have had years of work into this whereas the interested parties have only been given weeks.
 - o We require more time to evaluate this thoroughly and properly and ask for much more time to do so.

- Use of Tranquility Trail and Gordon Point Rd roads.

- This is a privately maintained road that is unassumed and to my understanding use of these roads would be in violation of a bylaw stating a business must be accessed by a municipally maintained road or to a similar effect.
- The funding paid for this road since inception has never been contributed into by Camp Klahanie as stated in the documentation.
- Density and environmental impact.
 - In addition to all the points submitted by The Neighick Lake Association – which I will not list in details as you will already have that – there is an extreme amount of concern and research to be done regarding the impact of the density and water handling. (Septic, Grey water, etc.)
 - Should the Camp not be required to follow the same or similar set of rules as all other properties? What is the logic on the different set of rules? (Septic, setbacks, permits, etc.)
 - Seasonal time of use seems to not be specifically outlined which it needs to be.
 - The septic inspection does not appear to have been done at an appropriate timeline for a proper inspection – which is stated in the reports – this should be required to be done during peak usage.
- Overall the most important factor needs to be the protection of the water body! This does not seem to be the case here and it needs to be thoroughly reviewed and researched before making any final decisions. Many surrounding lakes with higher density are having sever algae problems which is a danger to everyone using the water.

Jason Godfrey
150 Tranquility Trail

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 13, 2021 12:00 PM
To: Jonathan Pauk; Jamie Robinson
Cc: Lanny Dennis
Subject: FW: Emailing: Comments - Klahanie Campers Corporation Zoning By-Law Amendment
Attachments: Comments - Klahanie Campers Corporation Zoning By-Law Amendment - V2.pdf

Nicole Gourlay | Deputy Clerk - Planning & Development Municipality of Magnetawan | PO Box 70 | 4304 Highway 520
| Magnetawan, ON POA 1P0 Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

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-----Original Message-----

From: Tracy Cary <tracy.cary@icloud.com>
Sent: October 13, 2021 11:59 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Fwd: Emailing: Comments - Klahanie Campers Corporation Zoning By-Law Amendment

Hi Nicole,

Please find attached our comments and concerns regarding Klahanie Campers Corporation Zoning By-Law Amendment.

Kind Regards,
Tracy & Darryl

Comments - **KLAHANIE CAMPERS CORPORATION ZONING BY-LAW AMENDMENT**

Attention:

Nicole Gourlay
Deputy Clerk
Planning and Development
Town of Magnetawan
Magnetawan Ontario
POA 1P0

From:

Tracy and Darryl Cary
172B Tranquility Trail

Please accept this written submission of our comments relating to the ZBA Application put forth by (KCC) Klahanie Campers Corporation dated the 16th Day of September 2021.

1. With the short time between the release date of the application and the meeting, we request a stay of any decision relating to this application until the 1st Day of August 2022. This would be considered a reasonable amount of time for surrounding property owners to attain professional council and consult with necessary experts.

2. After review of the Tekoa Environmental Limited Assessment (completed at a time of nonuse and after KCC was basically closed the previous year due to global pandemic / travel restrictions throughout Ontario) and the Wayne Simpson report, we believe a more in-depth review is required before ANY dumping of grey water is allowed under the new ZBA. There seems to be some references to numbers of trailers, uses and acreage calculations that do not accurately reflect the current operating status, the accurate future, and past usages. The Tekoa assessment also fails to mention the public laundry facilities located at the store. The Simpson report also uses calculations of total land acres not the commercial tourism zoned acreage regarding capacities. We do not feel this safe for the environment or best practice in 2021 on a lake that is already at its maximum capacities. The Municipality of Magnetawan has always shown itself to be a leader with environmental issues; consideration to alternate solutions is requested, one such is noted below.
 - There are reasonably priced above ground low profile holding tanks that are designed to capture all grey and black water, these systems allow ease of onsite pump out for transport to the main septic, they can be placed in tandem if required for the larger Z241 and buried as an alternate installation. Example noted below:

 - With recent blue-green algae blooms on Whalley Lake this would be a great alternate to leaching pits.



350 Gallon Quadel Portable Aboveground Septic Holding Job Tank

Online Price: **\$645.27**

 **Add to Cart**

Part Number: QI-1661

Capacity: 350 Gallons

Size: 89"L x 44"W x 25"H

Ship Weight: 140 lbs.

Product Weight: 95 lbs

Ships From: OR

Call for Shipping Rate [866-926-5603](tel:866-926-5603) or [Email](#)

Suitable for aboveground use only.

Quadel Portable Septic Holding Job Tanks

Job Shack Holding Tanks are a quick, economical way to add holding capacity for waste in portable situations. Low profile design permits these tanks to slide under trailers, leaving an exposed corner for pumping. Tanks may be connected in a series to increase volume to needed amount.

3. By-law 3.14 states Z241 is a mobile home within the Municipality of Magnetawan, currently being referred to as a park model trailer inside the KCC ZBA, will the same requirements apply to these mobile homes within KCC that is required elsewhere in the municipality? Including work permits, setbacks from property lines and roads, buffers, foundations, sewage? In the letter issued to KCC from Russell, Christy LLP it states that there are currently 18 park model trailers onsite, does this include the (6) Z241 and will the remaining 13 be included in the total park model limit of (25) units? Will all park models fall under requirements as the Z241?
4. Can the operating season of the camp May thru October be defined within the ZBA? KCC has stated in the application their operational season is May to October and they have no plans to use their Z241 mobile homes / park model trailers year-round.
5. Under site specific (CT-4) zoning, section iv notes the removal of 4.10.2 ix and 4.10.2 x. These were the only provisions that protected the lake density regarding unit / meter of frontage and overall density. While I understand this was the only way to allow this ZBA to pass I want to ensure the potential impact to our local environment is clearly assessed. There seems to be references regarding units and their definitions. If we run a comparison of the LOST Forest Park ZBA just passed and the KCC ZBA application; KCC has an estimated 40% greater density (70 vs 50 sites) on an estimated 85% smaller effective frontage (157 vs 1036 meters).
6. Will an updated lake density study be completed prior to the passing of this ZBA? The current document is from 2001.
7. Please accept this as our official objection pertaining to ANY / ALL access by Klahanie Campers Corporation (KCC) to Tranquility Trail as per their ZBA Application "access #2", referenced in our "Road" only submission.

Thank you for accepting these questions and comments.

The main concern of all parties including KCC should be the protection of our #1 asset, the reason most us want to be in this area which is our waterways. Protection of the environment ensures its continued usage and enjoyment for many generations to come while protecting our substantial investments.

We wish to be notified of any decision relating to this proposed ZBA by the Municipality of Magnetawan

Regards,

Tracy and Darryl Cary

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 13, 2021 6:09 AM
To: Jonathan Pauk; Jamie Robinson; Lanny Dennis
Subject: Fwd: Notice of Decision.

Sent from my Bell Samsung device over Canada's largest network.

From: Peter Meadows <peterameadows@gmail.com>
Sent: Tuesday, October 12, 2021 9:29:00 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Notice of Decision.

Dear Nicole

Per the notice I received last month, I am requesting to be notified of the decision of the Municipality pertaining to the Zoning By-Law Amendment concerning Klahanie Campers Corp. Thank you for including me in this process.

Sincerely

Peter Meadows

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 13, 2021 6:07 AM
To: Jonathan Pauk; Jamie Robinson; Lanny Dennis
Subject: Fwd: Klahanie Campers Corporation Zoning By-law Amendment
Attachments: New Road.jpg

Sent from my Bell Samsung device over Canada's largest network.

From: Peter Meadows <peterameadows@gmail.com>
Sent: Tuesday, October 12, 2021 9:00:08 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Klahanie Campers Corporation Zoning By-law Amendment

Dear Nicole

Thank you for providing me the opportunity to respond to the ZBA application by Klahanie Campers Corporation (hereby known as KCC). I will address certain provisions of the amendment and then make observations and comments to the package KCC submitted as part of their proposal.

Purpose and Effect of the Zoning By-law Amendment

Part (a) - REFERENCE TO 'SEASONAL CAMPING ESTABLISHMENT'...How does the Municipality define 'Seasonal' in the context of a Seasonal Camping Establishment? I found nothing on the Municipal website. The closest definition I find anywhere states that it is the 180 day period commencing May 1 and concluding on October 31. If this is indeed the case, will any overnight occupancy outside of these dates be allowed? Will this occupancy restrict the overnight presence of even the KCC ownership group outside of the 'seasonal' designations if it is ever defined in the bylaw? I cannot speak to this if the 'Seasonal' designation remains undefined.

Part (b) - REFERENCE TO 'FOR THE PURPOSE OF THE ZONE'... Please refer to Part (a). I will further address the 'transient' component of this part down the page.

Part (c) -REFERENCE TO 'PARK MODEL TRAILER'...I object to the presence of the CSA Z241 Park Models Homes if for no other reason than the CSA specification also states that they can be constructed as a 3 *as well as* a 4 season recreational home. As KCC has already demonstrated a willingness to bend the rules as it pertains to the introduction of this model of trailer to the camp, there is nothing the Municipality will be able to do to issue and enforce any rules governing of seasonality they put in place that pertain to a 4 season recreational home in the future. In spite of KCC's assertion that these will only be 3 season dwellings, CSA Z241 spec homes are visually indistinguishable to the untrained eye as to their seasonality.

Part (d) - REFERENCE TO 'A SEASONAL CAMPSITE'...Same as Part (a) and Part (b).

Part (e) - REFERENCE TO 'A TRANSIENT CAMPSITE SHALL'... I have a visceral response to the notion of transient campers being permitted. Long before the establishment of the current KCC ownership group, the previous camp owner had a site that was available for rent to large groups. This site was located immediately across the road from my property as well as other property owners across the road from the CT zoned area of the camp. I have personally witnessed on multiple occasions where groups of 50 or more people were present encouraged by large campfires, alcohol and loud music. In the past, I have been put in the position on multiple occasions where I was forced to confront the revellers and was met with varying degrees of cooperation

ranging from outright contempt to full compliance. The notion of transient campers being permitted resurrects the possibility of 'large group' transient sites being opened up anywhere that is zoned commercial. This includes the property across the road from mine. How many persons will the Municipality allow per transient site and where will these sites be permitted? I would propose that this number be specified by the

Municipality. But please note that I have no reason to believe that KCC will enforce any number imposed on it if it goes against what KCC deems as being against their own best interests regardless of what the town specifies. Having said that, if these transient sites are located within the body of the camp as it currently exists, this concern becomes moot as I'm sure there won't be any tolerance of large party groups indulging in excessively annoying behaviours amidst the seasonal sites.

Part (f) (i and ii) - REFERENCE TO 'THE SITE SPECIFIC ZONING'... Shouldn't there also be a per site occupancy limit as a component to this number of sites? As it stands, I am not aware of any standard addressing this other than the KCC's having a user pays system that is invoked when a site exceeds more than their specified x number of people. I see absolutely nothing to prevent all 70 sites from having say 6 occupants per site all at the same time. That would be at least 420 people plus those in the camp conducting other business such as laundry, fuelling and launching boats etc. I acknowledge that this scenario seems absurd, but I also acknowledge that if it can happen, it will. The likelihood of it occurring increases when there are no limits defined at the outset by the Municipality.

Part (f) (iii) REFERENCE TO 'TRANSIENTS'... Please refer to my response to Part (e).

Part (f) (iv) REFERENCE TO 'PROVISION 4.10.2.ix DELETION'... I have to assume the number of units per metre of water frontage this bylaw subsection refers to was derived from the inputs of Professionals hired by the town; city planners, environmental services, lawyers and the like. As it stands, the deletion or even the relaxing of this standard would be throwing away that data the standard was derived from in the first place.

Part (f) (v) REFERENCE TO 'PROVISION 4.10.3 DELETION'... I have the same opposition as noted in Part (f) (iv) above.

Part (g) REFERENCE TO 'SHORELINE SETBACK...30 M'... Not being able to find any readily available information concerning setbacks and references to high and low water levels it is difficult to address what this amendment concerns. Having said that, I do know there are currently 2 park model trailers immediately adjacent to the KCC store and gas pumps. Located between the shoreline and the shoreline driveway behind these trailers, I am guessing neither of them are compliant with any existing setback rules of a provincial or municipal standard if they are discharging the trailer's grey water into a grey water handling facility. In the past I have seen the spring melt bring the lake levels up to that driveway which, in their current locations, puts the footprint of these trailers on top of the lake and even under the footprint of the KCC store. These trailers should be removed immediately if for no other reason than to protect the environment. I would be appalled as would anybody if these 2 trailers are granted legal non-compliant approvals.

Referencing the Draft Bylaw Amendment Submitted By Applicant:

- Provision 2.i indicating that Rental Cabins for seasonal use are also permitted..... As I read this provision, I see no protections that would prevent KCC from seeking to transition away from a trailer park business model to having cabins as part of their camping mix in whole or in part. I am not interested in seeing 70 cabins down the road in the future nor a 20 story time share condominium.

- Provision 2. iii (d) would allow Park Model Homes with a gross floor area up to 50 square meters. I am opposed to this. Many builders of this Style of home allow a purchaser the option of adding a sun room or deck that is *integrated* into the structure of the home when constructed. These options would allow the purchaser of these features to almost double the floor space of their seasonal residence. I am requesting that the Municipality clearly specify the gross floor area of the home that *includes* the gross square footage of any sun room, deck or add-a-room that may be purchased or built associated with that individual Park Model Trailer. If the 50 square meters *INCLUDES* the sun room AND deck I find no objection.

Provision 2.iv would allow campsites a setback of a minimum of 3 metres. It is my feeling that permitting campers this close to any road allowance is inherently unsafe for the campers as well as the vehicle driver. ATVs allow the driver to traverse the bush either legally or illegally and many drivers I know will be happy to integrate an unopened road allowance in their travel plans.

Other Comments

I am extremely concerned over the impact of grey water dumping either on the ground or into a grey water pit at KCC. I derive my domestic water supply from a dug well that is approximately 3 1/2 metres deep and is supplied by water from the water table. Other properties in the neighborhood do as well. Knowing that soap, water, detergents, conditioners and even urine can be a component of grey water and knowing that the building code allows for up to 1000 litres of grey water per day per site, it is possible that up to 70,000 litres of grey water will be dumped per day. In a 180 day season it is conceivable that KCC can discharge up to 12,600,000 litres per year. Urine is in grey water for the simple reason that ongoing polls indicate that in any given year, the uncomfortable truth is that anywhere from 60 to 70% of the North American population who shower answers the call of nature by relieving themselves in the shower. Urine contains metabolites and unused particles of pharmaceuticals that the body doesn't use. These are excreted by the body and will inevitably reside in the groundwater. I am requesting that the Municipality perform a ground water not surface water study as it pertains to those people who derive their water from dug wells. I have enough health issues as it is without ingesting another person's medications. I don't wish to add anti-psychotics, chemotherapy components, hormones or any other chemicals to my diet. Neither do I have an interest in ingesting proprietary chemicals that manufacturers use in the manufacturing of their soaps, conditioners and cleaners.

Since the current ownership assumed the Camp property, the Corporation installed a boat parking area with its own driveway accessing Lakeside trail. It is my belief that it was installed without permits. Regardless of this, this area has been used to park boats as well as to store derelict trailers that are being discarded. Sometimes these trailers are stored at this site for periods of weeks and even up to months pending their disposal. Other years I have witnessed unsecured tarps covering boats flapping in the wind for months at a time in the off-season. On some occasions watercraft have tipped over on their sides either due to wind or winter-time ground shifting. Either way, it is a visual insult to the property owners on the opposite side of Lakeside Trail. The location of KCC's boat storage area does not help property values. I find it hard to believe that a 3000 or 4000 square foot area cannot be built within the body of the camp to store boats given that 39 acres represents almost 1.7 million square feet. Interestingly, a visual inspection of the boat storage area on this date showed that now that the camp is closed, there were only 2 boats in storage. Why would the municipality allow access to the public road from a parking lot that's storing only 2 boats?

I would like to speak to the 500+ feet of driveway width that KCC enjoys. Immediately across from the driveway at 432 Lakeside Trail, it is readily apparent that vehicles are accessing and departing the camp property as tire tracks and crushed grass indicate this. Another observation I have is that I have seen on occasion where a camper goes to park their boat by driving into the boat parking lot from the camp, unhitch, and rather than backtrack the way they came, they drive forward past the trees on KCC property and enter Lakeside Trail immediately across from 1136 and 1386 Lakeside Trail, make a U-turn and return back to the camp. Today I went to the end of my driveway at 892 Lakeside Trail and observed vehicle tracks that either left or entered KCC right across from my property. Why is KCC allowed to enter and exit their property wherever they feel like it? Why are they allowed to use RR zoned property to conduct KCC business in this fashion?

Please refer to attachment showing photo taken from the driveway at 432 Lakeside Trail facing East showing 'road' to KCC property.

With the ongoing proliferation of ATVs, UTVs, golf carts, dirt bikes and the like, I can find no bylaws or any reference governing use, numbers or densities in the context of a Seasonal Trailer Park either Municipally or Provincially. If process allows for it, I would appreciate consideration be given to controlling the numbers of these vehicles within KCC property.

It appears that KCC is very proud of their 70% contribution to the road maintenance with no fewer than 4 mentions of this contribution. I believe this reference is somewhat disingenuous. What is not mentioned is that KCC does not contribute or offer to contribute in any way to winter snow removal. In years past, the cost of removing snow has amounted to as much as 80% of what KCC has contributed for their share of summer road maintenance. This cost has been borne by as few as 5 and as many as 7 residents over the years. They also fail to mention that some of their ownership group as well as non-owners have no objection to entering the camp in the winter months and in the past I have seen people spend a weekend at KCC as late as November. Also, neither winter or summer road contributors get to write off their expenses except for KCC. They also fail to mention their threats to withhold their summer road maintenance contributions once the agreement expires in 2022. It appears this threat is designed to have us all play nice in the sandbox until the ZBA process is completed.

I was in attendance at the October 23, 2019 meeting where the Municipality discovered that KCC had placed trailers on Municipal property. At that time, I recall that KCC received the order to remove all of the trailers on the property as well as the buried support infrastructure associated with those trailers by the 24th of May holiday weekend of 2020. As a resident, I observed first hand that that order was not complied with. It is my understanding that during the Municipal inspection of

the their property as it pertained to the trailers it was discovered that KCC had received and installed non compliant Park Model Homes. Not one, but 6 of them. Referencing KCC's own ZBA submission, they were installing them on an almost annual basis over a period of years. One delivery took place even after KCC came under the Municipality's scrutiny. This year while under the scrutiny that a ZBA application brings, KCC directors elected to double down and allow motor vehicles to enter and exit the road anywhere the KCC property fronts on Lakeside Trail despite no ZBA approval to do so. It appears to me that regardless of any bylaw, the KCC directors will treat bylaws as a mere suggestion they will follow, but only if it serves their own interests. It is clear from past KCC behaviours since their group took over, that the KCC management group present a persistent and ongoing threat to bylaw compliance. Legally, if the Municipality is unable to enact provisions for regular compliance inspections, or it hasn't the resources or the resolve to allow for this scrutiny, I see no reason why the KCC group should be rewarded with amendments they appear to have no intention of following. Approval of these amendments will do nothing but embolden the KCC group's efforts to thwart scrutiny in the future. While it may seem I am unduly harsh in my critique of KCC, I think any prudent citizen would demand and expect any fellow neighbour to comply with all laws, more so if it is a business within the community. I firmly support anyone who has the courage to start and run a business because the success of that business represents a tide that floats all boats.

I would like to make the observation that since receiving the notice of the ZBA proposal, I have tried to perform a deep dive into the Planning Act, Ontario Building Code, Municipal bylaws and other research up to and including Park Model Homes, Environmental Law, and the effects of chemical pollutants on fish and other amphibians. After putting in a series of 16 hour days since receipt of the proposal performing research, it was in the middle of last week that I finally had to acknowledge I did not have the resources needed to perform what I would consider a thorough in depth assessment of what I was reading in the amendment proposal. As the ZBA is an issue dear to my heart, I had wanted to put my best foot forward in my written submission and time was a major concern of mine.... I didn't have enough. I would like to make a request to the municipality that the time limit for written submissions be extended so that I or others can network and find other like minded people, draw a consensus, pool resources and if need be engage the services of Professionals.

Once again Nicole, thank you for allowing me the opportunity to participate in this proceeding.

Kind Regards

Peter Meadows



Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 6:58 PM
To: Jonathan Pauk; Jamie Robinson
Cc: Lanny Dennis
Subject: FW: Zoning By-Law Amendment for Klahanie Campers Corp

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: JOHN KRISTMAN <kristman55@rogers.com>
Sent: October 12, 2021 4:57 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Re: Zoning By-Law Amendment for Klahanie Campers Corp

Hi Nicole:

Thank you for clarifying the date and time of the meeting.

I am writing to express my concerns regarding the proposed amendment to the by-law. There are several concerns that need to be managed prior to the approval of this amendment. Some initial thoughts include traffic to the campsite, the process that was or was not followed that made Lakeside Trail the entry point and the fact that Gordon Point Road South was closed without consultation or following a process. There are additional concerns that I would like to raise including future use of the site should this be approved.

Please ensure that my concerns are noted so that moving forward I will be included in any further processes including appeals, if necessary.

John & Janece Kristman

On Tuesday, October 12, 2021, 08:35:30 a.m. EDT, Nicole Gourlay <ngourlay@magnetawan.com> wrote:

From: JOHN KRISTMAN <kristman55@rogers.com>
Sent: October 9, 2021 9:40 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Zoning By-Law Amendment for Klahanie Campers Corp

Good morning Nicole:

Further to our discussion on Friday, we are writing to express our concerns regarding the proposed amendments and would like to ensure that our names are included formally as residents of Lakeside Trail who have concerns.

We will be attending the meeting on Tuesday, virtually and look forward to hearing more information.

In addition, please confirm that our names are added formally with those who have already provided written submissions.

Thank you,

John & Janece Kristman

654 Lakeside Trail

Erica Kellogg

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 2:44 PM
To: Jonathan Pauk; Jamie Robinson; Lanny Dennis
Subject: FW: Emailing: KCC ZBA - Comments - Road
Attachments: KCC ZBA - Comments - Road - V2.pdf

Nicole Gourlay | Deputy Clerk – Planning & Development Municipality of Magnetawan | PO Box 70 | 4304 Highway 520
| Magnetawan, ON POA 1P0 Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

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-----Original Message-----

From: Tracy Cary <tracy.cary@icloud.com>
Sent: October 12, 2021 2:39 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Emailing: KCC ZBA - Comments - Road

Hi Nicole,

Please find attached our comments on KCC ZBA By-Law Amendment pertaining to their request for access to Tranquility Trail.

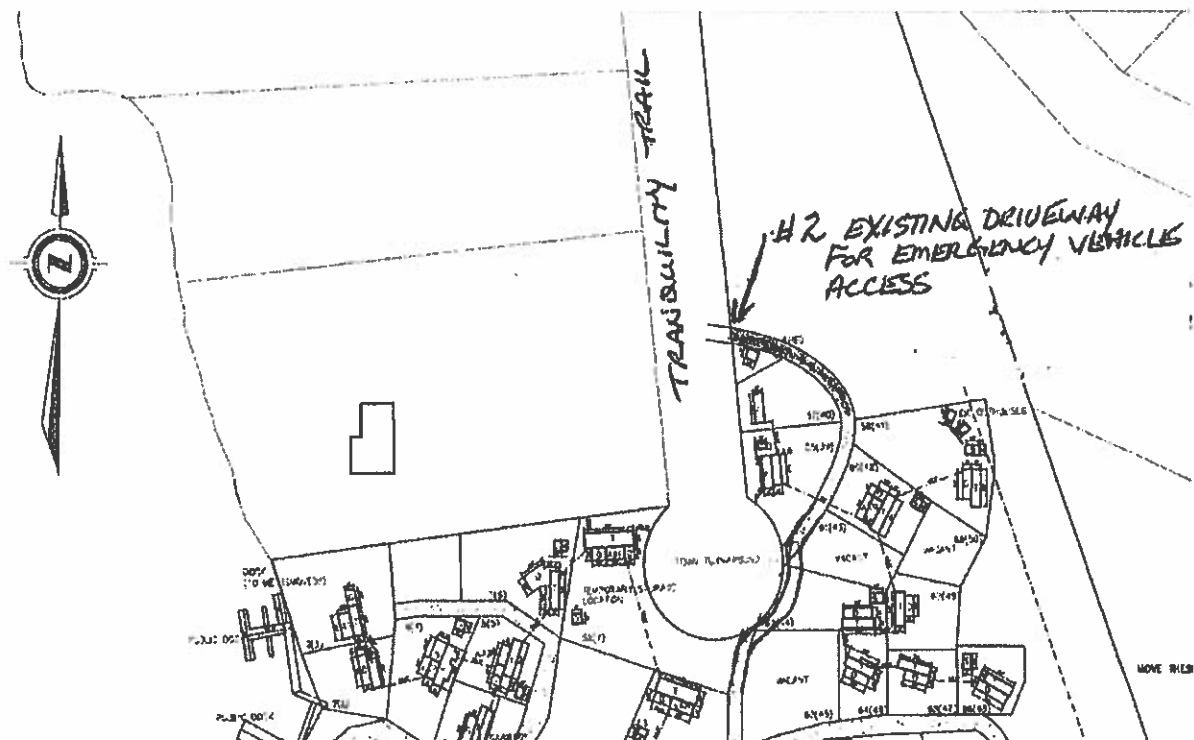
Kind Regards,
Tracy.

>
>
>

Comments - KLAHANIE CAMPERS CORPORATION ZONING BY-LAW AMENDMENT

Attention – Nicole Gourlay

Please accept this written submission as our objection relating to **ANY / All** access by Klahanie Campers Corporation (KCC) to Tranquility Trail as per their request in the ZBA Application noted below:



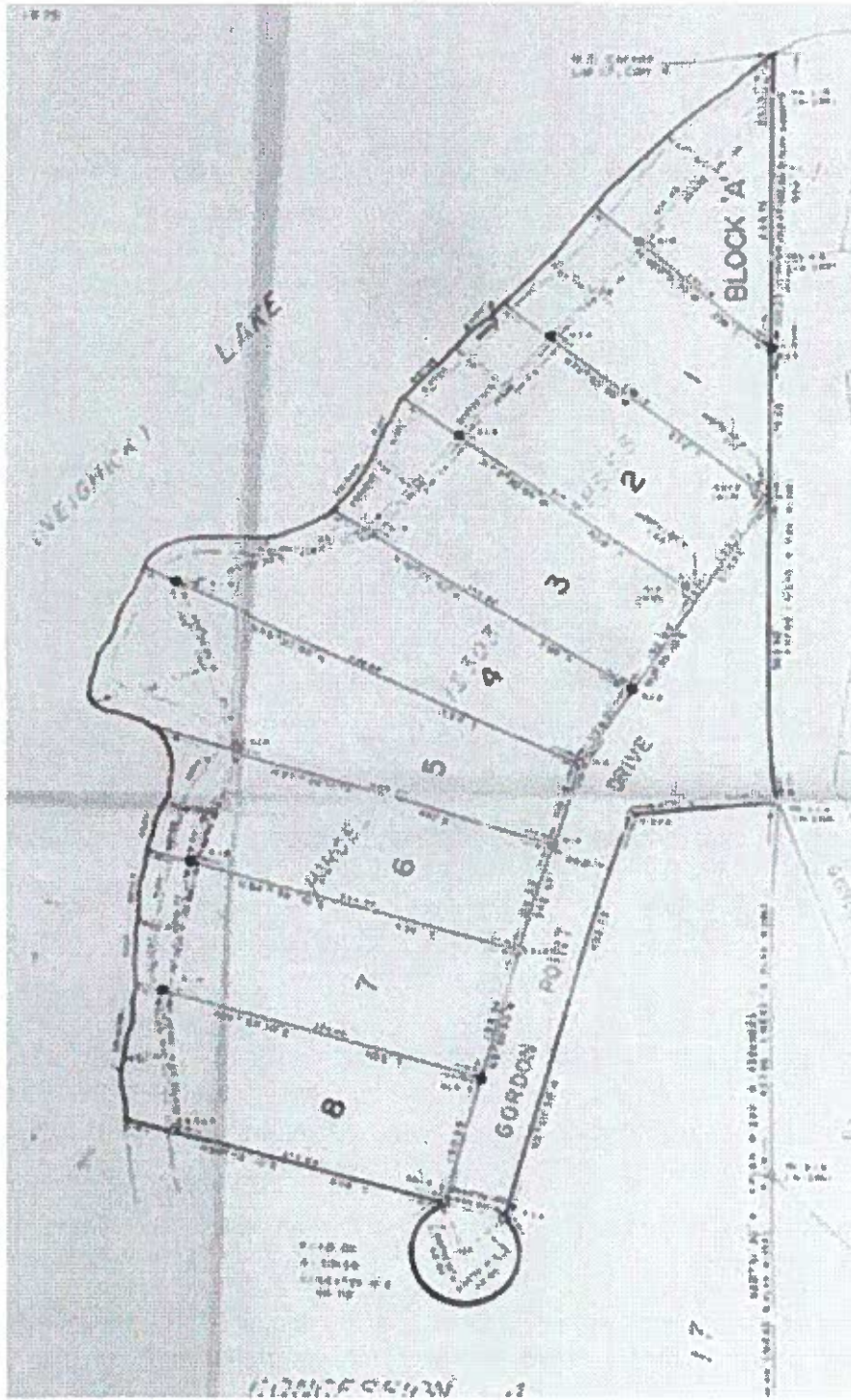
Camp Klahanie was not granted legal access to Tranquility Trail formerly Gordon Point Road (Gordon Point Drive) at the time of official Plan M-406 dated June 19, 1975; nor during the subsequent severance of Plan M-506 dated July 25, 1980 consisting of Lakeside Trail and Holson Ridge Lane or the final severance of lands in 2014 to its current state.

Since the establishment of Camp Klahanie est 50 Years ago there have only been (2) legal accesses to the (CT) Commercial Tourism zoned land.

1. First (1972 – 2014) existed through then owner Ross Cary's (RR) Residential Rural property and that operating address was 1640 Ahmic Lake Road, RR 1 Magnetawan, ON P0A 1P0.
2. Second (2014 – Current) was established with the 3rd severance of Ross Cary's lands in 2014, this time instead of Camp Klahanie accessing their (CT) Property through their (RR) Residential

Rural property from Ahmic Lake Road the 2nd and current operating address was established as 1680 Lakeside Trail, Magnetawan, ON POA 1P0.

Original 1975 - Plan M-406 below:



Comments - KLAHANIE CAMPERS CORPORATION ZONING BY-LAW AMENDMENT

Additionally, in the Municipality of Magnetawan Official Plan – 5.4.4 it is noted that tourist commercial activities shall have frontage on a maintained roadway and be buffered from dwellings on neighboring properties.

5.4.4 Tourist commercial activities shall have frontage on a maintained municipal roadway or Provincial Highway and be buffered from dwellings on neighbouring properties.

We all know Tranquility Trail is **NOT** a Municipality maintained roadway; it is Municipality owned and privately maintained by the current property owners. Tranquility Trail and the connecting Gordon Point Road were previously noted by the Municipality to be in a condition below Municipal Standards deeming it cost prohibiting to ever assume either road.

As a contributor to this ongoing maintenance plan it is our expectation that the Municipality would not even consider downloading these additional road maintenance costs onto the backs of a few taxpayers.

We would also conclude that the buffering and setback requirements would be upheld by the Municipality regardless of the “maintained” status of the road.

Regards,

Tracy & Darryl Cary - 172B Tranquility Trail

From: [Nicole Gourlay](#)
To: [Jonathan Pauk](#); [Lanny Dennis](#)
Cc: [Jamie Robinson](#)
Subject: FW: Zoning by-law amendment 1680 Lakeside Trail (Camp Klahaine)
Date: October 12, 2021 10:20:30 AM
Attachments: [image001.png](#)

Please see below re. Camp Klahanie Application

—
Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Aries Orion <Aries_Orion71@hotmail.com>
Sent: October 11, 2021 8:40 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Zoning by-law amendment 1680 Lakeside Trail (Camp Klahaine)

From: Lubos Potrok
85 Gordon Point Rd.
Magnetawan Ontario.

I strongly oppose the rezoning of CROFT CON 3 & 4PT LOT 17 PCL 12303 SS, municipally known as 1680 Lakeside Trail.

My property is adjacent to the one mentioned above and the natural buffer zone that exists now, provides privacy from the already at times noisy Trailer Park. Rezoning this property would greatly reduce the privacy and the value of my property at 85 Gordon Point Rd.

The buffer zone, is also a deer crossing which would be distupted if rezoned.

Thank You for considering my objection,

Sincerly,

Lubos Potrok.

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:16 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: BRAD TOOLE <LBTOOLE@cogeco.ca>
Sent: September 22, 2021 6:54 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Cc: Erica Kellogg <officeassistant@magnetawan.com>
Subject: Re: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Hello Nicole and Erica:

Could you please reserve me a seat at the Oct 13th Town Council Meeting as a Camp Klahanie Owner / Shareholder and VP (Vice President) on the KCC Klahanie Campers Corporation (Camp Klahanie) Board of Directors.
Could you please respond to me that you have received my email and a seat is reserved for me.

Thanks in advance and regards:
Brad Toole
VP KCC
KCC Gas Manager

On 09/16/21, **Nicole Gourlay** <ngourlay@magnetawan.com> wrote:

Good afternoon everyone,

Please see attached the Notice of Public Meeting for a Zoning Bylaw Amendment application submitted by Klahanie Campers Corporation for the property at 1680 Lakeside Trail. If you live within 120m of the subject property you will also receive Notice in the mail as a statutory requirement under the *Planning Act*. Please supply written comments to this email address.

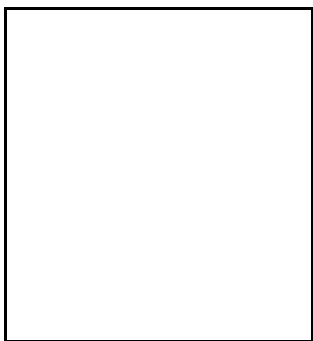
Thank you,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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|

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:13 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Magnetawan Town Council meeting October 13 /2021

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: BRAD TOOLE <LBTOOLE@cogeco.ca>
Sent: September 9, 2021 7:40 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Cc: Pat Stancati <patstancati@gmail.com>; sjstubberr@hotmail.com; sherry@sherrycorbitt.ca; michealcorbitt42@gmail.com; lbtoole@cogeco.ca
Subject: Magnetawan Town Council meeting October 13 /2021

Hi Nicole;

I would like to reserve a seat to attend the Magnetawan Town Council Meeting on Oct 13 /2021.
My interest in the Meeting is in regards to the Zoning ByLaw Amendment application for File Number ; KLAHANIE CAMPERS CORPORATION. (KCC).
Please confirm your receipt and acceptance of my request.

Thanks in advance;
Regards; Brad Toole
VP KCC
KCC Gas Manager

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:17 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: KCC Shareholder <klahaniesp@gmail.com>
Sent: October 6, 2021 12:44 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: RE: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Confirmed, and thank you

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: Wednesday, October 06, 2021 12:43 PM
To: KCC Shareholder <klahaniesp@gmail.com>
Subject: RE: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Hi Deon,

Yes. I have put you down

Please note that in order to enter the meeting space, you will be required to show proof of vaccination and ID as well as do COVID screening at the door/contact tracing.

Please confirm that you are aware of this and I will mark you down for one (1) seat for the Public Meeting on Wednesday October 13th at 6:30PM.

Thanks 😊

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: KCC Shareholder <klahaniesp@gmail.com>

Sent: October 6, 2021 12:10 PM

To: Nicole Gourlay <ngourlay@magnetawan.com>

Subject: RE: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Hi Nicole

Just wanted to confirm my seat

Deon Moodley: RE: NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT IN THE MUNICIPALITY OF MAGNETAWAN File KLAHANIE CAMPERS CORPORATION 1680 Lakeside Trail (Roll # 4944 030 004 09700)

Thanks

From: Nicole Gourlay <ngourlay@magnetawan.com>

Sent: Monday, October 04, 2021 10:38 AM

To: KCC Shareholder <klahaniesp@gmail.com>

Subject: RE: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Good morning,

Can you please confirm your name and where you are located as your email does not depict that 😊

Thanks,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: KCC Shareholder <klahaniesp@gmail.com>

Sent: October 4, 2021 10:35 AM

To: Nicole Gourlay <ngourlay@magnetawan.com>

Cc: Erica Kellogg <officeassistant@magnetawan.com>

Subject: RE: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Good morning Nicole

Just wanted to confirm my seat for the Oct 13th meeting

Thanks

From: Nicole Gourlay <ngourlay@magnetawan.com>

Sent: Thursday, September 16, 2021 2:14 PM

To: Nicole Gourlay <ngourlay@magnetawan.com>

Cc: Erica Kellogg <officeassistant@magnetawan.com>

Subject: Notice of Public Meeting - ZBA Klahanie Campers Corporation

Good afternoon everyone,

Please see attached the Notice of Public Meeting for a Zoning Bylaw Amendment application submitted by Klahanie Campers Corporation for the property at 1680 Lakeside Trail. If you live within 120m of the subject property you will also receive Notice in the mail as a statutory requirement under the *Planning Act*. Please supply written comments to this email address.

Thank you,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 6, 2021 9:49 AM
To: Jamie Robinson; Lanny Dennis
Cc: Jonathan Pauk
Subject: FW: CORRECTED SUBMISSION DATE Submission regarding the application for a zoning By-Law Amendment File: Klahanie Campers Association

More comments

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Fred Richmond <fredrichmond04@gmail.com>
Sent: October 5, 2021 2:59 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: CORRECTED SUBMISSION DATE Submission regarding the application for a zoning By-Law Amendment File: Klahanie Campers Association

Ms. Gourlay, **Correction with correct date (Sorry about that, thank you for helping us)**

Camp K. Submission

Please find attached our written submission regarding the proposed zoning by-law amendment for File Klahanie Campers Association.

Please confirm receipt of this submission. Thank you

Fred and Janice Richmond
146 Tranquility Trail
Magnetawan, ON
705-340-0676
fredrichmond04@gmail.com

Oct 5, 2021

RE: Klahanie Campers Corporation Zoning By-law amendment

To: Ms. Nichole Gourlay, Deputy clerk, Municipality of Magnetawan

Please advise us that you have received this submission

We would like this to be our official written submission regarding the proposed zoning by-law amendment to Camp Klahanie. We want the ability to appeal the decision of the council and the Municipality of Magnetawan to the Ontario Land Tribunal.

We also request to be notified of the decision of the Municipality of Magnetawan on the proposed Zoning By-Law Amendment.

SUBMISSION;

Camp Klahanie's application for a zoning amendment is quite complicated and has caused many serious concerns by the residents on Neighick Lake. Would it be possible to address the concerns individually. Such as road access, definition of trailers, number of sites classified as seasonal, type of trailer camp is not zoned for.

Although road access to Camp Klahanie is not on Camp Klahanie's application, I feel it is only logical that it be the first priority. Council should make a decision on this issue before going forward with the application the Camp has presented, not after the ZBA process is complete.

Lakeside residents are unhappy and frustrated with the road access to Camp Klahanie.

The road is used by camp traffic as well as traffic associated with customers accessing the camp store, as well as the boat launch. Both the store, and boat launch are excellent services open to the public and well used by people not residing at the camp. I am asking the council to consider enforcing Bylaw 5.4.4 with a deadline for completion. The deadline will give the camp time to plan for access from Ahmic Lake Road. The residents will have the knowledge that access to the camp using their road is temporary, thus solving one problem.

Tranquility Trail should not be in the discussion. It is a private, narrow road that would not be suitable for large vehicles. It is solely maintained at the expense of the road residents.

Have all the concerns in Exhibit A been addressed?

What is the purpose of the required zoning amendment. Why are they asking for Tourist Commercial CT EXCEPTION?

Exhibit G, column 5 states a maximum number of sites be 180. Is this the total number of sites Camp Klahanie can expand to?

Wayne Simpson & Associates correspondence to Ms. Kirstin Vroom dated Jan 29, 2021 states the definition of a camping establishment only refers to a trailer, which would be permitted and does not permit a travel trailer or Park Model Trailer. This is a serious change which must not be taken lightly and will affect all camping establishments in the region.

Exhibit B states the camp has added more SEASONAL sites as well as 6 Park model trailers and cabins without a permit and not in compliance with the zoning requirements. Has there been any consequence to the violation?

If this application is approved the camp would become an ONLY SEASONAL campground. Seasonal trailers are enlarged with decks and added rooms. They are usually resold as a package with the site lease, therefore not mobile.

The report from Wayne Simpson & Associates states on page 7 properties to the south of the camp may require buffering which can be addressed at a later stage. I request this be addressed as well as the setback distance from camp structures of the neighbours BEFORE the Application for Amendment be approved. This should be a package.

I would like the Municipality to follow up with the assessment of the 2 leaching pits which may be within the required setback of 15 m.

We hope Camp Klahanie continues as a campground providing a much needed outdoor recreation. Magnetawan is a beautiful spot in Ontario.

Our concern is that they must abide by the bylaws put into place. When businesses abide by the rules it makes for a simpatico relationship between the business, residents and the township.

Thank you in advance
Fred and Janice Richmond

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 7, 2021 12:37 PM
To: Jamie Robinson; Lanny Dennis
Cc: Jonathan Pauk
Subject: FW: Camp Klahanie - ZBA Letters of Concern - 2 Files attached
Attachments: Access Points 01.pdf; Buffering Letter 01.pdf

fyi

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Guy Watts <sensibleac75@rogers.com>
Sent: October 7, 2021 11:33 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Cc: Noreen Bondy <bondyn@yahoo.com>
Subject: Camp Klahanie - ZBA Letters of Concern - 2 Files attached

Good Morning Nicole

With regards to the upcoming meeting on Oct 13, 2021 regarding the Camp Klahanie ZBA - we Guy & Sherry Watts (1400 Lakeside Trail) and Noreen Bondy (1386 Lakeside Trail) would like to submit two letters of concern (2 files attached). It is our hope that these issues will be considered and the issues resolved before the passing of the Camp's ZBA application.

Also, I understand that the physical meeting may be crowded I (Guy Watts) would like to attend. I don't have any intention of speaking as the submitted letters should be self explanatory. However, I am fully prepared to answer or discuss any questions that may arise.

Can you please confirm receipt of this email and the two attached letters of concern.

Best Regards

Guy Watts
1400 Lakeside Trail
905-840-4272 (home)
416-708-9572 (cell)

Municipality of Magnetawan
P.O. Box 70
Magnetawan, ON P0A 1P0

October 4, 2021

Reference: Klahanie Campers Corporation (KCC) Zoning By-Law Amendment (KLAHANIE CAMPERS CORPORATION (KCC) Part of Lot 17, Concession 3 and 4), Municipality of Magnetawan

Dear Ms. Gourley,

The purpose of this letter is to request that the Municipality of Magnetawan when considering the approval of the application for Klahanie Campers Corporation Zoning By-Law Amendment ensures that Klahanie Campers Corporation (KCC) abides by the Magnetawan Official Plan Section 5.44 ("Tourist commercial activities shall have frontage on a maintained municipal roadway or a provincial highway and be buffered from dwellings on neighbouring properties").

In the letter from Wayne Simpson & Associates, the planners hired by KCC, to Kirstin Vroom, Clerk, Municipality of Magnetawan, dated January 29, 2021 and received by the municipality on February 10, 2021 it is noted and acknowledged that the neighbouring properties in all directions are well buffered, except for those immediately to the south. The letter goes on to state "in the event buffering is required it can be addressed at the site plan control stage" (see 'page 7 of letter' attached).

As property owners directly south of KCC, we would like to clearly state that this issue is of great concern to us. In our opinion buffering is absolutely required and we respectfully request the application for the Zoning By-Law Amendment to include a requirement for KCC to abide by Section 5.44 of the Official Plan.

Our concerns in this matter include but are not limited to:

Health and Safety – As a result of a lack of clear signage and a clear entrance to and separation from the park, there exists some confusion on Lakeside Trail as to what is private property and what is Camp Klahanie, making it difficult for first responders to locate private residences. This was made clear recently when during a documented 911 incident an OPP officer was unable to locate one of the private residences south of Camp Klahanie. The officer thought he had already entered the campground proper and was unable to locate the private residence on Lakeside Trail. Buffering when accompanied by clear signage to one single entrance to the park will provide that clear delineation between the two distinctly different land uses and thus enhance the safety of all concerned.

Visual Acceptability – The private properties that are directly south of the property owned by KCC are confronted with the sight of utility trailers, boat trailers, boats on trailers, portable toilets, abandoned trailers, and other discarded or rarely used items on a daily basis. Prior to

the purchase of the park by KCC, this storage area was located at the rear of the campsites and was hidden from view (see attached Exhibit F). When the new owners took over the park, they moved this storage area adjacent to Lakeside Trail in clear view of a number of the private property owners. There have been a number of incidents where old scrap trailers have been left for over a year in clear view of the residential properties.

While we respect that KCC has the right to design the plan for their property, we believe that the current situation is unacceptable and does not meet Section 5.44 of the Magnetawan Official Plan with respect to the requirement of a buffer from dwellings on neighbouring properties.

Since neither the Site Plan submissions or the letter submitted by the planner hired by KCC provide a clear indication of their readiness to build a buffer between the storage area and the private properties on Lakeside Trail, we respectfully request that this issue be resolved either prior to or as part of the Klahanie Campers Corporation Application for Zoning By-Law Amendment.

It is not our intention to cause KCC any undo stress or hardship. It is our fervent hope that we can come to a mutually beneficial agreement that respects and understands everyone's needs. We believe that there are a number of ways that this can be achieved and could solve many concerns of a significant number of private property owners along Lakeside Trail. We would welcome the opportunity to discuss this matter further.

NOREEN BONDY Noreen J Bondy 21/10/04
Print Name Signature Date

1386 LAKESIDE TRAIL, MAGNETAWAN, ON.
Address

GUY WATTS ~~Guy Watts~~ Oct. 4, 2021
Print Name Sherry Watts Signature Sherry Watts Date

1400 LAKESIDE TRAIL, MAGNETAWAN, ONT.
Address

Print Name Signature Date

Address

Section 5.4.3 states "Tourist commercial developments may be permitted on the basis of 2 metres (6.6 feet) 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 ha."

The Camp is an existing situation on an existing lot. Having said that even if this was a new Camp it meets the criteria for minimum lot frontage as it has 183m whereas the minimum is 180m in the Municipal official plan and it has 36ha whereas only 2ha is required in the Municipal official Plan.

The density calculation is 4 units/acre. Since there are 89 acres this would result in a maximum of 356 people. Based on 71 sites and at a worst-case scenario, 4 people per site, this would result in 284 people. The density conforms.

Based on the frontage calculation, of 1 person for every 2m, given the camp has 183m this would equate to 91 people. If it is assumed that there are 2 people per site, the density would exceed this calculation coming in at 142 people. Since this is a zoning by-law amendment the Municipal official plan can increase the density by 25%. Thereby increasing the density to 114 people. Having said that, the Camp has existed since 1970, with about 88 sites. Recent evidence illustrates that there were still 86 sites in 2014 before the Camp was purchased by KCC. Thereby there needs to be a recognition of its legal non-conforming use, and that existing density because it existed before the Municipal official plan and comprehensive zoning by-law. The density should be deemed to conform. To augment the discussion regarding this policy, it, in my opinion, should apply to a brand-new operation and zoning by-law amendment to facilitate, not a Camp that already exists.

Moreover, the total number of sites have been reduced by 17 over the past few years bringing the density closer to the official plan policy. Additionally, the density calculation in my opinion has more to do with the servicing of the property which has not been an issue and is being addressed by retaining a qualified firm.

Section 5.4.4 states "Tourist commercial activities shall have frontage on a maintained municipal roadway or Provincial Highway and be buffered from dwellings on neighbouring properties."

As noted previously neighboring properties in all directions are well buffered, except for those immediately to the south. These properties were once part of Camp. In the event buffering is required it can be addressed at the site plan control stage. This property also has a small amount of frontage on Ahmic Lake Road. It conforms.

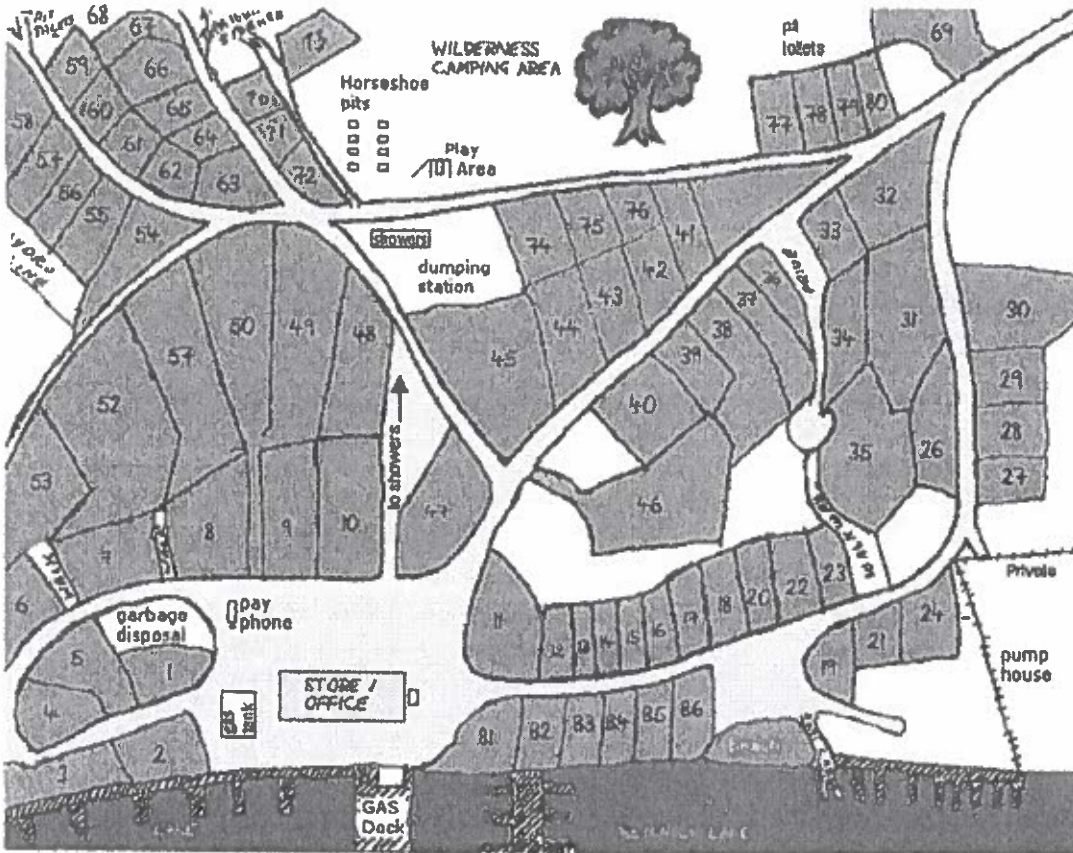
This section continues on and states "New tourist commercial developments will require an amendment to the Zoning By-law. Notice of such applications shall be given

EXHIBIT F

Lanny Dennis

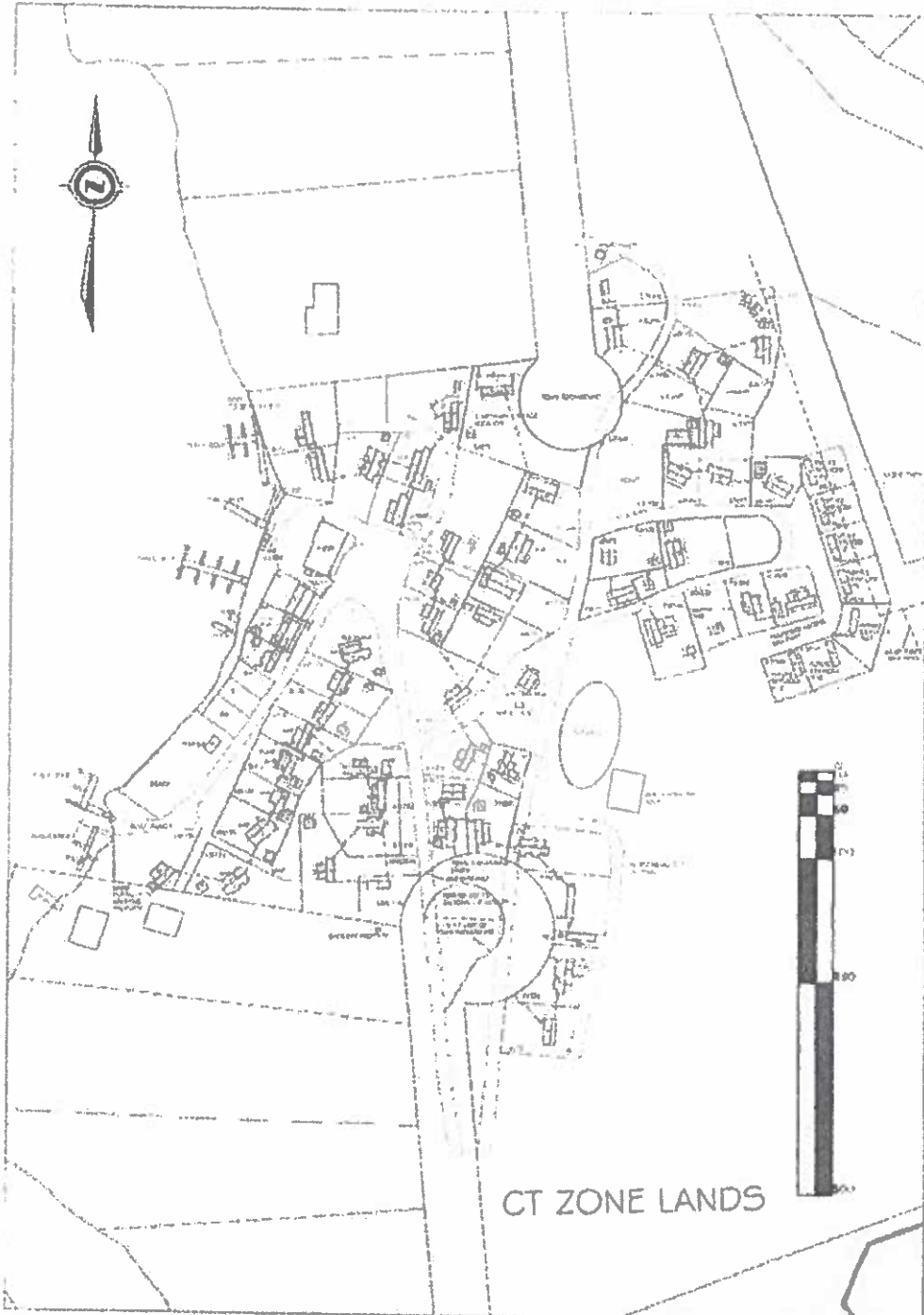
From: Sonia <sjstubb@hotmai.com>
Sent: Tuesday, January 26, 2021 7:53 PM
To: Lanny Dennis
Subject: Camp Klahanie - Site Map.gif

Camp Klahanie map from Ross Carey 2013 and before. This was prior to KCC purchasing the park in 2014



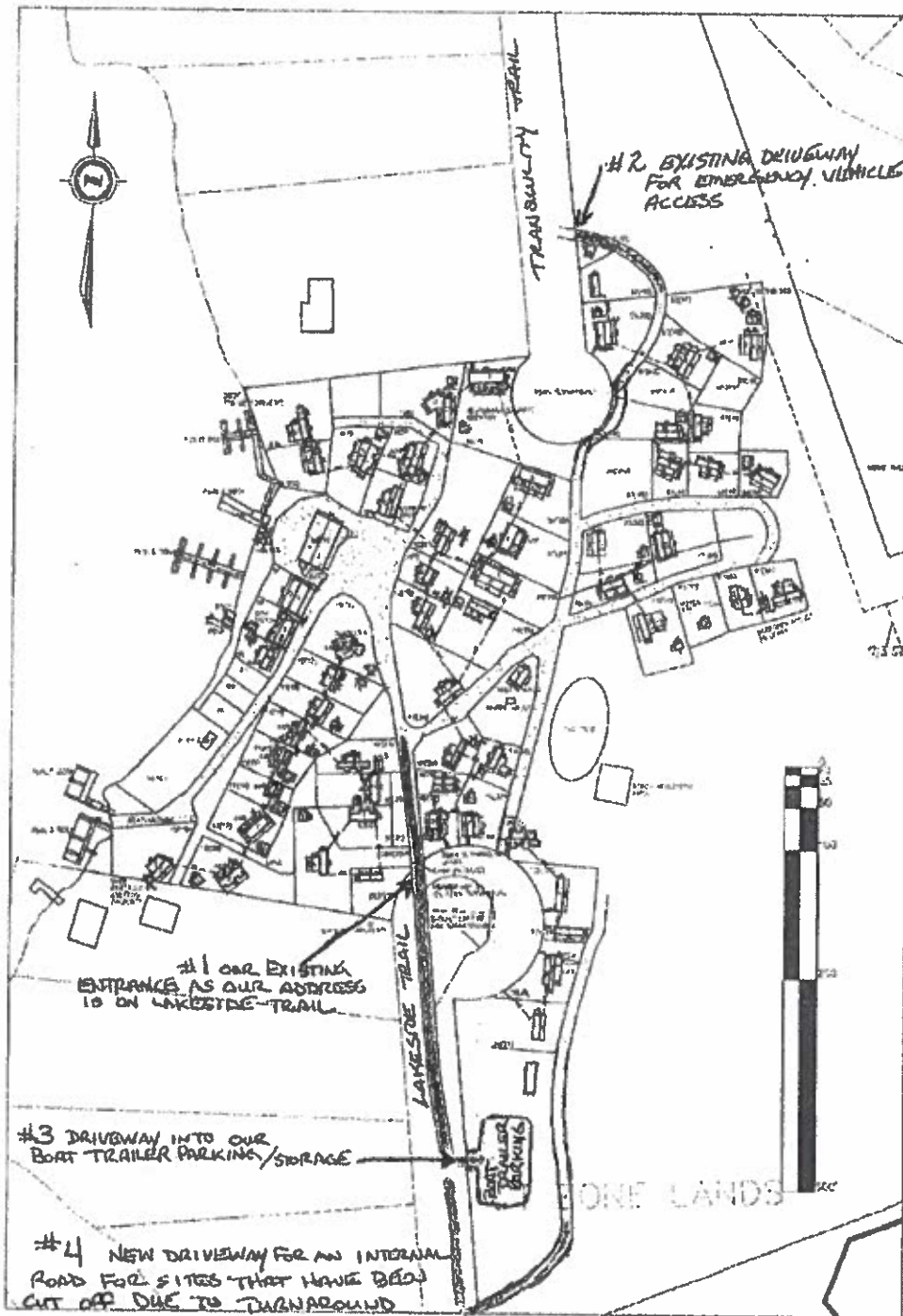
Sent from my iPhone

EXHIBIT J



CT ZONE LANDS

| | | | |
|--|--|--|--|
| <p>PROJECT CONCEPTUAL MASTER PLAN</p> | <p>LEGAL DESCRIPTION: PART OF LOT 17, CONCESSION 4 RANGE 104 T4S, RANGE 104S DISTRICT OF FARMY SOUND (WEST) PG. 18800</p> | <p>DATE: NOVEMBER 17, 2020 SCALE: UNIFORM AND NOTED PROJECT NO:</p> | <p>DATE: NOVEMBER 17, 2020 SCALE: UNIFORM AND NOTED PROJECT NO:</p> |
| <p>CLIENT: CAMP CLARKE INC</p> | <p>OWNER: CAMP CLARKE INC</p> | <p>PREP FILE NO.: 2020</p> | <p>FILE NAME: CAMP CLARKE CONCEPT.MXD</p> |



| | | | | |
|---|--|--------------------------------|------------------------------------|----------------------------------|
| PROJECT CONCEPTUAL MASTER PLAN | SITE DESCRIPTION PART OF LOT 13, CONCESSION 4 TOWNSHIP OF KLAMATH FALLS DISTRICT OF PERRY ISLAND (EAS) 1 POL 12203 | OWNER 1840 OCEAN FRONT ROAD | DATE 8/25 | DATE NOVEMBER 17, 2020 |
| | | | | STATUS PRELIMINARY (AS NOTED) |
| CLIENT CAMP KLAMATH | PROJECT 1840 OCEAN FRONT ROAD | PROJECT NO. 825 | FILE NO. CAMPKLAMATHCONCEPT.dwg | REVISIONS |

Municipality of Magnetawan
P.O. Box 70
Magnetawan, ON POA 1P0

October 4, 2021

Re: Application for Zoning By-Law Amendment (KLAHANIE CAMPERS CORPORATION (KCC) Part of Lot 17, Concession 3 and 4), Municipality of Magnetawan

Dear Ms. Gourley,

The purpose of this letter is to request that the Municipality of Magnetawan resolve the issue of access points and/or driveways into the property known as Camp Klahanie (as indicated above) either prior to or as part of the Application for Zoning By-Law Amendment (ZBA).

This Application for a Zoning By-law Amendment signed by Pat Stancati on behalf of the Klahanie Campers Corporation, received by the township on December 15, 2020 and filed on the Municipality of Magnetawan website, includes the request for the approval of the amended site plan (Exhibit J- Conceptual Master Site Plan attached). There is an additional Conceptual Master Site Plan included in the information provided on the Magnetawan website. It indicates more than one access point to the trailer park from Lakeside Trail as follows:

- #1 – from the end of the turnaround circle on Lakeside Trail
- #3 – from Lakeside Trail to access what is indicated as “boat trailer parking”
- #4 – from Lakeside Trail to access four (4) trailer sites “that have been cut off due to turnaround”

(See Conceptual Master Site Plan indicating existing and future access points to be requested attached)

It is the opinion of the undersigned that Klahanie Campers Corporation be allowed only one access point into the park and further that this access point or primary entrance not be at the north end of the turnaround on Lakeside Trail (#1 Access on the KCC Map). The purpose of a turnaround is to indicate the end of a road. The current access into the park creates confusion and potential safety issues. To anyone driving on Lakeside Trail it is not clear that Lakeside Trail ends at the turnaround. The road appears to continue on past the turnaround.

At least one of these (Access # 3 - boat and trailer storage) did not exist prior to the purchase of the property by the corporation and another did not exist prior to the construction of the turn-around on Lakeside Trail (Access # 4 to access four (4) trailers sites “that have been cut off due to turnaround”). Note: Prior to the purchase of the camp the boat and trailer storage existed past sites 59, 67 and 68 at the rear of the commercial property as indicated in Exhibit F (attached), but the new owners

changed the location. Both of these therefore should be considered as new access points into the trailer park as part of this zoning by-law amendment.

When considering whether to allow KCC additional access points off Lakeside Trail, the municipality should consider the amount of traffic on the road currently shared by a number of privately owned properties on Lakeside Trail. It is our contention that the movement of cars, trucks, trailers, boats, boat trailers, ATV's, four-wheelers etc. as it relates to activities associated with the park should remain within the park boundaries. Lakeside Trail should not be used for access points into the park property with the possible exception of one (1) point, that being the park entrance.

The intention to add the # 4 Access point demonstrates a willingness of KCC to construct a new internal road that will benefit their purposes. Therefore, it is our suggestion that if KCC were to construct an internal road commencing prior to the boat storage area (the exact entry point to be determined) and connect it to their existing internal roads, this would allow access to both the boat and trailer storage area and the row of trailers indicted above from inside their park boundaries. They would no longer require access from any other points off Lakeside Trail, including the access road from the turnaround as this new internal road would serve as the entrance to the trailer park. This would also act as a start to providing the proper buffering that is required.

At the beginning of their responses to the comments and concerns from property owners on Neighick Lake included in the information posted as part of the ZBA, (bottom of page 1 of 15 attached) the KCC representative indicates that "No application has been submitted" for permanent access from both Tranquility Trail and Lakeside Trail as part of the application, but acknowledged that KCC "inquired if [they] had access from existing points of entry and how to apply if they wanted more". In a later response to a comment (dated April 05 - page 5 of 15 comment 4 attached) the representative clearly states that "we have not applied for any additional driveway accesses at this time" and goes on to say the KCC "was instructed by the municipality that they could apply for a driveway off of Lakeside Trail once the ZBA process is completed". Respectfully we request that this issue be brought forward, discussed and resolved either prior to or as part of this Klahanie Camp Corporation Zoning By-Law Application.

It is not our intention to cause KCC any undo stress or hardship. It is our fervent hope that we can come to a mutually beneficial agreement that respects and understands everyone's needs. We believe that there are a number of ways that this can be achieved and could solve many concerns of a significant number of private property owners along Lakeside Trail. We would welcome the opportunity to discuss this matter further.

NOREEN BONDY

Print Name

Noreen Bondy

Signature

21/10/04

Date

1386 LAKESIDE TRAIL, MAGNETAWAN, ON

Address

Gary & Sherry Watts

Print Name

Gary & Sherry Watts

Signature

09.4.2021

Date

Address

Print Name

Signature

Date

Address

Print Name

Signature

Date

Address

Print Name

Signature

Date

Address

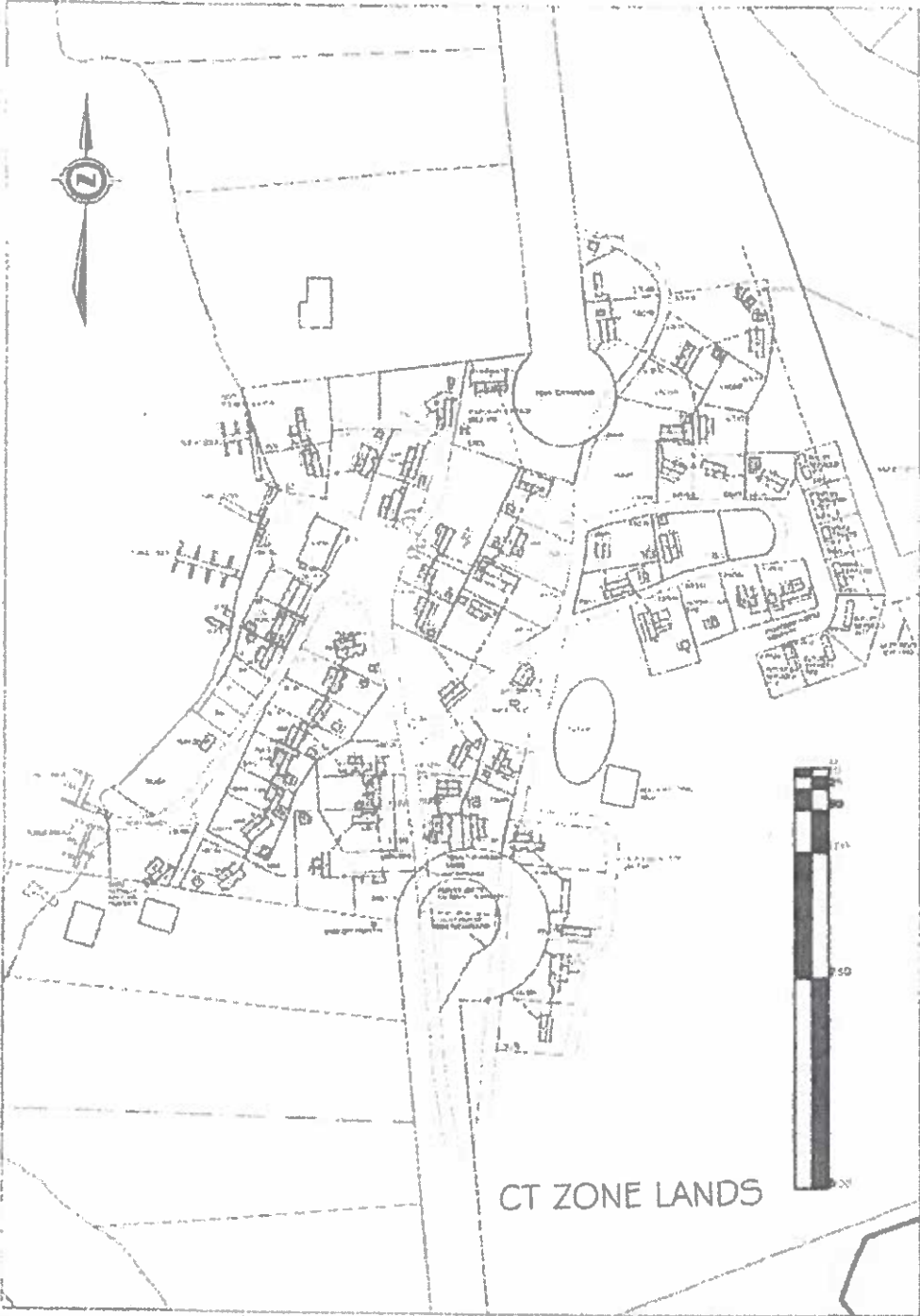
Print Name

Signature

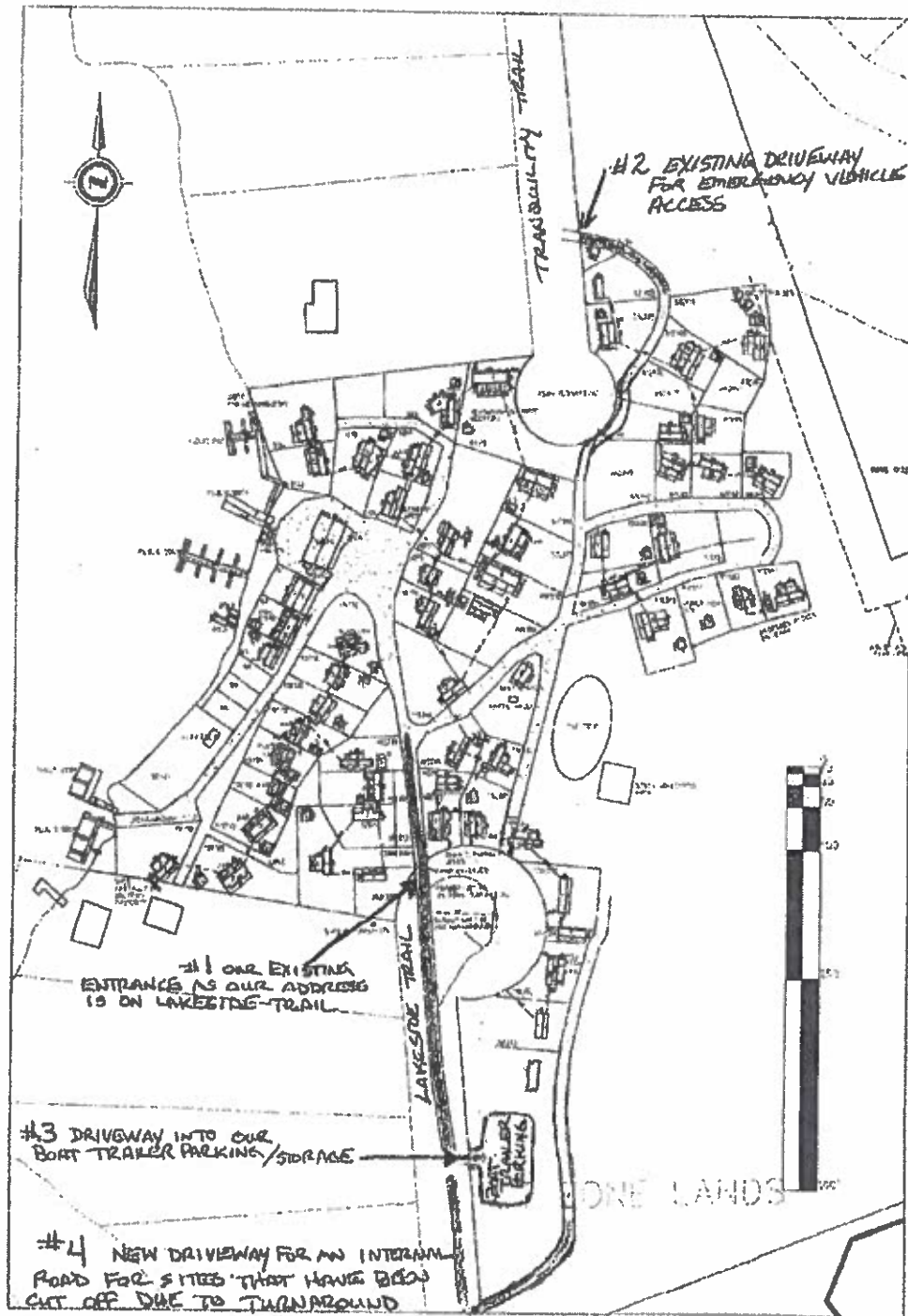
Date

Address

EXHIBIT J



| | | | | |
|---------|------------------------|--|---|-----------------------------|
| PROJECT | CONCEPTUAL MASTER PLAN | SITE DESCRIPTION PART OF LOT 12, CONCESSION # 10404899 OF MARIETTA DISTRICT OF FREE SOLDIERS P.O. 18303 |  APPROVED AND ADJUSTED PLANNING AND ENGINEERING CONSULTANTS 332 S. 14th Street Marietta, Georgia 30060 OR PORTLAND, ME 04102 | DATE: NOVEMBER 17, 2020 |
| | | | | SCALE: (SPERMAL (AS NOTED)) |
| CLIENT | CAMP ATLANTA | OWNER | DATE | SCALE |



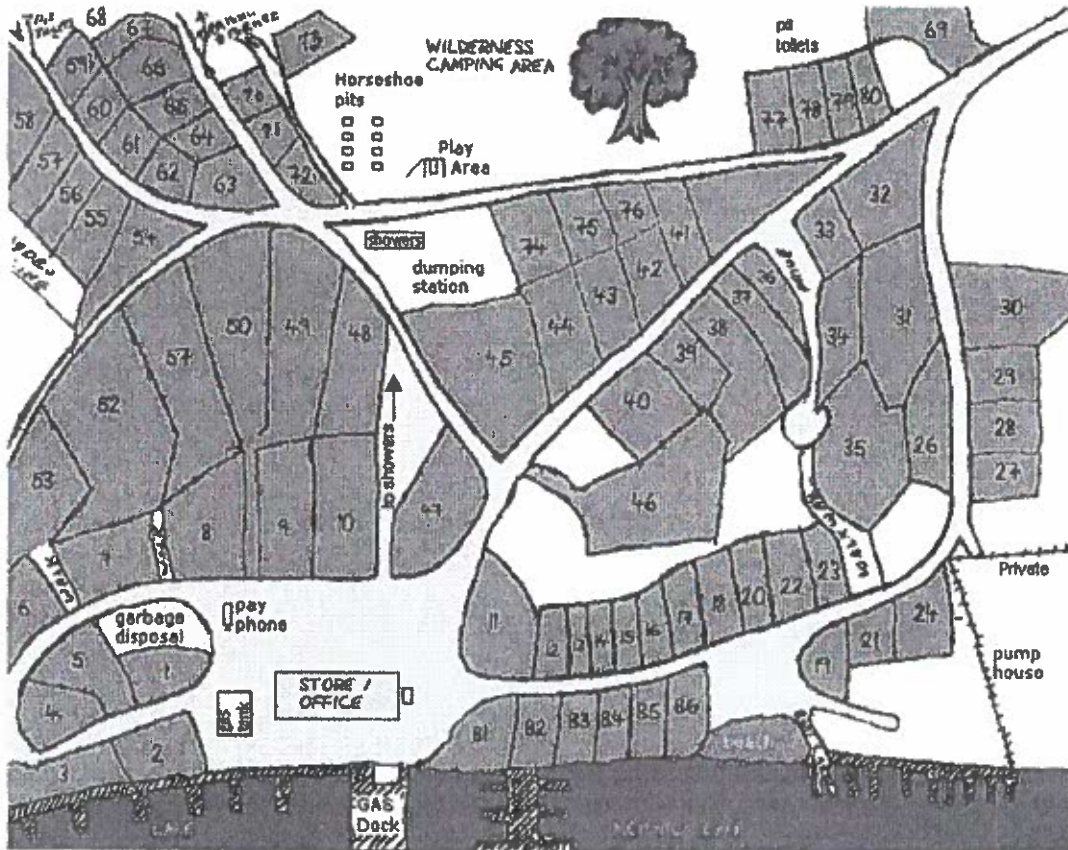
| | | | |
|--|--|---|---|
| PROJECT CONCEPTUAL MASTER PLAN | SEE DESCRIPTION PART OF LOT 17, CONCESSION 4 TOWNSHIP OF MADISON DISTRICT OF PARRY SOUND (EAST) PCL 17303 | SEE PAVEMENT SCHEDULE PLANNED FOR LATE 2020/EARLY 2021 20-25 MM GRASS GRUNT 100-100MM GRANITE PAVEMENT TEL: (416) 882-3882 FAX: (416) 882-8784 info@torontopavement.com | DATE NOVEMBER 17, 2020 BY GENERAL (AS NOTED) |
| CLIENT CAMP ELKHAWNE | PROJECT NO. 0100 000001 PCL17 ROAD | ROAD FEE AMT. 2200 | FILE NAME CAMP_ELKHAWNECONCEPT.dwg |

EXHIBIT F

Lanny Dennis

From: Sonia <sjstubbart@hotmail.com>
Sent: Tuesday, January 26, 2021 7:53 PM
To: Lanny Dennis
Subject: Camp Klahanie - Site Map.gif

Camp Klahanie map from Ross Carey 2013 and before. This was prior to KCC purchasing the park in 2014



Sent from my iPhone

We are concerned about the misinformation, assumptions and misinterpretations of the process we are involved with. We have made it perfectly clear that our intentions with the zoning bylaw amendment is not to change anything that is not already existing. For some reason our neighbours think our intentions is to rezone the entire property to commercial and expanded. This has never been our intentions and it is clearly stated on our application so all reference to this falsehood should be addressed and corrected with the cottagers.

Please find our responses to all the concerns and accusations made below. Our comments will be RED.

Comments received to date regarding Camp Klahanie (April 29, 2021)

There is an email going around with to neighbours with these points. I have not been able to get a copy of what's going around:

Triggered by the implementation of the turning circles on both the north end (Tranquility Trail) and south end (Lakeside Trail) there has been heightened involvement of the Municipality with the camp owners.

The camp had been served with notices to vacate Municipality owned lands, removing all trailers, decks and outbuilding including underground infrastructure – (where the turning circles are designated by the legal official plan). During this process it was determined that the camp had several trailers that did not fall into the "travel trailer" class per the camp's current zoning by-laws. There are in fact four season dwellings that were installed without permits and MPAC involvement: additionally they had no formal registered plan with the municipality so they are required to develop one thus the Camp has engaged planners and are currently working with the municipalities planners so together they can develop and "official plan" of what actually comprises Camp Klahanie. Camp Klahanie has zero 4 season trailers on the property. All trailers are 3 season, recreation vehicles only.

Below are a few of the concerns that have been raised in conversations with our surrounding cottage owners and from an email provided by Camp Klahanie. There is unfortunately no way to be 100% on all of the camps requests until the official plan is released to the public. Everyone needs to form their own opinion and assemble their own puzzle with the pieces provided. Any concerns you have can be voiced by you to the town:

They are requesting to have the additional property they own rezoned to Commercial Tourism from Rural Residential. The camp is currently zoned commercial tourism on < 30 acres this would almost triple the size of the camp if allowed. At no time did we ask for the rural residential to be rezoned and it is not on our zoning amendment application.

- Camp Klahanie is applying to have permanent driveway access from both Tranquility Trail (qty 1) and Lakeside Trail (qty 3). False. No application has been submitted. We inquired if we had access from our existing points of entry and how to apply if we wanted more.*
- Camp Klahanie are applying to have 71 full time seasonal sites – with the intention of having four season mobile homes occupy all sites in the future. False. We have no 4 season mobile*

1) Lakeside Trail is currently maintained by contributions from both the cottagers and the campground. When one looks at the movement of vehicles on Lakeside Trail, one quickly realizes that the greatest percentage of vehicles head to Camp Klahanie. Unfortunately they do not pay an equivalent percentage towards the maintenance of Lakeside Trail and in fact, in 2020 they only offered one half their usual input amount. We pay 70% of the annual budget to the Lakeside Trail Road committee. Also, we would like to note that the most damage done to the road happens in the Spring thaw when we are not even at the park. Our extremely generous contribution of 70% more than covers our requirements. In 2020 we paid 50% (or our 70%) however the cottagers also only paid 50% of their requirement (30% of overall budget). Due to the impact of Covid on our small business and financial loss, we deferred the 50% from the 2020 budget into the 2021 budget which we have intentions of paying

2) The current access afforded to Camp Klahanie off Lakeside Trail is an access road that originates at the newly constructed turnaround, constructed by two of the property owners adjacent to Camp Klahanie to delineate the end of Lakeside Trail as approved by your council. By allowing the campers to access the park through the turnaround we are defeating the whole purpose of the new turnaround. Our address is 1680 Lakeside Trail designated by the municipality.

3) The campground portion of Camp Klahanie is zoned commercial and as per the Magnetawan bylaw 5.4.4, the camp is required to have its own access from the municipally maintained road. Currently the only access into the campground is from Lakeside Trail that is not maintained by the municipality. It is my understanding that the property owned by the co-owners of Camp Klahanie includes frontage on Ahmic Lake Road making this a viable correction to this issue. Our address is 1680 Lakeside Trail designated by the municipality. Camp Klahanie only operates from the Commercial Tourism zoned (CT) property.

4) It is my understanding that the Board of Directors for Camp Klahanie has approached the township requesting permission to add several additional access roads off Lakeside Trail. Again, this is clearly in contravention of bylaw 5.4.4, and is definitely not desirable by the property owners along Lakeside Trail. We have not applied for any additional driveway accesses at this time, however the camp was instructed by the municipality that we can apply for driveway off of Lakeside Trail once our ZBA process is completed.

If I am not interpreting the bylaw properly and/or the township does not agree that the camp is required to meet Bylaw 5.4.4 to provide access off Ahmic Lake Road, then ultimately the cottagers are forced to continue to share Lakeside Trail with the campground. I must still object to multiple access points being allowed into the campground off this road. In this case, Camp Klahanie should be allowed only one access point off Lakeside Trail and ideally it would be at the bottom of the hill, after the shallow creek, where the cottages start. At that point, the road to Camp Klahanie could veer to the right taking the traffic away from the cottage properties. This would avoid the use of the turnaround access to the store. It would then be up to the camp Board of Directors to determine where the roads within their property should be constructed.

In light of the loss of campsites (thank you for acknowledging that we have had a loss/reduction in campsites, not an increase) due to the recent construction of the turnaround, it would not surprise me to discover that the Camp Klahanie Board of Directors is also requesting to convert part of the property currently zoned rural to commercial zoning to allow for the addition of several trailer sites. Please do not make any assumptions on our business plans. We have not applied to change the zoning on the existing rural zoning. It remains as is. As a past camper at Camp Klahanie (1989 - 2010), I am shocked at the increase in traffic both on the roads and on the lake over the last 10 years. It is shocking to see how many new cottages have been built just in the last 5 years or so. (Thank you for pointing out that the increase in traffic on the road and the lake is the built up of cottagers and not the size of our camp which has been reduced) In the interest of maintaining the environment, reducing the noise pollution and traffic and reducing the human density levels on the lake, I would implore the council to set limits on the size of trailers as well as the density of trailers inside the park. I believe it would be socially responsible for the township to deny any increase in the size of the commercial portion of Camp Klahanie. (Thank you for

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 8, 2021 1:48 PM
To: Jamie Robinson; Lanny Dennis
Cc: Jonathan Pauk
Subject: FW: Zoning Application Camp Klahanie
Attachments: klahani.docx

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Ian Boyd <neighick_assn@hotmail.com>
Sent: October 8, 2021 1:37 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Zoning Application Camp Klahanie

Hi Nicole. Please review the attached and confirm receipt for the council meeting next week.

Regards,

Ian Boyd
416-587-5944

October 8, 2021

To Nicole Gourlay
Deputy Clerk
Planning and Development
Town of Magnetawan
Magnetawan Ontario
POA 1P0

From Ian Boyd Rick Stockdale
Co-Presidents
Neighick Croft Area Association

Subject ZBA Camp Klahanie

Good morning. We are in receipt and have reviewed the zoning by law application being presented by Camp Klahanie. We have issues pertaining to the lake that we would like to have addressed prior to the zoning being granted.

1. Does the current shoreline space allow for 70 units on a property as allowed by the Ministry of the Environment, Conservation and Parks? We understand that the current shoreline is now in the area of 600' where many years ago it was in excess of 1000'. Can the property support 70 units? Private cottages are required to have approximately 300' of frontage for a single family dwelling.
2. Does the current septic system have the capacity as permitted by the Ministry of Health and Long Term Care to accommodate 70 units in the event that all were occupied? Are there Ministry of the Environment, Conservation and Parks requirements for sewage/grey water capacity on the lake, or just Ministry of Health and Long Term Care? Have these agencies been notified?
3. Is all the gray water from current units on the property being directed to the septic? We understand that many units discharge gray water directly to the ground. Is this permitted and if so, what will be the environmental impact if all 70 units were practising this?
4. Should the camp be required to undertake an Environmental Assessment prior to zoning being granted?
5. Can the frontage/dock system accommodate boats from an increased volume of sites? If every unit has a boat, what is the impact on our waterfront?

At one time, seasonal camp grounds were used from July 1 to August31 and much of the use was on weekends. Today, campgrounds are used from late April through the end of October and many folks, retired, stay for the duration. This creates an increased strain on the lakes.

At the current time, for a single family cottage to be built, regulations pertaining to septic systems are very strict, and rightly so. Camp Klahanie must be subject to the same scrutiny. We must take precautions to protect our lakes for future generations.

Please confirm receipt of this document and ensure that it is presented at the ZBA meeting next week.

Yours truly,

Ian Boyd boydie51@hotmail.com

416-587-5944

Rick Stockdale stockdalerick@gmail.com

Neighick Croft Area Association

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:13 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: October 13th Planning Meeting Attendance Confirmation

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Jason Stubbert <Jason.Stubbert@victaulic.com>
Sent: September 8, 2021 4:40 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: October 13th Planning Meeting Attendance Confirmation

Nichole,

I would like to attend the October 13th planning meeting for the Municipality of Magnetawan. Are you able to confirm that I have a (1 spot) confirmed of the 71 seats available for this meeting? Please confirm and much appreciated.

Thank you,

Jason Stubbert
Victaulic Fire Protection Sales
Jason.stubbert@victaulic.com
1-647-519-2574

Visit Us At:
<https://www.victaulic.com/>

NEW Victaulic Sprinkler Head Guide:

<https://www.victaulic.com/assets/uploads/literature/PITCH-Sprinklers.pdf>

New In Rack Grooved Head w/Guard vs Traditional:

<https://m.youtube.com/watch?v=ntpSgZ4WsgA>

Victaulic UMC - Universal Manifold Check Assembly

<https://www.victaulic.com/products/series-umc-globe-universal-manifold-check-assembly/>

<https://m.youtube.com/watch?v=RFKTEM9-zgc>

New 1" IGS Grooved Product Line:

<https://www.victaulic.com/assets/uploads/literature/10.54.pdf>

<https://m.youtube.com/watch?v=eQIZf1IJoMs>

<https://m.youtube.com/watch?v=rQbbuVWdA8M>

Ask Distribution about 1" Schedule 10 Pipe Now Available.

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:17 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Meeting Attendance Request - October 13th

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Jason Stubbert <Jason.Stubbert@victaulic.com>
Sent: October 6, 2021 12:43 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Re: Meeting Attendance Request - October 13th

Nicole,

I confirm and agree to all the COVID19 precautions and protocols prior to entering the facility. Please consider me confirmed for 1 seat to attend. Please confirm I am good to go. Much appreciated Nicole.

Thank you,

Jason Stubbert
Victaulic Fire Protection Sales
Jason.stubbert@victaulic.com
1-647-519-2574

Visit Us At:
<https://www.victaulic.com/>

NEW Victaulic Sprinkler Head Guide:

<https://www.victaulic.com/assets/uploads/literature/PITCH-Sprinklers.pdf>

New In Rack Grooved Head w/Guard vs Traditional:

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<https://m.youtube.com/watch?v=eQIZf1IJoMs>

<https://m.youtube.com/watch?v=rQbbuVWdA8M>

Ask Distribution about 1" Schedule 10 Pipe Now Available.

On Oct 6, 2021, at 12:05 PM, Nicole Gourlay <ngourlay@magnetawan.com> wrote:

Hi Jason,

Thank you! Please note that in order to enter the meeting space, you will be required to show proof of vaccination and ID as well as do COVID screening at the door/contact tracing.

Please confirm that you are aware of this and I will mark you down for one (1) seat for the Public Meeting on Wednesday October 13th at 6:30PM.

We are still strongly encouraging people to make written comment prior to the meeting.

Thank you,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

<image001.png>

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From: Jason Stubbert <Jason.Stubbert@victaulic.com>
Sent: October 6, 2021 11:50 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Meeting Attendance Request - October 13th

Nicole,

I would like to request a seat at the meeting on October 13th at 6:30pm at the Municipality of Magnetawan Community Centre. Please let me know if I have a confirmed seat. Much appreciated.

Thank you,

Jason Stubbert
VICTAULIC Fire Protection Sales
Jason.stubbert@victaulic.com
1-647-519-2574

Visit Us At:
<https://www.victaulic.com/>

NEW Victaulic Sprinkler Head Guide:

<https://www.victaulic.com/assets/uploads/literature/PITCH-Sprinklers.pdf>

New In Rack Grooved Head w/Guard vs Traditional:

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<https://m.youtube.com/watch?v=eQIZf1IJoMs>

<https://m.youtube.com/watch?v=rQbbuVWdA8M>

Ask Distribution about 1" Schedule 10 Pipe Now Available.

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:11 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Zoning By-Law Amendment for Klahanie Campers Corp

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: JOHN KRISTMAN <kristman55@rogers.com>
Sent: October 9, 2021 9:40 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Zoning By-Law Amendment for Klahanie Campers Corp

Good morning Nicole:

Further to our discussion on Friday, we are writing to express our concerns regarding the proposed amendments and would like to ensure that our names are included formally as residents of Lakeside Trail who have concerns.

We will be attending the meeting on Tuesday, virtually and look forward to hearing more information.

In addition, please confirm that our names are added formally with those who have already provided written submissions.

Thank you,
John & Janece Kristman
654 Lakeside Trail

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:12 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Klahanie bylaw amendment

Nicole Gourlay | Deputy Clerk - Planning & Development Municipality of Magnetawan | PO Box 70 | 4304 Highway 520
| Magnetawan, ON POA 1P0 Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

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-----Original Message-----

From: Ken Scharlach <kenscharlach@gmail.com>
Sent: October 12, 2021 10:16 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Cc: Ken Scharlach <kenscharlach@gmail.com>; Stephanie Hunter <sehunter.tor@gmail.com>
Subject: Klahanie bylaw amendment

Hello Nicole,
I request to be included in the bylaw meeting regarding camp klahanie. I can be reached via this email.
Kind regards,
Ken

Sent from my iPad

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 1, 2021 7:54 PM
To: Jonathan Pauk; Jamie Robinson; Lanny Dennis
Subject: Fwd: Application of Zoning By-Law Amendment by Camp Klahanie

Comments received today.

Have a great weekend!

Nicole

Sent from my Bell Samsung device over Canada's largest network.

From: Leisha Meadows <leishameadows@gmail.com>
Sent: Friday, October 1, 2021 4:58:12 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Application of Zoning By-Law Amendment by Camp Klahanie

Hello,

I have read the documentation submitted by Camp Klahanie in support of their application for re-zoning in order to allow park model trailers on their lands. My concerns are as follows:

The owners who have moved these illegal park model trailers onto the park property were very well aware of the limitations of the size of the trailers allowed. Most, if not all of them were in the park while it was under the ownership of Ross Cary and were all told repeatedly (as witnessed by me), the length limitation allowed in the park. I have personally witnessed Ross measure a trailer from tip to tip. If a new trailer did not meet specifications, he would not accept it into the park. Please note that none of these illegal park model trailers were brought into the park prior the new ownership, they were not there prior to the Klahanie Campers Corporation purchase of Camp Klahanie. NONE of these existed before 2014. The first illegal park model trailer was brought to the waterfront lot beside the store shortly after the current owners purchased the park. At the time, this was the only one. Shortly after that, another was brought in and situated immediately adjacent to the first. After that, one by one, the others were introduced. As I said, most, if not all of the owners of these trailers were very well aware of the size limitations as they had, for the most part, been in the park for many,many years. Unfortunately, it took an extraordinary amount of time for the municipality to recognize this, and as it stands now, there are 6 Illegal Model CSA-Z241 park Model 3 Season Trailers. To me, the park takes a "do whatever you want and ask permission later" approach. I would like all of these illegal park model trailers removed, then the amendment considered. Is this not the way the town works with building permits? If I were to take the approach that Camp Klahanie has, I would build myself a beautiful new 4 season structure, then when discovered, make an application to have the by-laws changed to suit my needs. No, I believe what would happen is that I would be ordered to remove the structure, then make application. If it is approved, then I could rebuild, if not, I would not be allowed to rebuild. I feel the camp is being rewarded for bad behaviour by even considering this application without them being ordered to remove the illegal trailers. My other concern is that the setback from the water is not being followed. I would be very surprised if the two illegal park model trailers on the waterfront are 30' from the shoreline, especially as our lake has risen at least a foot in the last few weeks. I have personally witnessed in years past, after a bad winter and bad melt in the spring, items from the lakefront lots floating into the lake. If we have a bad winter as I have heard predicted, and an unfortunately large and fast melt in the spring, I have no doubt these two illegal trailers will definitely NOT be 30' from the shoreline. The

shoreline may actually be up to, or past their front doors! This would have a devastatingly negative impact on our protected bay not to mention a huge liability to the municipality!

Another concern that I have is that although the camp is not applying for rezoning on the rural property, that they will, as we have historically seen, put trailers on the lands then ask for re-zoning to allow them after the fact. As property owners, we are heartily sick and tired of the constant litigious actions by the camp. I believe they need to be reminded that the rules are meant to be followed, not broken, then rewritten just for them.

We were aware of the camp's proximity to our property when we purchased, however, this past spring, were made abundantly aware of the negative impact this proximity would have on our property values. We had many viewings of our property and every single purchaser mentioned the proximity to the camp as a negative. Even our real estate agent was surprised by how negatively impactful the camp is on the sale of the properties near them. As I have always maintained, the best predictor of future behaviour is past behaviour. I shudder to think of how much our property values would plummet if the camp plonked trailers or campsites on the currently zoned rural areas, then asked for re-zoning after the fact as they have done with these illegal park model trailers.

Thank you for allowing me to voice my concerns in reference to the application of the Camp Klahanie Campers Association for a zoning by-law amendment.

Leisha Meadows

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 6, 2021 10:25 AM
To: Jamie Robinson
Cc: Jonathan Pauk
Subject: FW: For Nicole
Attachments: FB_IMG_1633303501408.jpg; FB_IMG_1633303419082.jpg; FB_IMG_1633303468295.jpg; FB_IMG_1633303455488.jpg; FB_IMG_1633303475665.jpg; FB_IMG_1633303425914.jpg; FB_IMG_1633303496900.jpg; received_964457454186147.jpeg

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Leisha Meadows <leishameadows@gmail.com>
Sent: October 6, 2021 10:24 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Fwd: For Nicole

Hi Nicole,

These are pictures I took dated April 20, 2013 of the "shoreline". It has come up higher in years gone past as well. Pic 16....408 and 082 is of Jenn Toole's trailer. If you look at the waterfront in the camp there is the store, then, there were two empty lots (in 2013), then Jenn's trailer. The water came right up and to the very edge of her shed at the side of her trailer. I had gone down to move things so they wouldn't end up in the lake at her request. After the new owners purchased, Jay and Sonja Stubbart and the Lazlos put their illegal trailers on those two empty lots. As you can see from the picture 16.....914, which is a picture of the beachfront in the camp, the water levels came up very high as that raft was dry docked for the winter and is now floating. I have attached a few more and they are as follows: 16...665 is on the other side of the store. There is usually quite a drop down to the docks but as you can see, the water was right up to those trees. In pic 16...295, it shows our "shoreline". At the right, you can see three trees which are

usually about 2 feet from the water's edge. The water that year came up to our tetherball pole. Picture 96....147 was taken this morning. As the picture shows, the water historically has come up quite high, especially if we have a wet fall and lots of snow in the winter.

Picture 163...488 is at our neighbours. That same year, April 20, 2013, the water was right up to their shed which is approximately 50-60 ft from the "shoreline".

Based on these pictures, you can see that a 30' setback from the "shoreline" would probably result in those two illegal park model trailers on the waterfront being surrounded by water.

Leisha Meadows

----- Forwarded message -----

From: **Leisha Meadows** <leishameadows@gmail.com>

Date: Wed, Oct 6, 2021 at 8:28 AM

Subject: For Nicole

To: Leisha Meadows <leishameadows@gmail.com>





From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 10:20 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Zoning by-law amendment 1680 Lakeside Trail (Camp Klahaine)

Please see below re. Camp Klahanie Application

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Aries Orion <Aries_Orion71@hotmail.com>
Sent: October 11, 2021 8:40 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Zoning by-law amendment 1680 Lakeside Trail (Camp Klahaine)

From: Lubos Potrok
85 Gordon Point Rd.
Magnetawan Ontario.

I strongly oppose the rezoning of CROFT CON 3 & 4PT LOT 17 PCL 12303 SS, municipally known as 1680 Lakeside Trail.

My property is adjacent to the one mentioned above and the natural buffer zone that exists now, provides privacy from the already at times noisy Trailer Park. Rezoning this property would greatly reduce the privacy and the value of my property at 85 Gordon Point Rd.

The buffer zone, is also a deer crossing which would be disrupted if rezoned.

Thank You for considering my objection,

Sincerely,

Lubos Potrok.

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: September 17, 2021 11:42 AM
To: Marvin Stemeroff
Subject: RE: ZBA - Klahanie Campers Corporation

Good morning Marvin,

Thank you! I will add you to my list. Please do submit written comment at your earliest convenience. If you wish to speak to me about it we can definitely arrange that, but I will be forwarding all comments to the Municipal Planner and the Applicants' Planner as they are the people who will work on Public Concerns regarding the application 😊

Thanks!

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

*Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com*



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From: Marvin Stemeroff <marvin.stemeroff@gmail.com>
Sent: September 17, 2021 11:07 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Re: ZBA - Klahanie Campers Corporation

Hi Nicole. Yes i am double vaccinated and I am big proponent of social distancing and other measures to ensure we all stay safe.

I appreciate you asking me this by the way. This means to me that you too take this seriously. In the mean time I am preparing a written submission prior to the meeting for you. I wish to share my ideas with you in a conversation if you are available and willing to do so.

I look forward to meeting you!

Marvin Stemeroff & Shawna Geer

18 Holson Ridge Lane

(519) 829-9658

On Fri, Sep 17, 2021 at 10:57 AM Nicole Gourlay <ngourlay@magnetawan.com> wrote:

Good morning Marvin,

Thank you for your email.

Please note that in order to enter the meeting space, you will be required to show proof of vaccination and ID as well as do COVID screening at the door/contact tracing.

Please confirm that you are aware of this and I will mark you down for one (1) seat for the Public Meeting on Wednesday October 13th at 6:30PM.

Thank you,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Marvin Stemeroff <marvin.stemeroff@gmail.com>
Sent: September 17, 2021 10:30 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>; cvroom@magnetawan.com; shawna.geer@gmail.com
Subject: ZBA - Klahanie Campers Corporation

Dear Ms. Gourlay:

I wish to be present and address the October 13th meeting regarding this ZBA.

We live at 18 Holson Ridge Lane and we are directly affected by the application.

Cheers!

Marvin Stemeroff & Shawna Geer

18 Holson Ridge Lane

(519) 829-9658

September 27, 2021

Greetings Nicole Gourlay:

RE: NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT IN THE MUNICIPALITY OF MAGNETAWAN File KLAHANIE CAMPERS CORPORATION 1680 Lakeside Trail (Roll # 4944 030 004 09700)

Our Acceptance of the ZBA is Linked to Agreement for the Long-Term Maintenance of the Lakeside Trail & Holson Ridge Lane

In principle we support the zoning by-law amendment for Camp Klahanie under the condition that the long-term maintenance of the Lakeside Trail be addressed and resolved to the shared interest of the Camp, the affected property owners, and the Municipality.

We acknowledge that Camp Klahanie has been a long-term commercial entity. Until only recently (7 years ago) the camp accessed a small portion of Lakeside Trail (former Gordon Point Road) from a private road through the property owned by Ross Carey. Hence, the camp's access and traffic to and from Ahmic Lake Road did not impact most property owners at that time including ourselves. To be clear there was no traffic impacting us until the transfer of ownership.

The Municipality formally granted road access to the Camp using Lakeside Trail which I understand is contrary to your own Official Plan (section 5.4.4):

5.4.4 Tourist commercial activities shall have frontage on a maintained municipal roadway or Provincial Highway and be buffered from dwellings on neighbouring properties.

New tourist commercial developments will require an amendment to the Zoning By-law. Notice of such applications shall be given to property owners within 400 metres (1000 ft.) of the subject lands and affected Cottage Owners Associations. Public meetings for these proposals shall only be held during the summer season, between Victoria Day and Thanksgiving.

We take issue with the Municipality granting the Camp access to Lakeside Trail without a formal long-term agreement regarding upkeep and maintenance of the Road. We accept that the Camp has a right to use Lakeside Trail but we also need a plan and commitments to maintain it. Such commitments involve the Camp, the property owners, and the Municipality.

Our Suggestion for a Path Forward

We recommend that a committee be formed to develop options for the long-term maintenance of Lakeside Trail and Holson Ridge Lane. This committee should be comprised of representatives from the Camp, affected property owners, and the Municipality. The committee would study and evaluate options and then make a recommendation to Mayor and Council for consideration.

The Rationale

Lakeside Trial and Holson Ridge Lane are municipal assets (albeit unassumed). The municipality has decided to grant access to a commercial entity off Lakeside Trial. We live here and we are impacted by this decision. We all have something to gain if we can work collaboratively together to address the road maintenance issue to our collective mutual benefit.

We thank you for the opportunity to share our thinking on this matter.

Sincerely

Marvin Stemeroff & Shawna Geer

18 Holson Ridge Lane

Magnetawan

(519) 829-9658

marvin.stemeroff@gmail.com

shawna.geer@gmail.com

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: September 17, 2021 10:34 AM
To: Jonathan Pauk
Cc: Jamie Robinson
Subject: FW: ZBA - Klahanie Campers Corporation

FYI

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Marvin Stemeroff <marvin.stemeroff@gmail.com>
Sent: September 17, 2021 10:30 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>; cvroom@magnetawan.com; shawna.geer@gmail.com
Subject: ZBA - Klahanie Campers Corporation

Dear Ms. Gourlay:

I wish to be present and address the October 13th meeting regarding this ZBA.

We live at 18 Holson Ridge Lane and we are directly affected by the application.

Cheers!
Marvin Stemeroff & Shawna Geer
18 Holson Ridge Lane
(519) 829-9658

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:13 AM
To: Jonathan Pauk; Jamie Robinson
Cc: Lanny Dennis
Subject: FW: Notice of Public Meeting - ZBA Klahanie Campers Corporation
Attachments: image001.png

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Micheal Corbitt <michealcorbitt42@gmail.com>
Sent: September 20, 2021 4:26 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Cc: Erica Kellogg <officeassistant@magnetawan.com>
Subject: Re: Notice of Public Meeting - ZBA Klahanie Campers Corporation

I would like to attend this meeting.

On Thu., Sep. 16, 2021, 2:13 p.m. Nicole Gourlay, <ngourlay@magnetawan.com> wrote:

Good afternoon everyone,

Please see attached the Notice of Public Meeting for a Zoning Bylaw Amendment application submitted by Klahanie Campers Corporation for the property at 1680 Lakeside Trail. If you live within 120m of the subject property you will also receive Notice in the mail as a statutory requirement under the *Planning Act*. Please supply written comments to this email address.

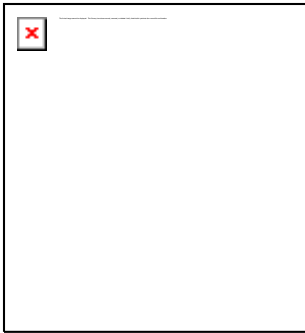
Thank you,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 4, 2021 9:59 AM
To: Jamie Robinson
Cc: Jonathan Pauk; Lanny Dennis
Subject: FW: Klahanie Zoning By-Law Amendment

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Noreen Bondy <bondyn@yahoo.com>
Sent: October 4, 2021 9:03 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Klahanie Zoning By-Law Amendment

Hello Nicole,

Due to the distance and my lack of accomodation at this time, I am requesting electronic participation so that I may hear first hand the submissions and discussion at the meeting.

My contact information:

Noreen Bondy 19 Inett Way, Fergus, ON
Property: 1386 Lakeside Trail, Magnetawan, ON
bondyn@yahoo.com
Cell: 647-517-4875

May thanks

Noreen

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 6, 2021 9:54 AM
To: Jamie Robinson; Lanny Dennis
Cc: Jonathan Pauk
Subject: FW: General Inquiry related to the ZBA Amendment process

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Leisha Meadows <leishameadows@gmail.com>
Sent: October 5, 2021 10:21 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: General Inquiry related to the ZBA Amendment process

Dear Ms. Gouraly

I have a number of general questions pertaining to the inner workings of the municipality that I hope you can answer. This inquiry is time sensitive and I would certainly appreciate your timely response.

1. Does issuing a Building Permit have an effect on the property taxes a resident or business pays should they decide to erect a structure on their property? Is municipal permission required when a property owner wishes to conduct a non-building related activity on their property that contravenes any existing zoning bylaws? Does this last scenario mean that an owner will be granted permission anyway should they be found in contravention of zoning bylaws?

2. Does a business require municipal permission to install or make a driveway that is considered an additional access point to that business?

3. Has the municipality invoked any fiscal sanctions against Camp Klahanie Corporation since the current ownership group took over the camp in the past 6 years? Furthermore, has the municipality declared a moratorium against CKC preventing them from introducing further Park Model vacation homes while their ZBA amendment is winding its way through the hearing process?

4. When must the municipality receive a response as it pertains to CKC's zoning amendment hearing on October 13?

Should you have the need to contact me for clarification of any of this inquiry I can be reached at 705-387-0257.

Thank you for your help in this matter.

Sincerely

Peter A. Meadows

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 6, 2021 9:49 AM
To: Jamie Robinson; Lanny Dennis
Cc: Jonathan Pauk
Subject: FW: Council Meeting scheduled for October 13, 2021

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Peter Meadows <peterameadows@gmail.com>
Sent: October 5, 2021 2:04 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Council Meeting scheduled for October 13, 2021

Dear Ms. Gourlay

I am writing this letter to inquire whether or not the council would consider delaying the agenda item surrounding Camp Klahanie's ZBA application on October 13. I am requesting this as it is apparent that CKC has had a minimum of 6 months to perform research, acquire and make use of professional services to prepare and present their case. The Municipality has scores of professionals and resources readily available to consult on any issue at a moment's notice. Yet, all of the people the Municipality has notified in response to this application have been given less than 28 calendar days and fewer than 20 business days to network, discuss and if need be find and engage their own professional services to render an opinion and prepare our case. As a result, the Municipality's scheduling of this agenda has severely curtailed our ability to mount and defend the interests we feel that are in conflict with the Camp's ZBA application.

If these are grounds enough to delay the agenda item, then please consider this email a formal request to delay the proceedings for a period greater than 3 months and less than 6 months.

Thank you for this opportunity.

Sincerely

Peter Meadows

705-387-0257

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:16 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Public Notice for Public Meeting ZBA -Klahanie Campers Corporation

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Russell Cheeseman <rdcheese@aol.com>
Sent: September 22, 2021 3:50 PM
To: patstancati@gmail.com; Nicole Gourlay <ngourlay@magnetawan.com>
Cc: lanny@wsaplanning.ca; sfleming@mlawc.com
Subject: Re: Public Notice for Public Meeting ZBA -Klahanie Campers Corporation

Ms. Gourlay,

I will require two seats at the meeting. One for my self and one for my associate Ms Stephanie Fleming. We are aware of the COVID requirements and we will comply with them.

Russell D. Cheeseman
Royal Building, Municipal Law Chambers
277 Lakeshore Road East, Ste 211
Oakville, Ontario
L6J 1H9

Tel: 416-955-9529
Fax: 416-955-9532
Cell: 416-520-9854
Home Office: 905-632-7039

-----Original Message-----

From: Pat Stancati <patstancati@gmail.com>

To: Nicole Gourlay <ngourlay@magnetawan.com>; Russell Cheeseman <rdcheese@aol.com>

Cc: Lanny Dennis <lanny@wsaplanning.ca>

Sent: Wed, Sep 22, 2021 3:41 pm

Subject: Re: Public Notice for Public Meeting ZBA -Klahanie Campers Corporation

Lol would have been a good idea to put Russell on as I said I would lol. Russell, Nicole will need an email back to confirm please.

Cheers

Pat Stancati

On Sep 22, 2021, at 2:59 PM, Nicole Gourlay <ngourlay@magnetawan.com> wrote:

Hi Pat,

Okay great. I have not received any written comments regarding the application.

I will forward any comments received from the public to yourself, Lanny, Jamie and Jon 😊

Thanks!

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

<image001.png>

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From: Pat Stancati <patstancati@gmail.com>

Sent: September 22, 2021 2:55 PM

To: Nicole Gourlay <ngourlay@magnetawan.com>

Cc: Lanny Dennis <lanny@wsaplanning.ca>

Subject: Re: Public Notice for Public Meeting ZBA -Klahanie Campers Corporation

Hi Nicole, I have put Russell on this email so he can provide you with a response.

All good with the Covid precautions ! And yes please do mark me down for a seat.

By the way, have you had any negative comments come in now that the ZBA notice is posted ?

Beat regards

Pat Stancati

On Sep 22, 2021, at 2:38 PM, Nicole Gourlay <ngourlay@magnetawan.com> wrote:

Hi Lanny,

Thank you. We are not sure how/what the electronic option will be yet, but I will be sure to let you know. Can you please let me know who will be presenting on behalf of the Applicant/Agent?

Pat, just to let you know that as of today in order to enter the meeting space, you will be required to show proof of vaccination and ID as well as do COVID screening at the door/contact tracing. Please confirm that you are aware of this and I will mark you down for one (1) seat for the Public Meeting on Wednesday October 13th at 6:30PM.

Can you please also forward this onto your lawyer and have him respond and I will mark him down for one (1) seat as well?

Thank you!

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

<image001.png>

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From: Lanny Dennis <lanny@wsaplanning.ca>

Sent: September 22, 2021 1:20 PM

To: Nicole Gourlay <ngourlay@magnetawan.com>

Cc: Pat Stancati <patstancati@gmail.com>

Subject: RE: Public Notice for Public Meeting ZBA -Klahanie Campers Corporation

Hi Nicole,

This email is to let you know that the Camp's lawyer Mr. Russell Cheeseman will be attending in person, and I will be available remotely.

Thx

LANNY DENNIS, MCIP, RPP | Associate Planner

WAYNE SIMPSON & ASSOCIATES | Planning and Development Consultants

3 - 76 King William St. | **HUNTSVILLE ON P1H 1E4**

Tel: (705) 789-9092 | Fax: (705) 789-9094 | Cell: (705) 646-7466

From: Nicole Gourlay <ngourlay@magnetawan.com>

Sent: Thursday, September 16, 2021 1:54 PM

To: Lanny Dennis <lanny@wsaplanning.ca>

Cc: Pat Stancati <patstancati@gmail.com>; Jonathan Pauk <jpauk@mhbcpplan.com>;

Jamie Robinson <jrobinson@mhbcpplan.com>

Subject: Public Notice for Public Meeting ZBA -Klahanie Campers Corporation

Good afternoon Lanny and Pat,

Please see attached the formal notice for the Public Meeting to be held on October 13th at 6:30pm.

The mails outs have been sent today as well, notice has been posted at the subject property and at the intersection of Lakeside Trail and Ahmic Lake Rd. I will be sure to send through public comments as they become available.

Thank you,

Nicole

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0

Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

<image001.png>

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From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 5, 2021 12:35 PM
To: Jamie Robinson; Lanny Dennis
Cc: Jonathan Pauk
Subject: FW: Reference: Klahanie Campers Corporation Zoning By-Law Amendment
Attachments: Camp Klahanie bylaw application.docx

Nicole Gourlay | Deputy Clerk – Planning & Development

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA 1P0
Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com



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From: Susan & Roger <rs.hollyman@gmail.com>
Sent: October 5, 2021 11:51 AM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Cc: Ian Boyd <neighick_assn@hotmail.com>
Subject: Reference: Klahanie Campers Corporation Zoning By-Law Amendment

Good morning Nicole, we believe Laura Brandt had sent some of our comments/questions to you earlier this past month but for the sake of clarity and conforming with your request regarding the "Notice of Complete Application..." received in the mail on the above subject we wish to re submit and add our concerns about this application in order to truly understand its underlying intent. We wish to understand, we do not seek to malign, but seek to be "good neighbours", and wish for the Municipality to support the rights of all its taxpayers as they have in the past.

Please see the attached file.

Regards, Susan & Roger Hollyman

rs.hollyman@gmail.com

Ms. Nicole Gourlay,
Deputy Clerk-Planning and Development,
Municipality of Magnetawan,
P.O. Box 70,
Magnetawan, Ontario,
P0A 1P0
(Sent by email to ngourlay@magnetawan.com)

October 5, 2021

Reference: Klahanie Campers Corporation Zoning By-Law Amendment

Good morning Nicole, we believe Laura Brandt had sent some of our comments/questions to you earlier this month but for the sake of clarity and conforming with your request regarding the "Notice of Complete Application..." received in the mail on the above subject we wish to re submit and add our concerns about this application in order to truly understand its underlying intent. We wish to understand, we do not seek to malign, but seek to be "good neighbours", and wish for the Municipality to support the rights of all its taxpayers as they have in the past.

1. We read the Camp Klahanie application & comments contained within the Council minutes and noticed on page 12/86 of the PDF file, sent to us by Laura Brandt, (page 8/15 of commentary) that the Camp indicated that they paid 70% of the costs of Tranquility Trail & Gordon Point Road. This statement is false as the Camp pays absolutely nothing towards the road expenses. Can the camp clarify their comment please?
2. Also within this list of comments the Camp states they are asking for "temporary access" to Tranquility Trail and enquiring "how to apply for more" points of entry. We would like to understand the Camp's intent (particularly as they themselves put up a closed gate preventing access by their clients to this road)? We do not wish the Camp to have access to these private roads particularly, as per the application, for use by their "recreational vehicles".
3. There is apparently an abandoned road/trail off Ahmic Lake Road that leads to the Camp, if it does exist can the Municipality or Camp restore this road to allow access for Camp residents without jeopardizing the safety & road conditions on Gordon Point/Tranquility Trail or Lakeside Trail?
4. The Camp appears to carefully choose between "sites" and "trailers" when presenting their case and comments, particularly in stating "we are not expanding". This was also emphasized at a recent meeting of the Neighick Lake Committee but is (we are advised) somewhat misleading comparing total sites (over 90) when the Camp was previously owned by Mr. Ross Cary versus the current number of sites/trailers, we believe is in the 50's, when the current Camp partners purchased the camp property. They now are asking for 70 sites, surely this is an expansion of the current use with implications regarding traffic on roads, lakes, plus environmental (septic proximity) and safety to all residents within the Ahmic area. Without sleight of hand can the Camp clearly state this as an expansion?

5. Can a seasonal trailer camp zoned "Tourism Commercial" use an "Un-assumed road" or a "Private road" for their clients in order to conduct their commercial activities?
6. The Camp claim in their comments/responses they are not responsible for road or lake traffic illegal actions/issues (as this falls under the jurisdiction of the police); we believe this is disingenuous. As a commercial operation they surely have a responsibility not to cause harm to others through the actions of their clients. As a "good neighbour" the Camp could issue guidelines to their clients for the protection of other users of roads, lakes and private properties. Can the Camp please expand on their responsibilities in this regard?
6. Currently there are trailers that are too close to Tranquility Trail and the new "turn around", Will these trailers be moved this year to the 30 metre set-back requirement?
7. In the recent "septic assessment" it was noticed the tile bed could be too close to the lake water's edge; the Municipality should not let this pass and should please re-examine the proximity of this sewage bed to the lake, particularly given the rising level of the water now and in the future.
8. Does the Camp have any trailers that hook up directly and permanently to the septic system?
9. Larger trailers mean more people per site which influences the total "population" of the seasonal park. A larger population means greater traffic & environmental concerns, at the least. Is the camp requesting or intend to use larger trailers (than currently in use) per site?

There might be other points that can be addressed at a public hearing but it is still not clear what exactly is the Camp's intent (we read the "ask" in the application) regarding this particular application for the change in the zoning by-law. The larger question, should this Camp or any commercial operation be allowed a by-law amendment at the expense of other taxpayers or possible harm to the environment or safety of others?

Nicole, could you please add our names as participants on a future virtual meeting (Zoom or other platform) in order that we may listen and perhaps add further questions/comments as allowed.

Thank you very much for the opportunity to express our concerns to this application.

Susan & Roger Hollyman and Gillian Hollyman McGibbon.
preferred contact: Susan Hollyman at rs.hollyman@gmail.com

From: Nicole Gourlay <ngourlay@magnetawan.com>
Sent: October 12, 2021 11:11 AM
To: Jonathan Pauk; Lanny Dennis
Cc: Jamie Robinson
Subject: FW: Zoning bylaw amendment meeting

Nicole Gourlay | Deputy Clerk - Planning & Development Municipality of Magnetawan | PO Box 70 | 4304 Highway 520
| Magnetawan, ON POA 1P0 Phone 705-387-3947 ext. 1011 | Fax 705-387-4875 | ngourlay@magnetawan.com

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-----Original Message-----

From: Tracy Cary <tracy.cary@icloud.com>
Sent: October 7, 2021 10:18 PM
To: Nicole Gourlay <ngourlay@magnetawan.com>
Subject: Zoning bylaw amendment meeting

Hi Nicole,

Hope you are doing well.

Darryl and I would like to reserve seats at the meeting on Wednesday evening.

We will send you our letter of concerns before the meeting.

Kind Regards,
Tracy.

Sent from my iPhone