



**AGENDA –Planning Act Public Meeting**

**Wednesday, October 13, 2021**

**6:30 PM**

**Magnetawan Community Centre**

**OPENING BUSINESS**

- 1.1 Call to Order
- 1.2 Adoption of the Agenda
- 1.3 Disclosure of Pecuniary Interest

**PUBLIC MEETING PURSUANT TO THE PLANNING ACT**

- 2.1 Zoning By-law Amendment Application - Klahanie Campers Corp 1680 Lakeside Trail

**ADJOURNMENT**

- 3.1 Adjourn

**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)**

**TAKE NOTICE THAT** the Municipality of Magnetawan is in receipt of a complete application related to a proposed Zoning By-law Amendment, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, and that the Council of the Corporation of the Municipality of Magnetawan will hold a Public Meeting on:

**October 13, 2021**

At 6:30 pm at the  
Municipality of Magnetawan Community Centre  
4304 Hwy #520  
Magnetawan, Ontario

**PLEASE NOTE: This meeting will take place with the appropriate COVID-19 safety measures in place, including physical distancing and masks being required. As of September 22, 2021, Ontarians will need to be fully vaccinated (two doses plus 14 days) and provide their proof of vaccination along with photo ID to access Public Meetings. A Doctor's note will be required of individuals who cannot receive a vaccine. To confirm a spot at the meeting, please submit a request to Nicole Gourlay at [ngourlay@magnetawan.com](mailto:ngourlay@magnetawan.com), stating your name and preferred contact information. We encourage only one (1) person per family/party and only those who intend to make oral submission to attend in order to limit the amount of persons present at any time. Drop-ins may not be accommodated based on occupancy levels; however, we will be offering electronic participation. Written comments are strongly encouraged, which can be sent to the email address noted above and will be included in the Public Meeting.**

**THE PURPOSE OF THE PUBLIC MEETING** is to consider proposed amendment to Zoning By-law No. 2001-26 of the Municipality of Magnetawan, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13.

**DESCRIPTION OF THE LANDS**

The application for Zoning By-law Amendment applies to lands currently zoned Tourism Commercial legally described as CROFT CON 3 & 4 PT LOT 17 PCL 12303 SS, municipally known as 1680 Lakeside Trail. A key map of the subject properties is included in this Notice.

**PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT**

To establish site specific zoning to the existing Tourist Commercial Zone (CT-4).

The purpose of the proposed Zoning By-law Amendment application is to permit the following:

- a) The only permitted use shall be a "Seasonal Camping Establishment – Camp Klahanie" on the subject property.
- b) For the purpose of the Zone, a Seasonal Camping Establishment – Camp Klahanie, is a use that is occupied on a seasonal basis and is characterized by multiple seasonal camps sites capable of accommodating travel trailers and recreational vehicles and a limited number of Park Model Trailers. A limited number of transient sites is also permitted for use only by guests of the seasonal camp sites or Park Model Trailers. Other buildings and structures and recreational uses that support the use and are accessory to the use are also permitted.
- c) For the purpose of this Zone, a Park Model Trailer shall be defined as follows:

A Park Model Trailer means a recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a seasonal residence for one or more persons in accordance with CSA Z241, but does not include a travel trailer or tent trailer or trailer otherwise defined in this by-law.
- d) A seasonal camp site shall be a camp site that is occupied or used on a seasonal basis.
- e) A transient camp site shall be a camp site that is occupied or used on a nightly basis and has no permanent structures.
- f) The site specific (CT-4) zoning will:
  - i. Permit a maximum of 70 sites in total.
  - ii. A minimum of 65 sites are to be used seasonal (rented for the entire season) of which a maximum of 25 sites are permitted to be Park Model Trailers sites.
  - iii. A maximum of 5 sites are permitted to be used on a transient basis.

- iv. All provisions of Section 4.10.2 shall apply with the exception of subsections 4.10.2 ix) and x)
  - v. In addition to the provisions of Section 4.10.3, the minimum separation between park model trailers shall be 6 metres
- g) The minimum required setback from the shoreline for a Park Model Trailer and Deck associated with a Park Model Trailer shall be 30 metres.

**INFORMATION AVAILABLE**

Information relating to the proposed Zoning By-law Amendment is available on the website for public review as well as during business hours, Monday to Friday from 9:00 am to 4:30 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, P0A 1P0).

For further information, you may also contact Nicole Gourlay at 705-387-3947 or by email at [ngourlay@magnetawan.com](mailto:ngourlay@magnetawan.com)

**NOTICE OF DECISION**

If you wish to be notified of the decision of Municipality of Magnetawan on the proposed Zoning By-law Amendment, you must make a written request to Nicole Gourlay, Deputy Clerk – Planning and Development at the Municipality of Magnetawan.

**ORAL AND WRITTEN SUBMISSION – APPEAL**

If a person or public body would otherwise have an ability to appeal the decision of the Council and the Municipality of Magnetawan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Magnetawan before the by-law is passed, the person or public body is not entitled to appeal the decision and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

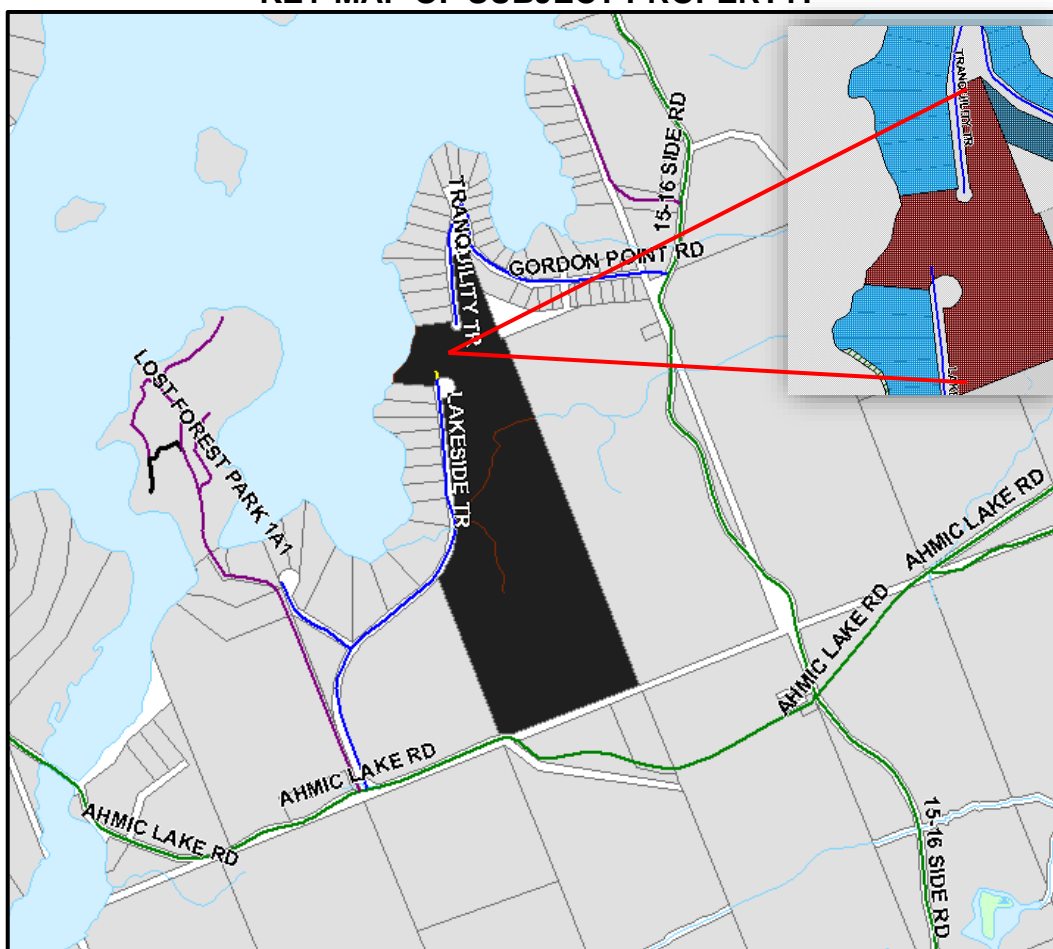
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Public, Applicant, Committee and Council.

**PLEASE SUBMIT ANY WRITTEN COMMENTS TO NICOLE GOURLAY  
Quoting File KLAHANIE CAMPERS CORPORATION ZONING BY-LAW AMENDMENT**

Nicole Gourlay, Deputy Clerk – Planning and Development  
Municipality of Magnetawan  
P.O. Box 70  
Magnetawan, Ontario, P0A 1P0  
705-387-3947 ext. 1011  
[ngourlay@magnetawan.com](mailto:ngourlay@magnetawan.com)

DATED at the Municipality of Magnetawan this 16<sup>th</sup> day of September, 2021.

**KEY MAP OF SUBJECT PROPERTY:**



**THE MUNICIPALITY OF MAGNETAWAN**

**PLANNING REPORT**

TO: Nicole Gourlay, Deputy Clerk – Planning & Development ,  
Municipality of Magnetawan

FROM: Jamie Robinson, BES, MCIP, RPP & Jonathan Pauk HBASc, MSc, MCIP,  
RPP – MHBC Planning

DATE: October 13, 2021

SUBJECT: Zoning By-law Amendment Application – Camp Klahanie Campers  
Corporation  
Roll: 4944030004097000000  
1680 Lakeside Trail, Magnetawan

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**Recommendations**

1. That Council receive this Report;
2. THAT the comments received at the statutory public meeting be considered by Staff and that a recommendation report be prepared for a future Council Meeting.

**Proposal / Background**

A Zoning By-law Amendment application has been submitted by Lanny Dennis of Wayne Simpson and Associates on behalf of the property owner, Klahanie Campers Corporation the subject property legally described Concession 3, and 4 Part Lot 17, PCL 12303 SS and municipally known as 1680 Lakeside Trail in the Municipality of Magnetawan. The location of the subject property is shown in Figure 1.

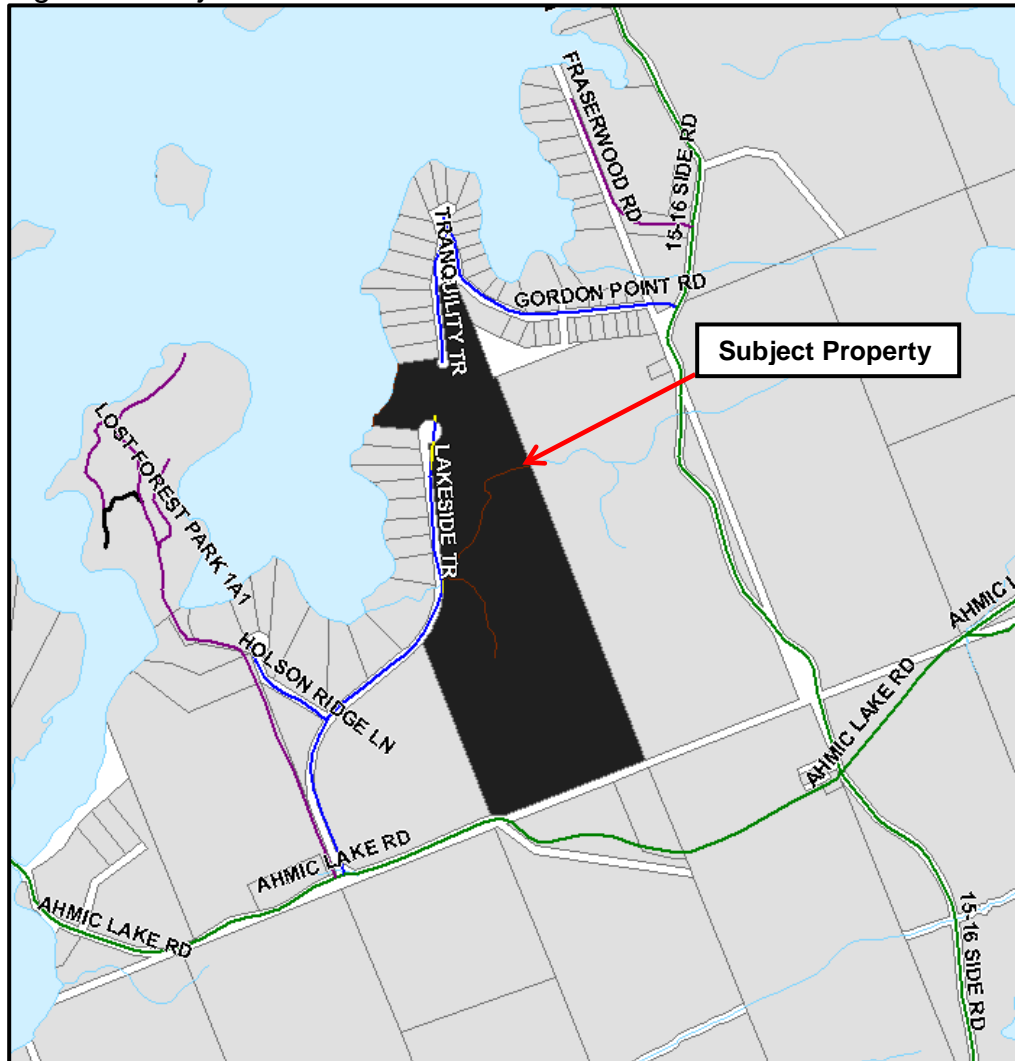
The subject property has a lot area of approximately 35.4 hectares (87.5 acres) with approximately 161 metres of frontage onto Beaver Lake. Access to the property is provided via Lakeside Trail.

The subject property is designated Shoreline and Rural in the Municipality's Official Plan. The subject property is zoned as Tourist Commercial and Rural in the Municipality's Zoning By-law. The area of the site that is zoned Tourist Commercial is approximately 8.6 hectares (21 acres).

The portion of the subject property that is currently developed with a camping establishment known as Camp Klahanie, is zoned Tourist Commercial. There are 70 sites that host camping trailers, tents and Park Model Trailers. The applicants have identified that there are 70 sites. The sites host a mix of camping trailers, tents and Park Model Trailers. According to the applicants currently, 58 of the sites are used seasonally by members of the camp and 12 of the sites are dedicated for transient campers. Camp Klahanie offers a variety of amenities to guests

such as access to a convenience store, laundromat, shower house, dumping station, garbage disposal area, playground, volleyball court, a beach area and docking facilities.

Figure 1: Subject Lands



The Applicant has provided a Sewage System Assessment prepared by Tekoa Environmental Limited which is included as Attachment 3 to this Report. The Applicant has provided information pertaining to the drinking water system and testing on site which is tested by a qualified person daily.

While the site has been used for a camping establishment for a number of years, the operation and type of trailer units on some of the sites has changed. Operationally, in 1971 Camp Klahanie was purchased by the by the current ownership group which is comprised of 17 shareholders, whom also vacation at the site. . The applicants have indicated that when the site was from the previous owner, there was a total of 91 campsites on the property.

Over recent years, the property has seen the introduction of a number of park model trailers and the introduction of a number of accessory structures, including decks that provide amenity areas for the seasonal trailers on the property. The introduction of park model trailers are not a permitted use within the camping establishment zone. The purpose of this Zoning By-law

Amendment is to establish a site specific permitted use for the CT Zoned portion of the subject lands that recognizes the historic use.

In order to implement the proposed Zoning By-law Amendment, a Site Plan Control Agreement will also be required to be executed.

It is also noted that the subject property has been subject to much discussion in recent years related to the access from Tranquility Trail and Lakeside Trail and the historic placement of trailers. It is our understanding that the legal access to the site is at the north end of the turning circle on Lakeside Trail. The proposed amendment does establish zone regulations for the siting of trailers on sites.

The proposed amendment itself proposes to accomplish the following:

- Establish a site specific permitted use for the CT Zoned portion of the subject lands that recognizes the historic use.
- The southern portion of the subject property is proposed to remain zoned Rural (RU).
- The Zoning By-law Amendment proposes to remove the list of permitted uses that apply to the property and replace it with one permitted use being a “Seasonal Camping Establishment – Camp Klahanie.” This is intended to recognize the current operation and is proposed to be defined as follows:
  - Seasonal Camping Establishment – Camp Klahanie, a use that is occupied on a seasonal basis and is characterized by multiple seasonal camps sites capable of accommodating travel trailers and recreational vehicles and a limited number of Park Model Trailers. A limited number of transient sites is also permitted for use only by guests of the seasonal camp sites or Park Model Trailers. Other buildings and structures and recreational uses that support the use and are accessory to the use are also permitted.
- Only permit seasonal use.
- Establish a maximum number of sites.
- Establish a minimum number of seasonal sites (rented for the entire season).
- Establish a maximum number of sites that are permitted to be used on a transient basis (daily rental).
- Establish a maximum number of sites that are permitted to be occupied by Park Model Trailers.
- Establish a minimum setback between trailers.
- Establish a minimum setback from the shoreline for all development including a Park Model Trailer.

In summary, the Zoning By-law Amendment proposes to control the geographic extent of sites on the property, control the location of trailers, and limit the intensity of use by establishing maximum unit permissions for the site.

The proposed site plan is included as Attachment 1 to this Report. It is noted that the site plan submitted with the application form shows more than 70 sites whereas the proposed Zoning By-law Amendment is for a maximum of 70 sites. The proposed site plan will have to be

modified following the public meeting to ensure consistency with the proposed Zoning By-law Amendment.

### **Area Context**

**North:** Tranquility Trail, Gordon Point Road and shoreline residential dwellings fronting on to Beaver Lake;  
**East:** Rural forested areas fronting onto 15-16 Side Road;  
**South:** Ahmic Lake Road, Lakeside Trail and large tracts of forest lands; and,  
**West:** Shoreline residential dwellings fronting on to Beaver Lake.

### **Policy Analysis**

#### **Provincial Policy Statement**

Section 3 of the Planning Act requires all decisions made under the Act “to be consistent with” the Provincial Policy Statement (PPS). The following PPS policies are relevant to the proposed development and need to be considered when evaluating the proposed Zoning By-law Amendment application.

Section 1.1.4 of the PPS on Rural Areas in Municipalities state that Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural lands, prime agricultural areas and natural heritage features and areas.

The subject property is not located within a settlement area and is classified as “Rural Lands” in the context of the PPS. Section 1.1.5.2 provides permitted uses for rural lands which includes resource based recreational uses. The existing use and proposed zoning is a resource-based recreational use.

Section 1.1.5.3 states that *recreational, tourism and other economic opportunities should be promoted*. The proposed Zoning By-law Amendment will allow for the continued camping establishment of the subject property which provides recreational economic value to the Municipality.

Section 1.1.5.4 states that *development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted*. The existing use is currently serviced by existing individual on-site sewage and water services (lake). This type of servicing is expected in the rural area of the Municipality.

Section 1.6.6.4 provides policies that apply to development on individual sewage and water services. It states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The existing use is serviced by individual on-site sewage septic fields and holding tanks and water (lake) services. The Applicant has provided a Sewage System Assessment prepared by Tekoa Environmental Limited which is included as Attachment 3 to this Report. The Applicant has provided information pertaining to the drinking water system and testing on site which is tested by a Qualified Person daily.

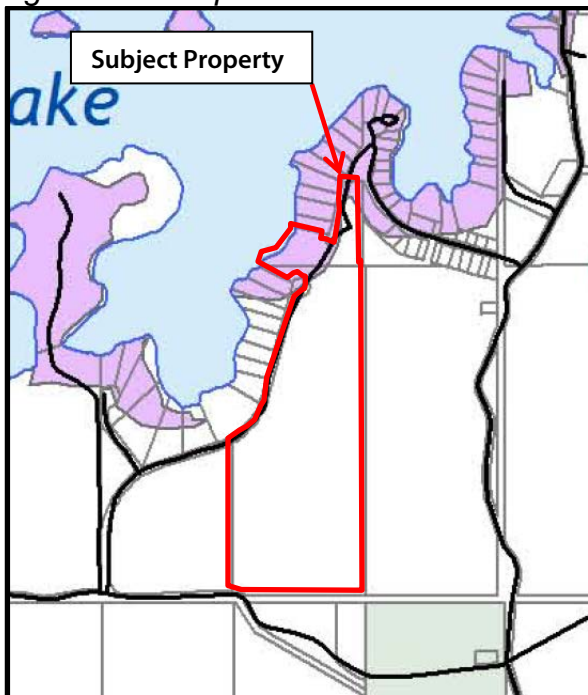
Section 2 of the PPS provides policies pertaining to Natural Heritage Features. Schedule B to the Official Plan identifies Stratum 2 Deer Wintering Habitat as covering the Site and there is Fish Habitat located in the southeast and southwest portions of the site.

No development is proposed within the required shoreline setback included in the Zoning By-law. The Zoning By-law Amendment also proposes to establish a 30-metre setback for Park Model Trailers from the shoreline. On this basis, an EIS was not required as part of the complete application submission.

### Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides direction pertaining to growth and development within Magnetawan. The policies in the Official Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. Schedule A (Land Use Map) of the Official Plan identifies the Site as being designated Shoreline and Rural as shown in Figure 2.

Figure 2: Excerpt from Official Plan – Schedule A



Based on Schedule B (Natural Heritage Features) of the Official Plan, the subject property is entirely located within the Deer Wintering area (Stratum 2) overlay.

Section 4.6 of the Official Plan contains policies regarding Deer Habitat and states that these areas are generally described as areas having dense conifer cover and lands having woody deciduous vegetation within 30 metres of dense conifer vegetation.



Section 4.6 states,

*“In shoreline areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. Site-specific zoning and site plan control will be used to site development in the most appropriate areas to ensure minimal impact on the natural habitat.”*

The Camp Klahanie portion of the subject property contains a significant amount of vegetation. Shoreline vegetation is not proposed to be removed and the Zoning By-law Amendment proposes to require a 30-metre setback from the shoreline for development including Park Model Trailers. Future vegetation removal is anticipated to be limited and is not anticipated to negatively impact the Stratum 2 Deer Wintering Area. In addition, Site Plan Control is proposed to be applied to the site, and through this mechanism, it is recommended that vegetation preservation areas be identified.

Section 4.7 of the Official Plan contains policies pertaining to Fish Habitat. There is Fish Habitat identified on adjacent lands (within 120 metres of the subject property), however no development is proposed within 30 metres of the shoreline (which is the front yard setback in the Zoning By-law). As a result, no review of the adjacent fish habitat was required as part of a complete application.

Section 5.4 of the Official Plan contains policies that apply to the Shoreline Designation. The proposed use is not identified as a permitted use in the Official Plan as the Official Plan does not permit Cottage Establishments or Tourist Commercial Camps in the Shoreline Designation. Tourist Commercial Camps are permitted in the Rural designation. Tourist Commercial resorts are permitted in the shoreline designation.

Section 5.4.4 the Official Plan contains policies that apply to Tourist commercial activities. These policies require frontage on a municipally maintained road or Provincial Highway and buffering from dwellings on neighbouring lots.

Through the consideration of the application, it will be required to be demonstrated how Camp Klahanie is buffered from neighbouring lots.

Section 5.4.4 also includes policies that apply to new Tourist Commercial uses. The Tourist Commercial use is existing and the lot is zoned for Tourist Commercial uses.

Notwithstanding that the proposed use not a permitted use in the Shoreline designation, Section 8.3.1 of the Official Plan contains policies that apply to non-conforming uses. Section 8.3.1 states,

*“Legally existing uses that do not comply with the Land Use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the Development Policies of this Plan are met. Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.”*

In accordance with Section 8.3.1, the subject lands are proposed to be zoned to recognize the continuation of the tourist commercial use on the site, with detailed site specific standards recognize the use. It is important to ensure that the site-specific zoning be specific in defining

the use, in order to ensure conformity with Section 8.3.1 of the Official Plan. As a result, the proposed Zoning By-law Amendment proposes to recognize and legalize the existing use and therefore is a permitted use.

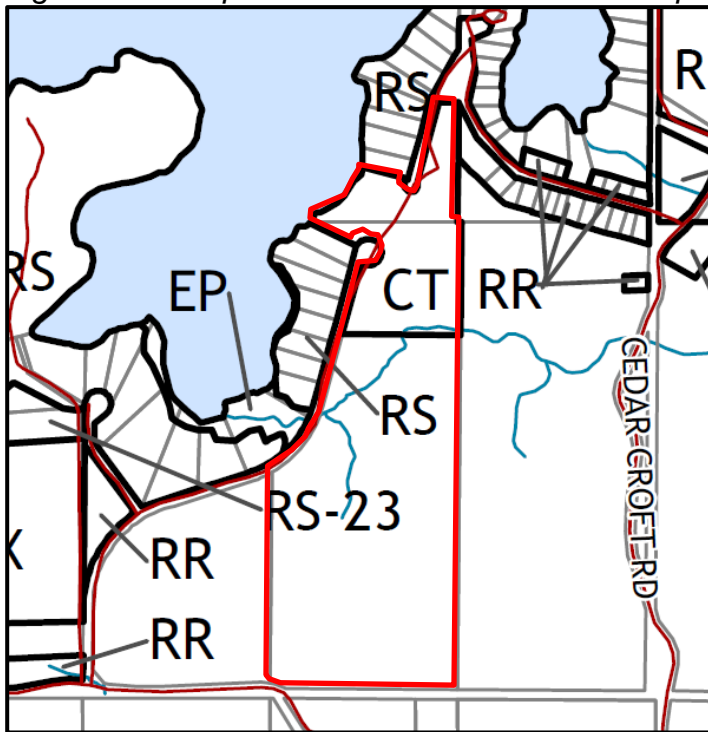
Section 4.7 of contains policies pertaining to Fish Habitat. As outlined in this Report, there is no additional development proposed. The application recognizes the existing use and the location of existing buildings and structures.

Section 8.4 of the Official Plan states that the Municipality may utilize Site Plan Control to ensure that development in the Municipality is attractive and compatible with adjacent uses and may be applied where special environmental features are required to mitigate impact of residential developments. It is recommended that Site Plan Control be applied to the proposed Zoning By-law Amendment application, should it be approved.

### Municipality of Magnetawan Zoning By-law

The subject property is zoned Tourist Commercial (CT) and Rural (RU) in the Municipality's comprehensive Zoning By-law, as illustrated in Figure 3.

*Figure 3: Excerpt of Schedule A-1 of the Municipality's Zoning By-law*



The existing use is located on the portion of the property that is zoned Tourist Commercial (CT). The permitted uses in the CT Zone include the following:

- cabin establishment
- camping establishment
- cottage establishment
- golf course
- hotel
- marina
- motel
- restaurant
- summer camp
- tavern

- tourist establishment
- accessory assembly hall
- accessory convenience store or sub-post office
- accessory detached dwelling

Section 4.10.2 and 4.10.3 contain regulations for permitted uses and camping, cottage and cabin establishments.

The draft Zoning By-law Amendment is included as Attachment 2 to this Report.

### **Summary**

The proposed Zoning By-law Amendment reduces the number of permitted uses on the site and establishes a new permitted use that reflects the historic use of the site.

The Amendment also proposes to limit the intensity of use of the site as the site has transitioned from a transient operation to a seasonal operation.

It is recommended that the comments received prior to and at the public meeting be considered and that a recommendation report that considers the comments that are provided be prepared for a future Council Meeting.

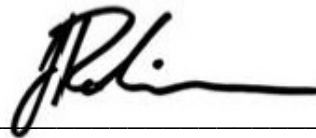
In accordance with the Municipality's Site Plan By-law, 2010-44 commercial uses are subject to Site Plan Control. It is recommended that following the Public Meeting that the Applicant submit a Site Plan Application and that the Site Plan Application and Zoning By-law Amendment application proceed concurrently to a future Council Meeting.

Respectively submitted,




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Jonathan Pauk HBASc, MSc, MCIP RPP  
 Planning Consultant  
 MHBC Planning




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Jamie Robinson, BES, MCIP, RPP  
 Planning Consultant  
 MHBC Planning

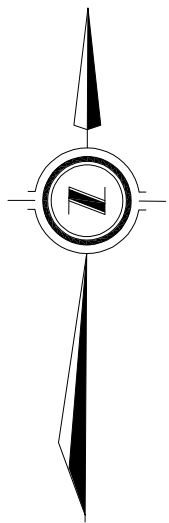
Attachment 1 – Proposed Site Plan

Attachment 2 – Draft Zoning By-law Amendment

Attachment 3 – Sewage System Assessment prepared by Tekoa Environmental

# Attachments

# Attachment **1**



PROJECT: **CONCEPTUAL MASTER PLAN**

CLIENT: **CAMP KLAHANIE**

LEGAL DESCRIPTION: **PART OF LOT 17, CONCESSION 4 TOWNSHIP OF MAGNETAWAN DISTRICT OF PARRY SOUND (EAST) PCL 1 2303**

LOCATION: **1640 GORDON POINT ROAD**

WAYNE SIMPSON & ASSOCIATES  
 PLANNING AND DEVELOPMENT CONSULTANTS

3-76 KING WILLIAM STREET  
 HUNTSVILLE, ONTARIO P1H 1E4  
 TEL: (705) 789-9092 FAX: (705) 789-9094  
 info@wsaplanning.ca

WSA FILE No.: **2225**

DATE: **NOVEMBER 17, 2020**

SCALE: **IMPERIAL (AS NOTED)**

REVISION No.:

FILE NAME: **CAMPKLAHANIECONCEPT.dwg**

# Attachment **2**

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

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on CROFT CON 3 AND 4 PT LOT 17 PCL 12303 SS in the Municipality of Magnetawan, municipally known as 1680 Lakeside Drive, Magnetawan.

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

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

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

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

1. Schedule 'A', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described as Concession 3 and 4, Part Lot 17, former geographic Township of Croft and municipally known as 1640 Ahmic Lake Road in the Municipality of Magnetawan from the "Tourist Commercial (CT) Zone" to the "Tourist Commercial Exception 4" (CT-4) Zone as amended, as shown on Schedule 'A' attached forming part of this By-law.
2. Section 4.10 of By-law 2001-26 is hereby amended adding the following.

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

- a) The only permitted use shall be a "Seasonal Camping Establishment – Camp Klahanie" on the subject property.
- b) For the purpose of the Zone, a Seasonal Camping Establishment – Camp Klahanie, is a use that is occupied on a seasonal basis and is characterized by multiple seasonal camps sites capable of accommodating travel trailers and recreational vehicles and a limited number of Park Model Trailers. A limited number of transient sites is also permitted for use only by guests of the seasonal camp sites or Park Model Trailers. Other buildings and structures and recreational uses that support the use and are accessory to the use are also permitted.
- c) *For the purpose of this Zone, a Park Model Trailer shall be defined as follows:*

A Park Model Trailer means a recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a seasonal residence for one or more persons in accordance with CSA Z241, but does not include a travel trailer or tent trailer or trailer otherwise defined in this by-law.
- d) A seasonal camp site shall be a camp site that is occupied or used on a seasonal basis.
- e) A transient camp site shall be a camp site that is occupied or used on a nightly basis.
- f) The site specific zoning will permit:
  - i. A maximum of 70 sites.
  - ii. A minimum of 65 sites are to be used seasonal (rented for the entire season)
  - iii. A maximum of 5 sites are permitted to be used on a transient basis.
  - iv. A maximum of 25 sites are permitted to be Park Model Trailers sites.



- v. All provisions of Section 4.10.2 shall apply with the exception of subsections 4.10.2 ix) and x)
- vi. In addition to the provisions of Section 4.10.3, the minimum separation between park model trailers shall be 6 metres
- g) The minimum required setback from the shoreline for a Park Model Trailer and Deck associated with a Park Model Trailer shall be 30 metres.

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

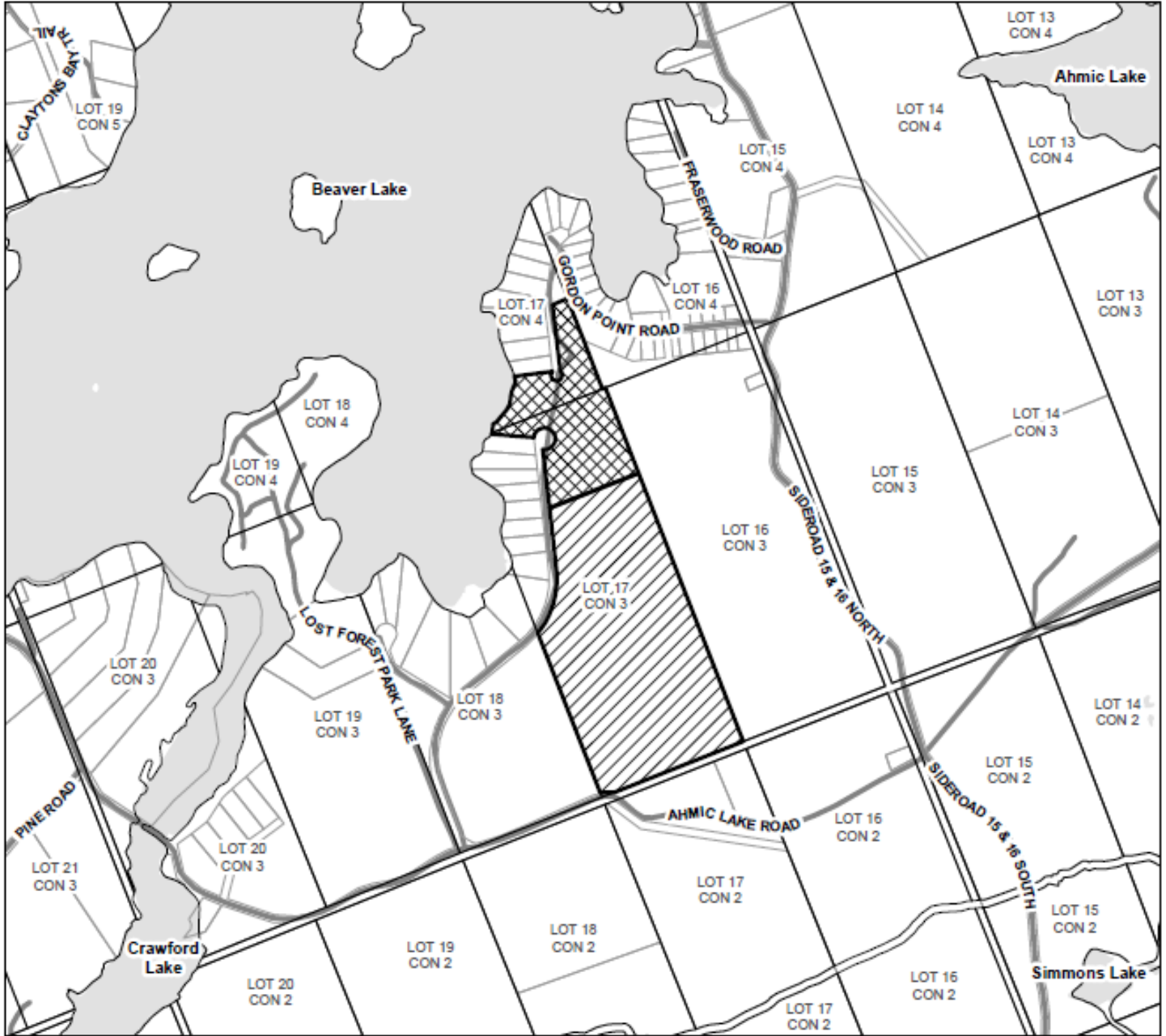
**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed **h** hereto this XX day of October 2021.


**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**




# Schedule 'A' to Zoning By-law Amendment \_\_\_\_\_

1640 Ahmic Lake Road  
Part of Lot 17, Concessions 3 and 4  
Geographic Township of Croft  
Municipality of Magnetawan  
District of Parry Sound



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

 Lands to remain Rural (RU) Zone

This is Schedule 'A' to Zoning By-law \_\_\_\_\_  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Attachment **3**



# Tekoa Environmental Limited

May 3, 2021

Klahanie Campers Corporation  
1680 Lakeside Trail  
Magnetawan, Ontario  
POA 1P0

Attention: Brad Toole

Re: Sewage System Assessment  
File: TEL2021-068

Dear Mr. Toole,

It was a pleasure to meet you at our site visit of Camp Klahanie on April 23, 2021. The purpose of the site visit was to gain a better understanding of the sewage system servicing Camp Klahanie, its layout and operation. The following is a summary of our observations and assessment of the sewage system.

## Observations

The following observations were made during the site visit:

1. All components of the sewage system appeared to be functioning normally. Albeit the system was not in operation at the time of the inspection there were no areas of the system which showed any indication of previous distress to the system. Thus, we concluded the system can handle the sewage load.
2. The septic tank and leaching bed meet or exceed all currently applicable setbacks as stipulated in the Ontario Building Code<sup>1</sup>
3. All sites utilize a leaching pit for greywater treatment and disposal. All pits were explained to be constructed as a 1 m x 1 m x 1 m pit with a perforated 45 gallon drum placed in the approximate centre. All leaching pits save 2 could be confirmed as being at least 15 m from the high water line. The remaining 2 sites to be checked and the pit relocated if required.
4. The septic tank consist of 2 equally sized, single compartment tanks connected in series. The dimensions of each tank were confirmed to be 5 m x 1.9 m with a 1.54 m liquid

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<sup>1</sup> It should be noted that given the design flow of the sewage system for Camp Klahanie the Ontario Building Code would not be applicable. However, the Ministry of Environment, Conservation and Parks does use the Building Code as a reference guide.



depth. Assuming a 150 mm thick wall the interior dimensions is estimated to be 4.7 m x 1.6 m with a liquid depth of 1.54 m. Thus each tank has a working capacity volume of approximately 11.58 cubic metres (11,580.8 L) Given 2 tanks in series the complete working capacity of the tank is approximately 23.162 cubic metres (23,162 L).

5. A single demand dose pump is located in the effluent end of the second tank. There were no issues observed with the pump and or operation floats.
6. The leaching bed lies to the south of the septic tank across the access road and runs parallel to the access road. Liquid from the effluent pump is discharged into a distribution box located immediately south of the effluent pump. The distribution box splits the flow equally into all laterals of the leaching bed.
7. The leaching bed consists of 2 equally sized cells. Each cell has 8 laterals and each lateral is 30 m in length for a total of 240 lineal meters per cell and 480 lineal meters for the leaching bed. The leaching bed has a good even growth of grass over the bed area and there was no evidence of an equal distribution of effluent over the leaching bed.
8. A soil sample was collected from just outside of the leaching bed area. The soil was observed to be a medium-fine sand with little to no structure (i.e. single grained structure). No evidence of a high water table was noted in the test pit and no water table in known within the leaching bed area within 1.5-2 m of the ground surface. A sample of the sand was forwarded to Englobe in North Bay for analysis (report attached). Based on the analysis the soil is an SW soil with a percolation time of 2-12 mins/cm.

## Discussion

Overall as stated the sewage treatment and disposal methodologies used at Camp Klahanie do not indicate any issues with how sewage is treated and disposed of. The only exception here could be the 2 leaching pits which may be within the required setback of 15 m from the lake high water. As noted it is recommended that a detailed measurement of this be undertaken and their locations confirmed. If necessary these pits should be relocated further back from the water.

As noted a sample of the soil material was collected and sent to Englobe for assessment and analysis. Their report is attached for reference. In their assessment Englobe concluded that the soil was an SW (Well Graded Sand) soil. A more detailed analysis of the soil material shows several factors that indicate that the soil material is poorly graded and is better classified as an SP soil.

Firstly 100% of the soil material is finer than 1.18 mm (#30 sieve) which is at the lower end of medium sand. Removing the medium sand and fine tails of the materials shows that 88.4% of the soil material is fine sand with 54.3% lying in the mid-range of fine sand (between 0.15 and 0.3 mm #100 and #50 sieves respectfully). Thus there is a very narrow range of soil grainsizes.



Secondly, the Unified Soil Classification Systems (USCS) clearly states that an SW soil must have a Coefficient of Uniformity ( $C_u$ ) of at least 6 and a Coefficient of Curvature ( $C_z$ ) between 1 and 3. The Englobe report states that  $C_u$  is 2.63 and the  $C_z$  is 1.34. As both of the stated conditions have to be met the soils cannot be an SW soil as the  $C_u$  is less than 6. However, the USCS further notes that an SP soil would have a  $C_u$  less than 6 and/or a  $C_z$  less than 1 or greater than 3. Since this is a conditional statement of "OR" and the  $C_u$  is less than 6 The soil classes as an SP soil. However, the USCS also states that for both SW and SP the fines must be less than 5%. The next fine designation in the USCS is 12% fines with nothing said about soils with fines between 5 and 12%.

Thirdly, accepted coefficients of permeability for the SW and SP soils are  $10^{-1}$  to  $10^{-4}$  cm/s (percolation time range of 1-12 min/cm) for SW and  $10^{-1}$  and  $10^{-3}$  cm/s (percolation time 2-8 mins/cm) for SP soils. A detailed analysis of the grainsize and estimating the permeability coefficient from the grainsize suggests a coefficient of permeability on the order of  $10^{-1}$  cm/sec.

Therefore based on this more detailed analysis we conclude that the soil material at Camp Klahanie is more suitably classified as an SP soil and would have a percolation time between 2 and 8 mins/cm. However, as the SW and SP soils do have an overlap in properties assuming that the soil falls into the mid-range then soils would have a percolation time of between 5 and 7 mins/cm (mid-points of each classification).

Given this we have assessed the leaching pits in use at Camp Klahanie. The results are as follows:

- Maximum sidewall Loading rate is 400/T. Assuming a  $T=6$  mins/cm then the maximum sidewall loading rate is 66.7 L/sqm/day. As the pit is 1 m x 1 m x 1 m deep the sidewall area is 5 sqm (4 sides and a bottom) thus the maximum flow per day would be approximately 333 L/day.
- Maximum permissible flow under the Building Code is 1000 L/day therefore this sizing is acceptable.

With regards to the main sewage system. We have stated and hold to at this time that this system is more than adequately handling the wastewater it receives for treatment and disposal. Our understanding is that wastewater is received in this tank in one of four (4) ways. Firstly, via the force main from the wet-well at the main office/store building. Secondly, via direct discharge from the attached shower building. Thirdly, via the pumper truck discharge which empties the trailer on-board tanks as required. This volume is around 300 gallons per event and there are usually 2 events per week for a total of approximately 600 gallons per week. Lastly, sewage is received from sewage dollies which a camper will use to empty their own on-board tank. The dollies are approximately 50 gallons in capacity. As discharge events are not tracked the actual sewage volumes handled are unknown at this time.

To estimate the design flow of the existing system we look to the design parameters of the day when the system was installed. Therefore:



## KNOWN PARAMETERS:

Sewage system installed in mid-1970's

Soil Percolation Time = approximately 6 mins/cm

Septic Tank Working Capacity = 23,160 L approximately

Leaching bed = Total Length of pipe = 480 m(l)

Therefore:

Given the septic system was installed in the mid-1970's the volume of the septic tank would have been based on 75% of the daily design sewage flow plus 4500 L.

$$\text{Tank Volume} = 0.75Q + 4500$$

The design flow then would be

$$\begin{aligned} Q &= (\text{Tank Volume} - 4500)/0.75 \\ &= (23,162 - 4500)/0.75 \\ &= 18,662/0.75 \\ &= 24,882 \text{ L/day} \end{aligned}$$

Similarly for the leaching bed the total length of pipe would be based on the design flow times the percolation time divided by 200.

$$\text{Total Length} = Q * T/200$$

The design flow would then be

$$\begin{aligned} Q &= 200L/T \\ &= 200 * 480/6 \\ &= 96,000/6 \\ &= 16,000 \text{ L/day} \end{aligned}$$

We also know that at the time of the installation the accepted flow rate per campsite was 275 L/day. Given Camp Klahanie has and always had 70 sites the estimated design flow would be about 19,250 L/day which falls within the 2 volume estimates above. If we further assume that the design percolation time of the soils was 5 (which would be a reasonable estimate for this soil) the Leaching bed design flow estimate becomes 19,200 L/day which is very close to the per site flow estimate. Thus, we would conclude that the design flow for the Camp Klahanie septic system was approximately 20,000 L/day.



Attached is sketch of the Camp Klahanie septic system showing the approximate location of all components.

## Closure

An assessment of the Camp Klahanie sewage treatment and disposal systems was completed through a site assessment conducted on April 26, 2021 and related desktop calculations. The result of the system assessment is that the sewage treatment systems in use at Camp Klahanie are sized appropriately for the sewage being received and treated on site. All components meet the sizing requirements of the day they were installed and new leaching pits also meet the sizing requirements of today.

The septic system design flow has been estimated from the physical sizing of all existing components and the sizing criteria of the time when the system was installed. Using the current estimate of the soil percolation time and the sizing of all components the estimated sewage system flow for the existing septic system is approximately 20,000 L/day.

Given that there are no proposed changes to the Camp Klahanie operations which would change the amount or type of sewage being generated at this time and the fact that there are no observable issues with the existing system and its operation it is our opinion that no changes to the Camp Klahanie sewage system are required at this time.

Any questions relating to this assessment can be directed to the undersigned

Sincerely,

Alex Campbell  
Senior Project Manager  
Tekoa Environmental Limited

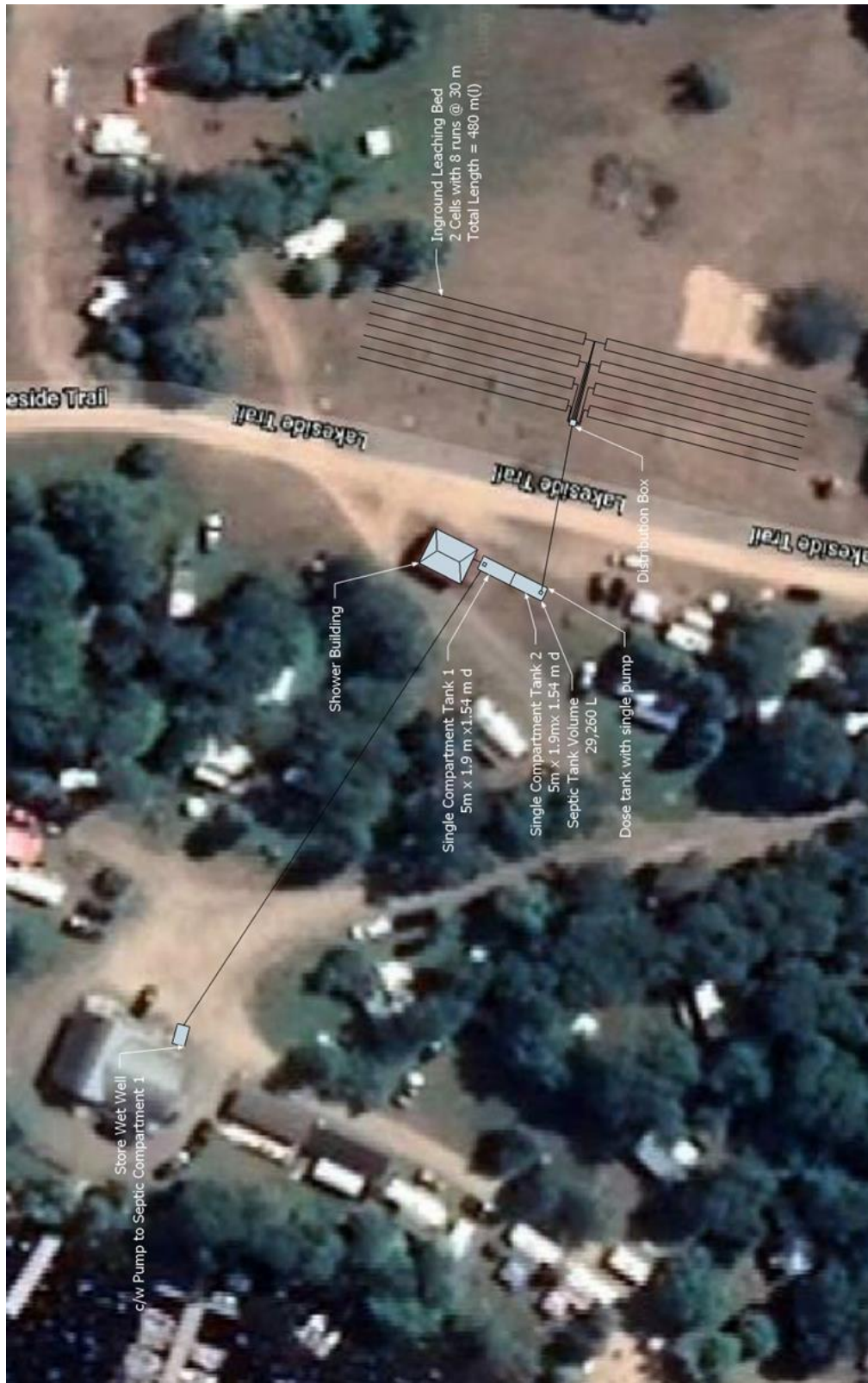




# Tekoa Environmental Limited

CampKlahanie, Magnetawan ON  
Sewage System Assessment

May 3, 2021  
Page 6



## Kerstin Vroom

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**From:** Lanny Dennis <lanny@wsaplanning.ca>  
**Sent:** May 19, 2021 9:38 AM  
**To:** Jamie Robinson; Jonathan Pauk  
**Cc:** Kerstin Vroom  
**Subject:** RE: Camp Klahanie - Comments Received  
**Attachments:** 04 29 2021 Comments received to date regarding Camp Klahanie-Final.docx; DraftZBA.doc.docx; Camp Klahanie Concept Overall May 13 2021.pdf

Good Morning Jamie,

To complete the submission, I am attaching

Item

3. A copy of the draft zoning by-law;
4. Revised site plan illustrating distance from type 1 fish habitat;
5. Revised Site Plan with note regarding drainage;
6. Comprehensive review of Public comments from the Camp, which I have reviewed and provided my comments primarily relating to the planning items

As an executive summary to the issues identified in Item 6 I provide the following:

<u>Issue</u>	<u>Response</u>
Permanent Residential	No, only a 3-season park – no mobile homes
Expansion sites	No request to do so, just tweaking the CT zone – draft by-law capped at maximum 71
Road Maintenance	Camp Klanhanie pays more than there share 70% vs 30%
Density	Addressed in WSA report
Traffic vehicular traffic	Existing situation but a decrease in number of sites from 91 to 71 – reduction in
Boating Navigation	Not Camp Klahanie's issue – OPP and Transport Canada need to be notified
Noise	Addressed in Camp Klanhanie's rules
Reports professionals	Existing situation, review of the septic and water were completed by qualified
Access	Existing no further requests
Lake Capacity not campsites.	Existing lot and use factored into calculations. The capacity chart indicates new lots –

I trust this is the information you require to deem the application complete and circulate for a public meeting.

Have a great day!!

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:** Jamie Robinson <jrobinson@mhbcplan.com>  
**Sent:** Wednesday, May 12, 2021 1:39 PM  
**To:** Lanny Dennis <lanny@wsaplanning.ca>; Jonathan Pauk <jpauk@mhbcplan.com>  
**Cc:** Kerstin Vroom <Clerk@magnetawan.com>  
**Subject:** RE: Camp Klahanie - Comments Received

Thank you Lanny

**JAMIE ROBINSON, BES, MCIP, RPP** | Partner

**MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 222 | F 705 728 2010 | C 705 715 2878  
| [jrobinson@mhbcplan.com](mailto:jrobinson@mhbcplan.com)

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**From:** Lanny Dennis [<mailto:lanny@wsaplanning.ca>]  
**Sent:** May 12, 2021 10:25 AM  
**To:** Jonathan Pauk <[jpauk@mhbcplan.com](mailto:jpauk@mhbcplan.com)>  
**Cc:** Jamie Robinson <[jrobinson@mhbcplan.com](mailto:jrobinson@mhbcplan.com)>; Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>  
**Subject:** RE: Camp Klahanie - Comments Received

Good Morning,

Further to a discussion with MHBC I wanted to provide you with 2 of the 5 items required for a complete application.

1. Water system assessment and testing – attached
2. Septic system assessment – attached

3. Zoning request either through a proposed zoning by-law or exception ( I would appreciate receiving a sample of a Municipal zoning by-law to work from)
4. Location of last camp site and distance from Type 1 fish habitat – will be noted on the site plan
5. Drainage – note on site plan – existing no change – existing roads and sites.
6. New requirement - Public comments – under review and should be submitted shortly.

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:** Jonathan Pauk <[jpauk@mhbcplan.com](mailto:jpauk@mhbcplan.com)>  
**Sent:** Tuesday, May 11, 2021 12:02 PM  
**To:** Lanny Dennis <[lanny@wsaplanning.ca](mailto:lanny@wsaplanning.ca)>  
**Cc:** Jamie Robinson <[jrobinson@mhbcplan.com](mailto:jrobinson@mhbcplan.com)>; Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>  
**Subject:** Camp Klahanie - Comments Received

Good Afternoon Lanny,

Please find attached a copy of all the emails (private information removed) that the Municipality has received up until April 29<sup>th</sup> for the Camp Klahanie Zoning By-law Amendment application prior to notice being circulated.

We ask that you provide a response to the comments that have been received prior to the application being brought forward to Council for consideration.

Please let me know if you have any questions.

Thank you,

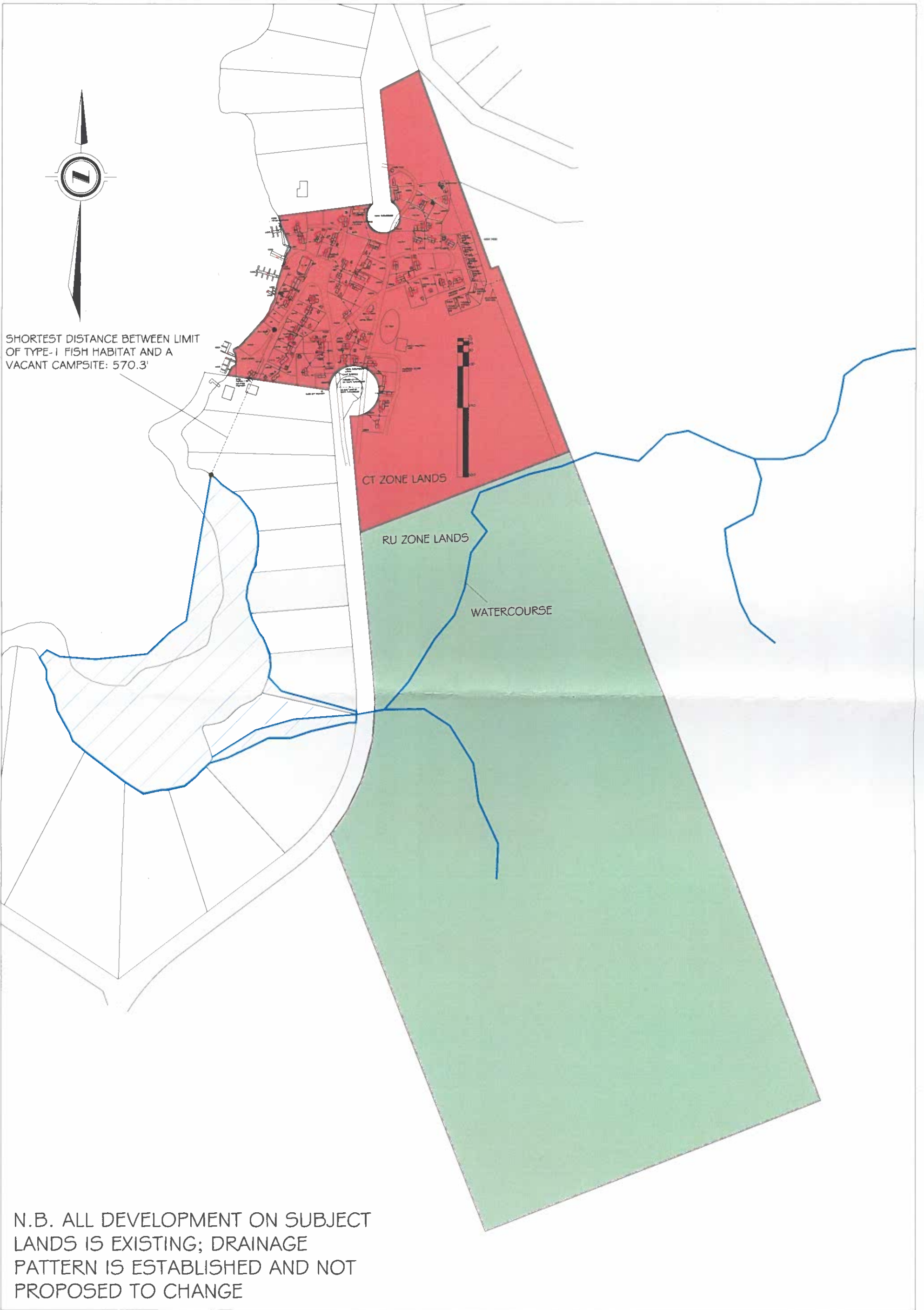
Jon

**JONATHAN PAUK** HBASc, MSc, MCIP, RPP | Planner  
*I am currently working remotely and it is best to reach me at [jpauk@mhbcplan.com](mailto:jpauk@mhbcplan.com) or 705-826-2015*

**MHBC** Planning, Urban Design & Landscape Architecture  
113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 238 | F 705 728 2010 | [jpauk@mhbcplan.com](mailto:jpauk@mhbcplan.com)

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PROJECT: <b>PROPERTY OVERVIEW</b>	LEGAL DESCRIPTION: PART OF LOT 17, CONCESSION 4 TOWNSHIP OF MAGNETAWAN DISTRICT OF PARRY SOUND (EAST) PCL 12303	 WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-76 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 789-9092 FAX: (705) 789-9094 info@wsaplanning.ca	DATE: NOVEMBER 17, 2020 SCALE: IMPERIAL (AS NOTED) REVISION No.:
CLIENT: CAMP KLAHANIE	LOCATION: 1640 GORDON POINT ROAD	WSA FILE No.: 2225	FILE NAME: CAMPKLAHANIECONCEPT.dwg

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 compromises 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*

homes as of now nor do we have any intentions to expand. We have already shown in our application that since the time of our purchase to now we have actually reduced, NOT increased, the amount of sites from 91-sites to the current 71 that was submitted with the site plan from the planner.

- We currently have 6 model CSA-Z241 park model 3 season trailers. They are not mobile home nor are they 4 season. Those would be considered a CSA-Z240MH which is not the models or class we have. The ZBA process was primarily instigated by the definitions in the municipal zoning by-law because in the definition of a mobile home it includes reference to Z240 and Z241. The Z241 model is not a mobile home in the industry. In fact, it is designed and constructed for 3-season use only.
- *This new plan will override all existing by-laws currently in play – removing the density requirements in relation to shoreline footage which all other property owners have to abide by per by-laws. Max allowed density for the camp is currently 40 based on their 795' of lakeshore; they are currently at 70 trailers as per the deputation presented by Camp Klahanie to town council. The Camp was purchased with 40 seasonal serviced sites – and they have aggressively added 30 additional serviced sites since possession. False. At the end of this document, please see the attached site map that was prior to our ownership showing 95 sites We are now at an active 56 seasonal trailer sites for the 2021 season, but have 71 existing sites*
- *If access is granted onto Tranquility Trail the burden of all road maintenance falls directly on the shoulders of the owners on Gordon Point Road and Tranquility Trail. Traffic as well as wear and tear would increase significantly. Resulting in worsening condition of the road thus higher road fees and most importantly a serious safety concern! This would also be in direct violation of an existing bylaw within the municipality official plan (available on the town website) that states a commercial business must come off a municipality maintained road which neither Gordon Point Rd or Tranquility trail is. Same applies to Lakeside Trail. Misinformation. The camp simply asked if we could use the existing entrance on Tranquility Trailer as a temporary measure if needed we did not apply for a permanent entrance. Please note that this driveway has been in existence since 1972.*

Re: Lakeside Trail – addressed below.

- *If four season trailers are allowed what will be the restrictions of keeping this a seasonal campground? Potentially resulting in an additional 70 full time residents on our lake and waterway?!? False Assumption. We have no current 4 season trailers nor any intentions of bring in any. We are a seasonal family campground since 1971 and do not allow 4 season trailers. Our operational season is May to October annually.*
- *With the increase in camping sites what will be the impact of crime and mischief as it was previously to the surrounding property owners? False. We have decreased our sites, not increased. There has not been any crime that has been reported to us or the OPP to our knowledge since we have owned. Please provide any and all reports, dates and details as we take this accusation very seriously. We are a family campground.*
- *How much will the amount of noise increase with the increased density? The weekend music and noise that is already happening from Camp Klahanie is already disturbing as is. We have*

decreased, not increased the trailers in our park. Under prior ownership there was no noise restrictions or policy on noise that we were aware of and since we purchased the business we have implemented and enforced a policy.

- *How much will the property values decrease due to this?* The campground existed before the cottages were built. The original campground owner owned all the land bordering us and was severed off and sold for individual cottage properties. There is no further impact to their property values as the campground existed before their cottages did so they purchased knowing the property usage.
- *What prevents a large corporation from purchasing the property in the future for development?* Nothing. We are free to sell at our discretion. However, it is not our intention to do so and wish to remain as family campground.
- *Is the septic up to required standards? What is being done to sewage and grey water is handled properly and not intentionally drained out polluting the surrounding land as has been done before?* We have completed a septic inspection as part of our due diligence and requested as part of the ZBA process and the results are stated in the report that our septic system is in perfect working order and exceeds the requirements to support our existing sites, which has been forwarded to the Municipality.
- *What are the effects on the water way – fishing pressure, water pollution, boat traffic / excessive shoreline erosion, etc. – will the camp be required to complete all of the environmental studies? There has already been 1 death recently directly resulting from increased water activity on this lake. We do not police the waterways, this is left to the OPP and Transport Canada. We had zero responsibility for the tragic death on our lake. We have decreased the amount of trailers in our campground. Since this is not an expansion the impact has already been established. No new development is occurring that would trigger any additional studies other than the septic and water assessments.*
- *Have there/will there be environmental studies on the impact of this on the wildlife and surrounding land?* There is no impact as the camp has existed for 50 years. Since 2011 we have decreased, not increased, our sites. This is addressed in our application.
- *What will be the effects on road traffic? Traffic studies? Have there been studies on this?* We have decreased, not increased, our sites. We have changed our business model from a transient campground to a seasonal family park. This reduces the amount of traffic and trailers traveling into camp.
- *What impact will that have on internet speed and bandwidth? Will this affect the surrounding property owners? Have there been studies on this?* We do not offer wifi services. There is no impact.
- *What will be the impact of the additional hydro consumption and requirements? Will this affect the surrounding property owners? Have there been studies on this? When we purchased the park, the first major investment we made (over \$200,000) was to bring our hydro services within the park up to current ESA standard. All work was done by a certified electrician with Hydro One approval. On top of that, the camp paid for our own new transformers to supply our power. There is no impact to the cottagers and improves our efficiency.*
- *If the camp's additional (30) sites were cottages and followed the 300' width rule for lot frontage – as all other people and lots have to – their expansion since purchase would have consumed the equivalent of 2.74 km (9000') of shoreline! We are zoned commercial tourism (CT) and are allowed to operate a seasonal campground. We have not expanded and have decreased in size. This is addressed in the planning report prepared by WSA.*
- *Neighick (Beaver) Lake – in 2001 had a remaining capacity for development of 10-20 seasonal lots – from the municipalities Appendix 1 – Lake Shore Capacity Chart. (Attached and*



below). Those would have likely been used in Claytons Bay and surrounding areas already. We are zoned commercial tourism (CT) and are allowed to operate a seasonal campground. We have not expanded and have decreased in size.

**These are the comments I have received to date:**

April 04

I want to clarify information about road maintenance of Lakeside Trail. In 2020, Camp Klahanie only contributed half of their portion towards maintenance of the road. All other Lakeside Trail and Holson Ridge Lane residents contributed their full share. Camp Klahanie initially wanted to pay nothing in 2020 but contributed half of their share only after much discussion with the road committee. False. We have the accounting record to confirm that the Lakeside Trail and Holson Ridge Lane residents also only contributed 50% of their 2020 share. Camp Klahanie entered into a 5 year agreement with the Lakeside Road Association (that we are part of) to contribute 70% of the annual road budget and the cottagers contribute 30%.

As a Mom I am concerned about safety on the roads and in the water. Many Camp Klahanie residents bring ATV's, dirt bikes and motorized watercraft for their use. I have witnessed many young people and children on ATV's and dirt bikes wearing no helmets and driving at high speeds on Lakeside Trail. With increased trailer and vehicle traffic from Camp Klahanie along with pedestrians walking on Lakeside Trail, this is not safe for anyone. Who is liable if an accident occurs on Lakeside Trail involving underage drivers on ATV's and motorbikes? ATVs and Motorbikes are governed under the traffic act. Please, if you see anything dangerous or illegal like someone traveling at high speeds without helmets, we encourage you to call the Police. This is not a Camp Klahanie matter to enforce off of our property. We agree with this concern and hope as a community we can encourage properly use of recreation vehicles as we see so many of our neighbouring cottagers who have ATVs, dirt bikes and motorized watercrafts and misusing them.

High speed motorized watercraft adds to the risk for accidents on the water, and I'm worried about the safety of all boaters and swimmers. We do not police the waterways. Our swim area is roped off for the safety of our campers.

I am aware of Camp Klahanie's intention to change their operations, and look forward to participating in a consultation process that involves all affected property owners. Interesting comment as Camp Klahanie has no intentions of changing our business model.

April 05

It has recently come to my attention the Board of Directors has approached the municipality for permission to add several access points off of Lakeside Trail into the park. I object to this for many reasons.

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

your opinion. We have not applied for a rezoning to increase the existing density) It would be terrible to increase the size of the park, allowing bigger and bigger trailers until eventually it becomes a mobile home park for Snowbirds who head to Florida or Arizona for the winter. We have zero mobile homes and we are a seasonal family campground and are not a mobile home park. This can't be stressed enough.

As a property owner on Lakeside Trail, I would appreciate being apprised of any requests made to the township by the Board of Directors of Camp Klahanie that would adversely affect the environment, the peace and quiet as well as my property value.

#### April 06

It has come to our attention that Camp Klahanie is in the process of applying to the Township for changes to their operations that could negatively impact not just us but all neighboring residents and area users of the lake. I am not aware of the specifics of their application at this time. However, we have learned that the camp's planner and the Township planner are in some stage of dialogue regarding this matter. More important, I am not aware of any public outreach regarding this application. Therefore, I wish to share with you our concerns about the camp and any plan to expand it.

It is important to note that we are not opposed to the camp, but we have concerns. The camp contributes to the summer maintenance of the road recognizing that most of the traffic is in connection to their residents and paying guests. All residents of Lakeside Trail and Holson Ridge Lane contribute to this ongoing road maintenance program. However, their annual contributions are always not assured as was the case last year.

We have the following growing concerns about the current camp operation which will likely become exacerbated should their operations be allowed to expand:

1. Traffic on Lakeside Trail is increasing dramatically with a noticeable volume of heavy trucks and RV trailers. This increasing volume of traffic is more damaging to the road for which the camp seems unwilling to address (i.e. reducing the slope of Lakeside Trail as one enters it off Ahmic Lake Road) for a longer-term solution to "wash-boarding". This changing traffic volume and associated road quality issues is adding more risk of accidents with uncertainty of who is liable. Traffic has decreased as we have more seasonal campers and less transient campers. We also generously contribute 70% for all road improvements. We actually installed a gate at the end of our property on Tranquility Trail to stop excess traffic from using the camp as a thru way.
  - a) Lakeside Trail is used by many residents for multiple purposes such as biking and walking. Given the narrow width of the road increased traffic alongside these other uses is incompatible and dangerous.
  - b) We understand that the camp has its own road right-of-way to Ahmic lake Road that if developed by the camp would mitigate most of the traffic related concerns. If the camp's application to increase operations is approved then we ask that the camp be instructed to develop their own road access to Ahmic Lake Road The Commercial Tourism (CT) zoned property that Camp Klahanie runs from is at 1680 Lakeside Trail. The rural residential zoned property is not part of the park.
2. Noise levels (both on land and water) from the camp are increasing proportionally with the volume of camp residents and guests. We share a common area of the lake with the camp and

other properties. Boating traffic has increased along with noise from such activities. Although all boat activity is not from the camp, I have observed over the past 5 years that most of such traffic in our bay area is linked directly to it. You also note that having their own road access to Ahmic Lake Road does not resolve noise and water safety issues. **We do not understand this comment.**

3. **Potential for water-related accidents** is on the rise. We are concerned that the rise in boating activity is a growing safety risk. I have personally been affected when using our canoe or paddle boat along the shoreline from speeding motorized watercraft. Please note that a serious accident occurred in this area of the lake. **The tragic death on the lake had zero connection to our camp. Any concerns about waterway safety should be addressed with the police.**

As previously stated, the current operation of Camp Klahanie with already increasing resident and guest volume is of some concern. If the camp application is to further expand its operations these concerns are exacerbated. **False. The camp has NOT applied for further expansion. We have decreased in size since purchasing the park.**

I wish to conclude by reminding ourselves of your Official Plan with attention to 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.

It appears to me that Camp Klahanie does not meet your plan requirement for frontage on a maintained municipal roadway and be buffered from neighbouring properties. If prospective changes to the camp operations introduce a change in land use and type of operation, I would expect that all affected property owners will be consulted in the summer season. **This was addressed in the WSA planning rationale report.**

#### **April 09**

Residents of Lakeside Trail have informed me that Camp Klahanie has applied for a zoning amendment. This will increase the traffic on our road that we are currently trying to upgrade. The Camp is unwilling to contribute to the maintenance of the road. During the summer months the dust from the heavy trailers, ATV's and trucks is terrible. **This statement is inaccurate. We paid 70% of the annual road maintenance and repair. Every contributor for 2020 did a reduction in their contribution. See above.** Also I'd like to address the noise that these vehicles make at all times of day and night. Our home is roughly 300 M from the road so we get lots of dust & noise.

Now my husband & myself are not opposed to them expanding their operation but we do understand they have right of way access from Ahmic Lake Road if they wish to maintain current and increase residents. **Already addressed above. No plans for expansion.**

#### **April 26**

we wish to express our strong objection to the proposed expansion and re-zoning requested by Camp Klahanie. We have copied the concerns below, from the email recently sent to the "Gordon Point Property Owners" membership. We completely concur with the issues raised herein.

In addition you are aware through our previous conversations/emails regarding the road maintenance on Tranquility Trail & Gordon Point Road that this is designated as a "private road" and is maintained by the property owners on these roads and the grant entitlement is dependent on the ratio of participants. Allowing access to these roads by Camp Klahanie would compromise this maintenance program and grant application and therefore if allowed might infer that the Municipality will be making these roads "public roads" maintained by the Municipality. Obviously the damage from use by trailers and increased traffic would be considerable for this fragile road structure/surface. **This statement is inaccurate. We paid 70% of the annual road maintenance and repair. Every contributor for 2020 did a reduction in their contribution. See above.**

We are very concerned cottage owners and feel the Municipality should continue their efforts to limit the Camp expansion for the safety of all and continued protection of our environment and limit of traffic on the total Magnetawan river and Ahmic lake system. **We have not applied for expansion.**

#### **April 26**

We are writing today to express our concerns regarding the proposals that Camp Klahanie is requesting and how it will impact the cottagers and residents of Nieghick Lake.

From what we understand:

Camp Klahanie is applying to have permanent driveway access from both Tranquility Trail (qty 1) and Lakeside Trail (qty 3). **Inaccurate. We have not applied.**

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.–**Inaccurate. Previously answered above.**

The following are our concerns:

\* This new plan will override all existing by-laws currently in play – removing the density requirements in relation to shoreline footage which all other property owners have to abide by per by-laws. Max allowed density for the camp is currently 40 based on their 795' of lakeshore; they are currently at 70 trailers as per the deputation presented by Camp Klahanie to town council. The Camp was purchased with 40 seasonal serviced sites – and they have aggressively added 30 additional serviced sites since possession.

Inaccurate. When we purchased the park, the site map was for 91-sites. We have reduced sites since purchase. The density conforms as noted in the WSA planning report. This is an existing situation, which should be subject to grandfathering provisions.

Please note we will only make comments moving forward for any new concerns below, not ones already addressed and answered.

\* If access is granted onto Tranquility Trail the burden of all road maintenance falls directly on the shoulders of the owners on Gordon Point Road and Tranquility Trail. Traffic as well as wear and tear would increase significantly. Resulting in worsening condition of the road thus higher road fees and most importantly a serious safety concern! This would also be in a direct violation of an existing bylaw within the municipality official plan (available on the town website) that states a commercial business must come off a municipality maintained road which neither Gordon Point Rd or Tranquility trail is. Same applies to Lakeside Trail.

\* If four season trailers are allowed what will be the restrictions of keeping this a seasonal camp ground? Potentially resulting in an additional 70 full time residence's on our lake and waterway?!

\* With the increase in camping sites what will be the impact of crime and mischief as it was previously to the surrounding property owners?

\* How much will the amount of noise increase with the increased density? The weekend music and noise that is already happening from Camp Klahanie is already disturbing as is.

\* How much will the property values decrease due to this?

\* What prevents a large corporation for purchasing the property in the future for development?

\* Is the septic up to required standards? What is being done to sewage and grey water is handled properly and not intentionally drained out polluting the surrounding land as has been done before?

\* What are the effects on the water way – fishing pressure, water pollution, boat traffic / excessive shoreline erosion, etc. – will the camp be required to complete all of the environment studies? There has have already had 1 death recently directly resulting from increased water activity on this lake.

\* Have there/will there be environmental studies on the impact of this on the wildlife and surrounding land?

\* What will be the effects on road traffic? Traffic studies? Have there been studies on this?

\* What impact will that have on internet speed and bandwidth? Will this affect the surrounding property owners? Have there been studies on this?

\* What will be the impact of the additional hydro consumption and requirements ? Will this affect the surrounding property owners? Have there been studies on this?

\* If the camps additional (30) sites were cottages and followed the 300' width rule for lot frontage - as all other people and lots have to - their expansion since purchase would have consumed the equivalent of 2.74 km (9000') of shoreline!

\* Neighick (Beaver) Lake – in 2001 had a remaining capacity for development of 10-20 seasonal lots – from the municipalities Appendix 1 – Lake Shore Capacity Chart. (Attached and below). Those would have likely been used in in Claytons Bay and surrounding area already.

It is only fair that the tax payers on the lakes that will be affected, in particular Neighick Lake, receive answers to the above concerns. We would also like to be made aware of when, where and how this information will be made public before any decisions are made. Again, in fairness to all, a meeting should be conducted during the summer when the majority of cottagers and residents are available.

Please do not use this time of Covid to avoid some form of formal gathering. If it cannot be done publicly this summer then it should have to wait until everyone has a chance to provide input in a public forum.

As of now, all communication has been here say and is causing a great deal of anger and frustration amongst those who have been made aware of this proposal. **Yes, we agree there is a lot of misinformation and misguidance on what we have been ordered to do by the Municipality.** Others are not even aware that this is being considered. The consequences of a proposal of this magnitude are far reaching and will affect this lake forever. It is hoped that the decisions made will take into consideration future generations and the health of this lake and not just be about money, which without any explanation so far, seems is the case.

We anxiously await answers to the above concerns.

#### **April 27**

I understand there is an application to have a significant increase in the density of camp Klahanie. I would like to go on the record as opposing this, as well as opposing access to Tranquility Trail. **Once again, this is inaccurate. There is no application to increase the density at Camp Klahanie.**

The entire purpose of buying a cottage in this area is to get out of the city and into a more tranquil environment **The camp was established before any cottagers were built.**

#### **April 27**

My husband and I are property owners on Neighik Lake and understand that there are issues occurring at Camp Klahanie that we were not aware of and have been unable to find any details of online, nor is there any notice at the entrance of the Camp. So what we are hearing is literally word of mouth and we are not sure what to believe so I would appreciate knowing what exactly is going on with the Camp and why we as property owners, who are/will be effected by these infractions or possible by law amendments, were not notified.

I understand there are several current infractions that do not currently meet bylaw requirements and am extremely concerned as to why bylaws are not being enforced prior to allowing anything further

(including submitting a plan to the municipality) to proceed before those current infractions have been addressed before consideration is given to anything else.

It appears the Camp has been able to have additional trailers on their property, without permits, or paying the respective taxes associated therewith, without incident for years. We understand they wish to expand that number by rezoning the property to Commercial Tourism, which has the potential of tripling the size of the Camp. I have a great concern on what this impact will have on our lake and surrounding area, let alone what this will do to our property value. Another concern is what would happen to the property should they decide to sell the property in the future with it being rezoned. **This has been answered above. Your concerns are all here say and Inaccurate.**

We understand all of this really started with a road issue (Lakeside Trail and Tranquility Trail), which does not immediately effect us, however; I am under the impression that the Camp must be operated off of a municipal road, vs a road that is privately maintained. The use of the municipal road surely does effect us. We as taxpayers pay to maintain that road, which underwent repairs not too long ago (at a huge expense) and again, is in a state of repair. The municipal road also recently had the speed limit increased to 80, and with added traffic coming and going from the Camp, it is a recipe for disaster and a cause for great concern. It is already a cause for concern, without the added traffic. There have been numerous occasions where we have almost been run off the road as it is. **Again, we have reduced the traffic to the road. We pay taxes also. We contribute to the road improvements on Lakeside Trail.**

This does not include our extreme concern for waterway traffic. We have had the pleasure of dealing with visitors to the camp driving their jet skis and what not in our bay like absolute jerks, and being exceptionally close to our dock. I have even yelled at some as there are kids and dogs swimming, for which they have absolutely no regard. They also tend to fish less than a foot off of our dock, which again, is not appreciated but tolerated because we have no choice in the matter. There has already been one death on this lake caused by stupidity and jet skis. **This horrible tragic death has NOTHING to do with the camp.** Don't even get me started on the noise, which we can hear across the lake every weekend. **There is no way to know that the increase in traffic on the road or lake and the noise is coming from Camp Klahanie if you are 'across the lake' and there is another park (Lost Forest) between us and you. The lake has many residence, visitors and NEW developments.**

We also have extreme concerns on what impact this will have on our environment and wildlife. I would expect a feasibility study, and an Environmental Impact Statement to be done/required on this property and readily (and easily) available to ALL property owners on this lake so we can all make an informed decision versus what we all went through when the gravel quarry matter came to light. **Once again, inaccurate statement. There is no application to increase the density at Camp Klahanie. We are very proud of the fact that for many years we have qualified and approved for the Managed Forest program through the Provincial government. We also have a no hunting policy on our property.**

As you can see, we are extremely concerned about this matter on many levels and would appreciate receiving the full details so we can make an informed decision on how we proceed with the matter.

If you could please advise of exactly what the bylaw infractions are and what is being done to address same, it would be appreciated. We would also like to know how we as seasonal property owners have



our official say in the matter before something gets passed in the off season when most cottagers have left for the season and end up with no say in the matter.

**April 28**

We are writing to voice our concerns below with regards to the rumors we have been made aware of transpiring at Camp Klahanie.

- Camp Klahanie are applying to have permanent driveway access from both Tranquility Trail (qty 1) and Lakeside Trail (qty 3). **Inaccurate statement.**
- 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.
  - This new plan will override all existing by-laws currently in play – removing the density requirements in relation to shoreline footage which all other property owners have to abide by per by-laws. Max allowed density for the camp is currently 40 based on their 795' of lakeshore; they are currently at 70 trailers as per the deputation presented by Camp Klahanie to town council. The Camp was purchased with 40 seasonal serviced sites – and they have aggressively added 30 additional serviced sites since possession. **Once again, inaccurate. There is no application to increase the density at Camp Klahanie.**

**Everything below has been addressed and answered.**

- If access is granted onto Tranquility Trail the burden of all road maintenance falls directly on the shoulders of the owners on Gordon Point Road and Tranquility Trail. Traffic as well as wear and tear would increase significantly. Resulting in worsening condition of the road thus higher road fees and most importantly a serious safety concern! This would also be in a direct violation of an existing bylaw within the municipality official plan (available on the town website) that states a commercial business must come off a municipality maintained road which neither Gordon Point Rd or Tranquility trail is. Same applies to Lakeside Trail.
- If four season trailers are allowed what will be the restrictions of keeping this a seasonal camp ground? Potentially resulting in an additional 70 full time residence's on our lake and waterway?!?
- With the increase in camping sites what will be the impact of crime and mischief as it was previously to the surrounding property owners?
- How much will the amount of noise increase with the increased density? The weekend music and noise that is already happening from Camp Klahanie is already disturbing as is.
- How much will the property values decrease due to this?
- What prevents a large corporation for purchasing the property in the future for development?
- Is the septic up to required standards? What is being done to sewage and grey water is handled properly and not intentionally drained out polluting the surrounding land as has been done before?
- What are the effects on the water way – fishing pressure, water pollution, boat traffic / excessive shoreline erosion, etc. – will the camp be required to complete all of the environment studies? There has have already had 1 death recently directly resulting from increased water activity on this lake.
- Have there/will there be environmental studies on the impact of this on the wildlife and surrounding land?
- What will be the effects on road traffic? Traffic studies? Have there been studies on this?

- What impact will that have on internet speed and bandwidth? Will this affect the surrounding property owners? Have there been studies on this?
- What will be the impact of the additional hydro consumption and requirements? Will this affect the surrounding property owners? Have there been studies on this?
- If the camps additional (30) sites were cottages and followed the 300' width rule for lot frontage - as all other people and lots have to - their expansion since purchase would have consumed the equivalent of 2.74 km (9000') of shoreline!
- Neighick (Beaver) Lake – in 2001 had a remaining capacity for development of 10-20 seasonal lots – from the municipalities Appendix 1 – Lake Shore Capacity Chart. (Attached and below). Those would have likely been used in in Claytons Bay and surrounding area already.

## April 29

As a resident of Beaver/Neighick Lake it has come to our attention that Camp Klahanie is applying for an "official plan" and for zoning changes. We are very interested in what changes they are asking for.

One of our major concerns is the owners have a reputation of not following any Municipal by-laws and will continue to aggressively pursue their agenda with the mindset of "do what we want and ask for forgiveness later". One, of many, examples is they have not yet complied with the existing notices served to vacate the Municipality owned lands in order to create a turnaround at the end of Tranquility Trail. They continue to disrespect the orders. It has been years of non-compliance. This causes the neighbouring residents and the municipal staff turmoil and unnecessary legal fees. We are concerned that whatever plan is approved the camp owners will require constant surveillance to ensure that the rules are followed.

We had no issue with the size of the previous campground. **Amazing! Since we have not increased 😊** We believe that a campground is an excellent way for people to enjoy our area in a camp setting but we did notice increased traffic on the lake as the new owners have been adding illegal sites. The added traffic on the lake has already caused one fatality as too many boats were sharing the larger open portion of the lake. **What illegal sites? When we bought the park we eliminated any-sites that were we were unsure of their status.**

We strongly oppose any rezoning of the property. Zoning is a very powerful tool and rezoning is a very serious issue. Rezoning would allow a large, even foreign corporation to purchase the property for development. **False statement. We are not rezoning, simply only exceptions being added on the existing CT zone primarily to address the definition in the Municipal zoning by-law.**

The Lake Shore Capacity chart should be respected. Lake Shore Capacity should be held for further growth in Claytons Bay and the surrounding area.

We have had concerns regarding the campground septic systems and clean water supply. **Septic inspection is complete and in perfect working order. Water system meets provincial and MOECP requirements.**

We assume if access is granted onto Tranquility Trail and Lakeside Trail by following the municipalities existing bylaw, we can expect Tranquility Trail would be upgraded and become a municipal year round maintained road. The camp has been activity involved in paying for Lakeside Trail road maintence. It is up to the municipality if they want to assume the road.

Any changes will be closely looked by other residents and campgrounds on neighbouring lakes, Ahmic and Cecebe. The precedent will be set for them to follow suit with expansion and further density. Speculation. Each application is based on its own merits there is no precedent setting in the world of planning.

We appreciate you taking the time to address our concerns and would appreciate being added to any mailing list you may create inorder to keep the residents of Neighick Lake informed on any future plans Camp Klahanie may have. Please add Camp Klahanie to any such list via email at: [campklahanieboard@outlook.com](mailto:campklahanieboard@outlook.com) or via mail at Klahanie Campers Corporation 1680 Lakeside Trail, Magnetawan ON POA 1P0

Thank you for the information. Our lot has existed prior to 2001 as stated in the chart below. The reference is made to seasonal lots. Camp Klahanie consists of camp sites not lots. Furhermore the calculation for water quality modelling purposes already factors in existing lots. Sinve this lot existed long before 2001 it would have already been included in the water quality anlaysis. Moreover, the

existing septic and number of sites were quite likely already included in the calculations.

**APPENDIX 1:  
LAKE SHORE CAPACITY**

LAKE NAME	FORMER TOWNSHIP	SURFACE AREA (Ha)	MEAN DEPTH (m)	VOLUME (10 <sup>6</sup> m <sup>3</sup> )	REMAINING CAPACITY FOR DEVELOPMENT - (2001)
Horn	Chapman	477	11.6	55.3	Developable with MNR consent
Carmen		20.9	1.2	0.3	Significant capacity
Henry	Chapman	25.7	2.3	0.6	Significant capacity
Cecebe	Chapman	770.3	4.9	37.7	Developable with a cautionary approach
Hughes	Chapman	60	1.5	0.9	Significant capacity
Pearcely	Chapman	44.1	4.2	1.9	Significant capacity
Odgen	Croft	27.5	0	0	Significant capacity
Whalley	Croft	96.5	1.8	1.7	No remaining capacity
Harrison		50	0	0.0	Significant capacity
Keiler	Spence	73.9	3.2	2.4	Limited capacity (10-20 seasonal lots)
Old Man's	Spence	91.4	4.2	3.8	Limited capacity (10-20 seasonal lots)
Bells	Spence	39	0	0	Limited capacity (10-20 seasonal lots)
Simmons	Croft	35	0	0	No capacity
Newell	Croft	47.5	0	0	Significant capacity
Spence	Spence	114.5	5.2	6.0	Significant capacity
Sequin	Spence	109.3	2.7	3.0	Significant capacity
Robinson	Croft	5	0	0	Significant capacity
Beasley	Croft	10	0	0	Significant capacity
Crawford	Croft	93.2	2.9	2.7	No capacity
Neighick (Beaver)	Croft	295.7	4.4	13.0	Limited capacity (10-20 seasonal lots)
Ahmic	Croft	1567	8.1	126.9	Developable with a cautionary approach

# DRAFT BYLAW SUBMITTED BY APPLICANT

THE CORPORATION OF THE MUNICIPALITY OF MAGNETWAN

BY-LAW NUMBER "\*\*\*\*"

(Camp Klahanie)

Being a by-law to amend Zoning By-law 2001-26,  
as amended, of the Corporation of the Municipality of Magnetawan

WHEREAS the Council of the Corporation of the Municipality of Magnetawan finds it expedient to amend Zoning By-law 2001-26, as amended:

AND WHEREAS authority to pass this by-law is provided by Section 34 of the Planning Act, R.S.O., 1990, c.P. 13 and amendments thereto;

NOW THEREFORE the Council of the Corporation of the Town of Huntsville, enacts as follows:

1. Map No. B of Zoning By-law 2001-26, as amended, are hereby further amended by rezoning Part of Lot 17, Concessions 3 and 4, Geographic Township of Croft, Municipality of Magnetawan, from:

a) Tourist Commercial (CT) to Tourist Commercial CT Exception XX (CT-XX) as shown hatched on Schedule "I";

2. Section 4.10.4 — "Special Exceptions" is further amended by the following:

Exception No. 4.10.4.3

Notwithstanding any requirements of Zoning By-law 2001-26P, as amended,

i) An additional permitted use is a Campground. For the purposes of this By-Law "**CAMPGROUND**" shall mean a parcel of land used for camping or for the parking of recreational vehicles, intended for temporary seasonal use by the vacationing and travelling public, such vehicles would include: motor homes, travel trailers, fifth wheel trailers, truck campers, tent trailers and park model trailers. Rental Cabins intended for seasonal use are also permitted in a Campground but manufactured homes as described herein are strictly prohibited.

ii) An additional permitted use is Recreational Vehicle. For the purposes of this By-Law a "**RECREATIONAL VEHICLE**" shall mean a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed, and with a size as defined by the Canadian Standards Association (CSA). A recreational vehicle shall not be used as the principal place of residence of the occupant. A recreational vehicle shall include units further described as a motor home, travel trailer, fifth wheel trailer, truck camper, tent trailer, park model trailer and similar mobile vehicles but excludes a manufactured home as described herein.

iii) For the purposes of this By-Law a **"PARK MODEL TRAILER"** is defined as a recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, not exceeding 50 m<sup>2</sup> when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

A Park Model Trailer is manufactured in accordance with CSA Z-241 series of standards

- iv) The minimum setback from an unmaintained unopened municipal road allowance is 3m.
  - v) The maximum number of camp sites is 71.
3. Schedule "I" attached hereto, is hereby made a part of this by-law.
4. THIS BY-LAW SHALL COME into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Local Planning Appeal Tribunal.

READ a first, second, and third time and finally passed this day of ,2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## Kerstin Vroom

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**From:** Lanny Dennis <lanny@wsaplanning.ca>  
**Sent:** May 12, 2021 10:25 AM  
**To:** Jonathan Pauk  
**Cc:** Jamie Robinson; Kerstin Vroom  
**Subject:** RE: Camp Klahanie - Comments Received  
**Attachments:** 2021-5-3 Klahanie Sewage System Assessment.pdf; water system KCC.pdf

Good Morning,

Further to a discussion with MHBC I wanted to provide you with 2 of the 5 items required for a complete application.

1. Water system assessment and testing – attached
2. Septic system assessment – attached
3. Zoning request either through a proposed zoning by-law or exception ( I would appreciate receiving a sample of a Municipal zoning by-law to work from)
4. Location of last camp site and distance from Type 1 fish habitat – will be noted on the site plan
5. Drainage – note on site plan – existing no change – existing roads and sites.
6. New requirement - Public comments – under review and should be submitted shortly.

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

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**From:** Jonathan Pauk <jpauk@mhbcplan.com>  
**Sent:** Tuesday, May 11, 2021 12:02 PM  
**To:** Lanny Dennis <lanny@wsaplanning.ca>  
**Cc:** Jamie Robinson <jrobinson@mhbcplan.com>; Kerstin Vroom <Clerk@magnetawan.com>  
**Subject:** Camp Klahanie - Comments Received

Good Afternoon Lanny,

Please find attached a copy of all the emails (private information removed) that the Municipality has received up until April 29<sup>th</sup> for the Camp Klahanie Zoning By-law Amendment application prior to notice being circulated.

We ask that you provide a response to the comments that have been received prior to the application being brought forward to Council for consideration.

Please let me know if you have any questions.

Thank you,

Jon

**JONATHAN PAUK** HBASc, MSc, MCIP, RPP | Planner  
*I am currently working remotely and it is best to reach me at [jpauk@mhbcplan.com](mailto:jpauk@mhbcplan.com) or 705-826-2015*



# Tekoa Environmental Limited

May 3, 2021

Klahanie Campers Corporation  
1680 Lakeside Trail  
Magnetawan, Ontario  
POA IPO

Attention: Brad Toole

Re: Sewage System Assessment  
File: TEL2021-068

Dear Mr. Toole,

It was a pleasure to meet you at our site visit of Camp Klahanie on April 23, 2021. The purpose of the site visit was to gain a better understanding of the sewage system servicing Camp Klahanie, its layout and operation. The following is a summary of our observations and assessment of the sewage system.

## Observations

The following observations were made during the site visit:

1. All components of the sewage system appeared to be functioning normally. Albeit the system was not in operation at the time of the inspection there were no areas of the system which showed any indication of previous distress to the system. Thus, we concluded the system can handle the sewage load.
2. The septic tank and leaching bed meet or exceed all currently applicable setbacks as stipulated in the Ontario Building Code<sup>1</sup>
3. All sites utilize a leaching pit for greywater treatment and disposal. All pits were explained to be constructed as a 1 m x 1 m x 1 m pit with a perforated 45 gallon drum placed in the approximate centre. All leaching pits save 2 could be confirmed as being at least 15 m from the high water line. The remaining 2 sites to be checked and the pit relocated if required.
4. The septic tank consist of 2 equally sized, single compartment tanks connected in series. The dimensions of each tank were confirmed to be 5 m x 1.9 m with a 1.54 m liquid

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<sup>1</sup> It should be noted that given the design flow of the sewage system for Camp Klahanie the Ontario Building Code would not be applicable. However, the Ministry of Environment, Conservation and Parks does use the Building Code as a reference guide.





depth. Assuming a 150 mm thick wall the interior dimensions is estimated to be 4.7 m x 1.6 m with a liquid depth of 1.54 m. Thus each tank has a working capacity volume of approximately 11.58 cubic metres (11,580.8 L) Given 2 tanks in series the complete working capacity of the tank is approximately 23.162 cubic metres (23,162 L).

5. A single demand dose pump is located in the effluent end of the second tank. There were no issues observed with the pump and or operation floats.
6. The leaching bed lies to the south of the septic tank across the access road and runs parallel to the access road. Liquid from the effluent pump is discharged into a distribution box located immediately south of the effluent pump. The distribution box splits the flow equally into all laterals of the leaching bed.
7. The leaching bed consists of 2 equally sized cells. Each cell has 8 laterals and each lateral is 30 m in length for a total of 240 lineal meters per cell and 480 lineal meters for the leaching bed. The leaching bed has a good even growth of grass over the bed area and there was no evidence of an equal distribution of effluent over the leaching bed.
8. A soil sample was collected from just outside of the leaching bed area. The soil was observed to be a medium-fine sand with little to no structure (i.e. single grained structure). No evidence of a high water table was noted in the test pit and no water table in known within the leaching bed area within 1.5-2 m of the ground surface. A sample of the sand was forwarded to Englobe in North Bay for analysis (report attached). Based on the analysis the soil is an SW soil with a percolation time of 2-12 mins/cm.

## Discussion

Overall as stated the sewage treatment and disposal methodologies used at Camp Klahanie do not indicate any issues with how sewage is treated and disposed of. The only exception here could be the 2 leaching pits which may be within the required setback of 15 m from the lake high water. As noted it is recommended that a detailed measurement of this be undertaken and their locations confirmed. If necessary these pits should be relocated further back from the water.

As noted a sample of the soil material was collected and sent to Englobe for assessment and analysis. Their report is attached for reference. In their assessment Englobe concluded that the soil was an SW (Well Graded Sand) soil. A more detailed analysis of the soil material shows several factors that indicate that the soil material is poorly graded and is better classified as an SP soil.

Firstly 100% of the soil material is finer than 1.18 mm (#30 sieve) which is at the lower end of medium sand. Removing the medium sand and fine tails of the materials shows that 88.4% of the soil material is fine sand with 54.3% lying in the mid-range of fine sand (between 0.15 and 0.3 mm #100 and #50 sieves respectfully). Thus there is a very narrow range of soil grainsizes.



Secondly, the Unified Soil Classification Systems (USCS) clearly states that an SW soil must have a Coefficient of Uniformity ( $C_u$ ) of at least 6 and a Coefficient of Curvature ( $C_z$ ) between 1 and 3. The Englobe report states that  $C_u$  is 2.63 and the  $C_z$  is 1.34. As both of the stated conditions have to be met the soils cannot be an SW soil as the  $C_u$  is less than 6. However, the USCS further notes that an SP soil would have a  $C_u$  less than 6 and/or a  $C_z$  less than 1 or greater than 3. Since this is a conditional statement of "OR" and the  $C_u$  is less than 6 The soil classes as an SP soil. However, the USCS also states that for both SW and SP the fines must be less than 5%. The next fine designation in the USCS is 12% fines with nothing said about soils with fines between 5 and 12%.

Thirdly, accepted coefficients of permeability for the SW and SP soils are  $10^{-1}$  to  $10^{-4}$  cm/s (percolation time range of 1-12 min/cm) for SW and  $10^{-1}$  and  $10^{-3}$  cm/s (percolation time 2-8 mins/cm) for SP soils. A detailed analysis of the grainsize and estimating the permeability coefficient from the grainsize suggests a coefficient of permeability on the order of  $10^{-1}$  cm/sec.

Therefore based on this more detailed analysis we conclude that the soil material at Camp Klahanie is more suitably classified as an SP soil and would have a percolation time between 2 and 8 mins/cm. However, as the SW and SP soils do have an overlap in properties assuming that the soil falls into the mid-range then soils would have a percolation time of between 5 and 7 mins/cm (mid-points of each classification).

Given this we have assessed the leaching pits in use at Camp Klahanie. The results are as follows:

- Maximum sidewall Loading rate is 400/T. Assuming a T= 6 mins/cm then the maximum sidewall loading rate is 66.7 L/sqm/day. As the pit is 1 m x 1 m x 1 m deep the sidewall area is 5 sqm (4 sides and a bottom) thus the maximum flow per day would be approximately 333 L/day.
- Maximum permissible flow under the Building Code is 1000 L/day therefore this sizing is acceptable.

With regards to the main sewage system. We have stated and hold to at this time that this system is more than adequately handling the wastewater it receives for treatment and disposal. Our understanding is that wastewater is received in this tank in one of four (4) ways. Firstly, via the force main from the wet-well at the main office/store building. Secondly, via direct discharge from the attached shower building. Thirdly, via the pumper truck discharge which empties the trailer on-board tanks as required. This volume is around 300 gallons per event and there are usually 2 events per week for a total of approximately 600 gallons per week. Lastly, sewage is received from sewage dollies which a camper will use to empty their own on-board tank. The dollies are approximately 50 gallons in capacity. As discharge events are not tracked the actual sewage volumes handled are unknown at this time.

To estimate the design flow of the existing system we look to the design parameters of the day when the system was installed. Therefore:



## KNOWN PARAMETERS:

Sewage system installed in mid-1970's

Soil Percolation Time - approximately 6 mins/cm

Septic Tank Working Capacity - 23,160 L approximately

Leaching bed - Total Length of pipe - 480 m(l)

Therefore:

Given the septic system was installed in the mid-1970's the volume of the septic tank would have been based on 75% of the daily design sewage flow plus 4500 L.

$$\text{Tank Volume} = 0.75Q + 4500$$

The design flow then would be

$$\begin{aligned} Q &= (\text{Tank Volume} - 4500)/0.75 \\ &= (23,162 - 4500)/0.75 \\ &= 18,662/0.75 \\ &= 24,882 \text{ L/day} \end{aligned}$$

Similarly for the leaching bed the total length of pipe would be based on the design flow times the percolation time divided by 200.

$$\text{Total Length} = Q * T/200$$

The design flow would then be

$$\begin{aligned} Q &= 200L/T \\ &= 200 * 480/6 \\ &= 96,000/6 \\ &= 16,000 \text{ L/day} \end{aligned}$$

We also know that at the time of the installation the accepted flow rate per campsite was 275 L/day. Given Camp Klahanie has and always had 70 sites the estimated design flow would be about 19,250 L/day which falls within the 2 volume estimates above. If we further assume that the design percolation time of the soils was 5 (which would be a reasonable estimate for this soil) the Leaching bed design flow estimate becomes 19,200 L/day which is very close to the per site flow estimate. Thus, we would conclude that the design flow for the Camp Klahanie septic system was approximately 20,000 L/day.



Attached is sketch of the Camp Klahanie septic system showing the approximate location of all components.

## Closure

An assessment of the Camp Klahanie sewage treatment and disposal systems was completed through a site assessment conducted on April 26, 2021 and related desktop calculations. The result of the system assessment is that the sewage treatment systems in use at Camp Klahanie are sized appropriately for the sewage being received and treated on site. All components meet the sizing requirements of the day they were installed and new leaching pits also meet the sizing requirements of today.

The septic system design flow has been estimated from the physical sizing of all existing components and the sizing criteria of the time when the system was installed. Using the current estimate of the soil percolation time and the sizing of all components the estimated sewage system flow for the existing septic system is approximately 20,000 L/day.

Given that there are no proposed changes to the Camp Klahanie operations which would change the amount or type of sewage being generated at this time and the fact that there are no observable issues with the existing system and its operation it is our opinion that no changes to the Camp Klahanie sewage system are required at this time.

Any questions relating to this assessment can be directed to the undersigned

Sincerely,

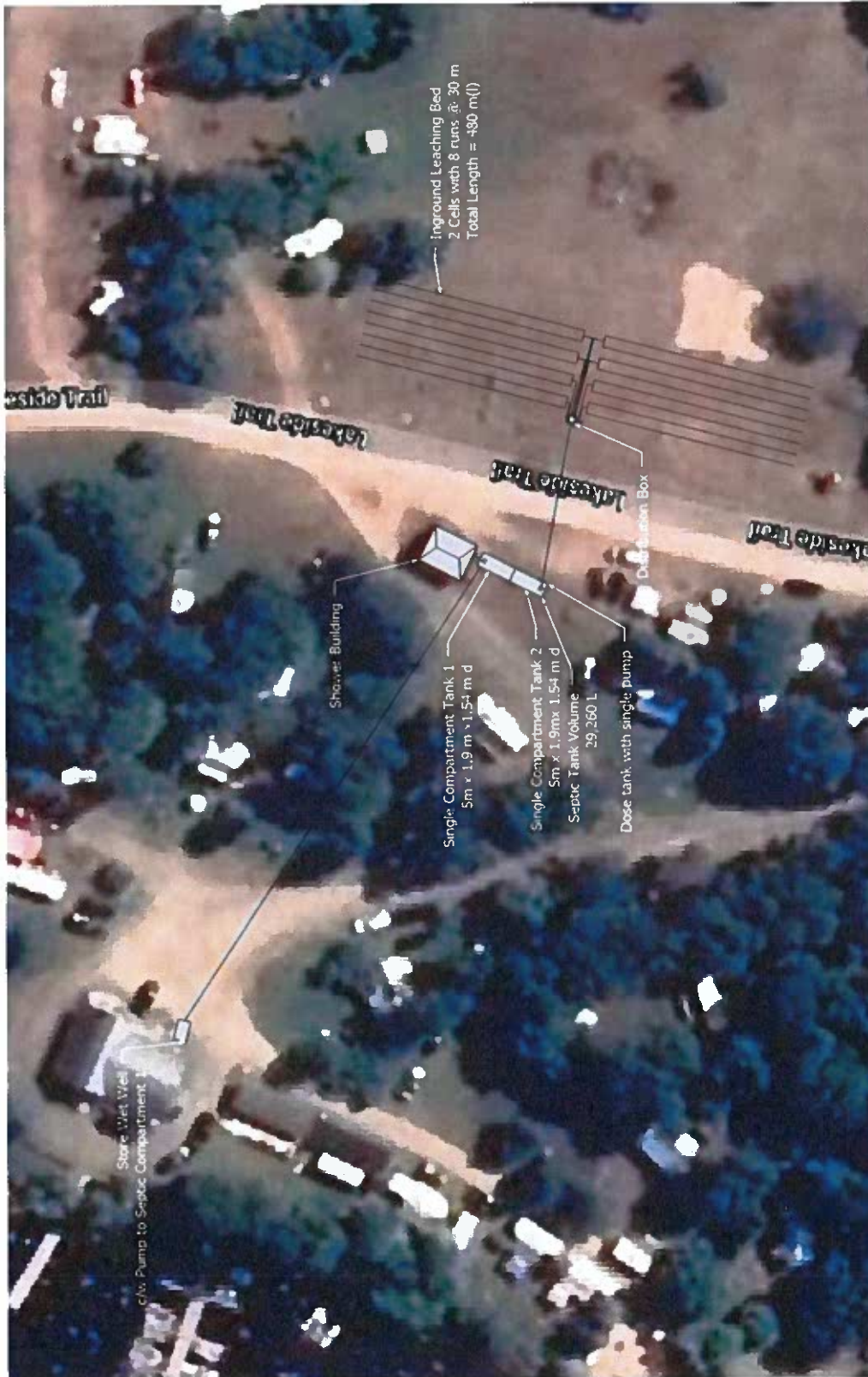
Alex Campbell  
Senior Project Manager  
Tekoa Environmental Limited



# Tekoa Environmental Limited

CampKlahanie, Magnetawan ON  
Sewage System Assessment

May 3, 2021  
Page 6



# KCC Small Drinking Water System

## Small Drinking Water System # 84706HEbQ

- **System Info**

System consists of Sediment Filter, Tannin Filter & Brine Tank, Sediment 5 & 10 micron filters, Viqua UV light with Shut off Solenoid, and Stenner Chlorine Feed Pump

- **Testing**

When we open and every three months we submit a Raw and Distribution sample to NBPSDHU and a Distribution sample every month while we are open. Test for Escherichia coli (E. coli) and total coliforms. Water samples tested by Aquatic and Environmental Laboratory Inc.(licensed by the Ministry of Environment, Conservation and Parks (MECP)) and test results sent to NBPSDHU. All submitted sample results are kept on NBPSDHU health unit Data Base.

Daily testing to ensure the drinking water is adequately treated. Tests are recorded and kept on site

- **Certified Person(s) Responsible for Testing(see certificates next page)**

Joseph De Almeida

Michael Hockley

# Copy of Certificates



## CERTIFICATE OF ACHIEVEMENT

**JOSEPH DE ALMEIDA**

*Has successfully completed the following course and has been awarded / a CEE's*

### Operation of Small Drinking Water Systems - Correspondence course

\* The person named in this certificate meets the requirements of Clause (b) of the definition of "Trained Person" in subsection 1 (1) of O. Reg. 170/03 (Drinking Water Systems) made under the Safe Drinking Water Act, 2002 for 36 months after the issue date.

Carl Kuhnle  
CEO

April 15, 2014

\* Issue Date

[www.wcwc.ca](http://www.wcwc.ca)



## CERTIFICATE OF ACHIEVEMENT

**MICHAEL HOCKLEY**

*Has successfully completed the following course and has been awarded / a CEE's*

### Operation of Small Drinking Water Systems - Correspondence course

\* The person named in this certificate meets the requirements of Clause (b) of the definition of "Trained Person" in subsection 1 (1) of O. Reg. 170/03 (Drinking Water Systems) made under the Safe Drinking Water Act, 2002 for 36 months after the issue date.

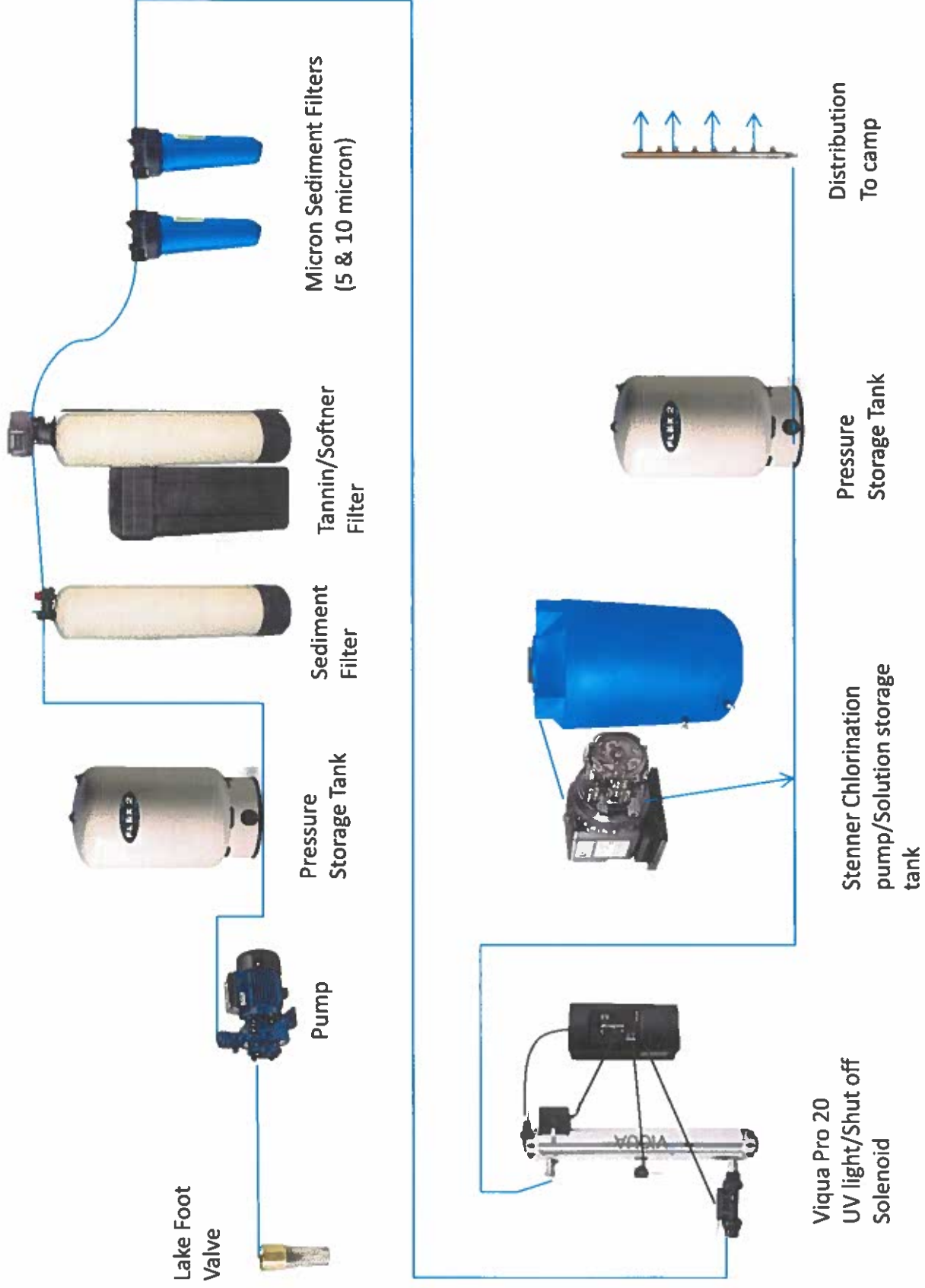
Carl Kuhnle  
CEO

April 27, 2016

\* Issue Date

[www.wcwc.ca](http://www.wcwc.ca)

# KCC Small Drinking Water System Layout







KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

April 5, 2021

**Lanny Dennis**  
Wayne Simpson & Associates

Dear Mr. Dennis:

**RE: Application Requirements – 1680 Lakeside Trail, Magnetawan  
OUR FILE 12153CM**

This Letter has been prepared in response to the Zoning By-law Amendment application submitted to the Municipality of Magnetawan for the subject property located at 1680 Lakeside Trail.

This letter is intended to provide a response to the comments included in Section G of the Planning Report prepared by Lanny Dennis (Wayne Simpson & Associates).

Wayne Simpson Report January 29, 2021 Section "G"		
#	Section G Comments	MHBC Comment
a.	<b>Zoning:</b> One exceptions are requested. The Commercial Tourist (CT) and Rural (RU) zones remain as is.	It is noted that the Section F of the Planning Justification Report outlines several site specific provisions. It is requested that the Applicant provide a list of all provision of the by-law that are required to be amended.
b.	<b>Adequate water supply and Sewage Disposal:</b> The Camp has retained the services of Tekoa Environmental Ltd. They also have a certified person responsible for providing safe drinking water (Appendix H).	MHBC acknowledges that a retainer letter has been included as an appendix to the Planning Justification Report. However, as requested in the Memo dated January 15, 2021 prepared by MHBC Planning, supporting documentation to confirm that there is an adequate water supply and sewage disposal system to service the development is required. The retainer letter does not provide this information.  The supporting documentation is required to ensure conformity with Section 4.15 of the Official Plan which states that "no development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply and sewage disposal system to service the development."

**Wayne Simpson Report**  
**January 29, 2021**  
**Section "G"**

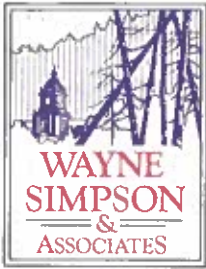
#	Section G Comments	MHBC Comment
		The documentation is also required to ensure consistency with the PPS.
c.	<b>Hauled Sewage:</b> Tekoa can answer or we can get a licensed hauler to provide a letter.	Please refer to comment response to (b), above.
d.	<b>Site Servicing:</b> The Camp exists, no changes that would impact the drainage to the Lake or abutting properties. No site alteration is required. There is no need for a storm water management or drainage plan.	<p>An application under the Planning Act has been submitted and in order to demonstrate consistency with the PPS and conformity with the Official Plan a stormwater management report is required.</p> <p>Section 4.3 of the Official Plan pertains to surface water quality which states, in part: <i>Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to a watercourse or lake.</i></p> <p><i>Where development would result in a significant increase in storm water run-off, the Municipality shall require the proponent to complete storm water management works that will ensure that off-site surface water quality and quantity is not adversely impacted by the development. Direct outfalls to surface waters should be avoided and wherever possible developments shall utilize infiltration as a method for storm water management.</i></p> <p>It is required that the applicant provide supporting documentation to demonstrate how the existing and proposed development is to be serviced with respect to stormwater.</p>
	There are no natural gas services	Acknowledged.
	The private water and septic system will be addressed by Tekoa Environmental Limited.	Please refer to comment response to (b), above.
	All sites are serviced with private individual electric services, except for sites 82-88.	Please refer to comment response to (b), above.
	This is a private camp and there is no need to provide an electrical plan.	Please provide a copy of the electrical drawings for the property including the location of all exterior lighting and confirmation that all exterior lighting will be dark sky compliant.
e.	<b>Fish habitat and Drainage course (Appendix I and J)</b> This was identified on the revised site plan. The drainage course is located to the south of the area zoned Tourist Commercial and well outside the area that is presently developed. No expansion is proposed towards the watercourse.	<p>It is acknowledged that the watercourse and area identified as fish habitat is adjacent to the subject property. However, Section 4.10 contains policies regarding lands adjacent to natural heritage features. Specifically, lands adjacent to significant fish habitat is classified as 120 metres.</p> <p>As mention in the memorandum prepared by MHBC dated January 15, 2021, an Environmental Impact Assessment is required to be submitted in accordance with Policy 4.7 of the Official Plan.</p>

**Wayne Simpson Report**  
**January 29, 2021**  
**Section "G"**

#	Section G Comments	MHBC Comment
	The type 1 fish habitat is located further to the south in front of existing cottage properties. It is not located in front of or in proximity to the Camp lands, identified in blue on Appendix I.	Please refer to comment response to (e), above.
f.	<p><b>Revised Site Plan (Appendix I)</b></p> <p>WSA has revised the concept site plan. It provides context, the zoning overlay clearly denoting the Tourist Commercial (CT) and Rural (RU) zones; it illustrates the exterior side yard setbacks; setbacks from the Municipal road allowance and separation distances between trailers.</p>	Acknowledged. The dimensions of the site plan and separation distances building buildings and structures appear to be included.

We look forward to receiving the items above that we can work towards deeming the application completed.

Thank you.



RECEIVED

FEB 10 2021

CODE:  
DESC:

January 29, 2021

Planning and Development Consultants

Ms. Kirstin Vroom  
Clerk  
Municipality of Magnetawan  
P.O. Box 70  
Magnetawan, Ontario  
POA 1P0

Dear Ms. Vroom:

Re: Application for Zoning B-Law Amendment (Klahanie Campers Corporation (KCC))  
Part of Lot 17, Concessions 3 and 4, Municipality of Magnetawan.

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A zoning by-law amendment application was filed to the Municipality of Magnetawan as per a letter received by their lawyer dated October 27, 2020 (Appendix A).

A. PURPOSE

The purpose of this letter is to provide you with a planning justification to demonstrate Official Plan conformity as outlined in your consulting planner's memo dated January 15, 2021, including the purpose of the application (Appendix B). This memo was also discussed in a subsequent virtual meeting with the Municipality, MHBC, Consulting Planners Roger Faulker, travel trailer expert and representatives from KCC. Additionally this report will address items 2-6 in the MHBC memo, including adequate water supply and septic; hauled sewage; site servicing; type 1 fish habitat/drainage and a revised site plan.

The purpose of the application is to recognize the existing Camp location and uses (Appendix C). The existing Tourist Commercial (CT) zone and Rural (RU) will remain. The CT zone permits a Camping Establishment. A Camping Establishment permits several uses including the camping or temporary parking of trailers; motorized mobile homes; (my emphasis) truck campers; campers or tents (Appendix D). The existing Municipal zoning by-law defines a mobile home as a permanent residence with a CSA Standard of Z240 or 241 and does not include the definition of a travel trailer or tent trailer or trailer otherwise designed (Appendix E). The Camping Establishment permits motorized mobile homes but not permanent homes which is included in the definition of a mobile home.

Additionally, because the definition of a mobile home includes reference to CSA Z240 and CSA Z241 which includes mobile homes (CSA Z240), which is correct, it also references CSA Z241, which includes seasonal trailers. Unfortunately, because the definition includes reference to Z240 and Z241 any trailers in the park with Z241 would be considered a mobile home, which are not permitted. Moreover, the definition of a camping establishment only refers to a trailer, which would be permitted and does not specifically permit a travel trailer or a park model trailer. The request being made is to remove the reference to the CSA Z241 in the definition of the mobile home; to include reference to CSA Z241 in the definition of a park model trailer and to specifically include the definition of a park model trailer as a permitted use in the definition of a camping establishment. The details of the zoning by-law amendment request will be addressed in the zoning section of this report.

The establishment of the park model trailers has created the zoning issue.

## **B. INTRODUCTION AND BACKGROUND**

The parcel is approximately 89 acres and about 600 feet frontage on Ahmic/Beaver Lake. It is accessed via a private road on a municipal road allowance leading directly from Ahmic Lake Road, which is year-round municipally maintained by the Municipality of Magnetawan. It is municipally known as 1680 Lakeside Trail. It is located generally in the southwest corner of Ahmic/Beaver Lake and Lakeside Trail, on its own lake, separated by a set of narrows, known as Beaver Lake.

The subject lands are generally level interspersed with a mixture of coniferous and deciduous tree cover. The camping establishment is in a field and an existing thick tree buffer is located along the land side lot lines.

The Camp was established in 1971 in the field. The Camp, at its peak, had 88 sites (Appendix F). Over the past few years, the Camp has been reduced from 91 sites to 71 sites.

It presently contains an existing 71 site camping establishment consisting of 58 seasonal campers and 13 rentals. To maintain the seasonality of the site so it is not used for year-round or permanent use the Camp offers a seasonal lease for the site that goes from May to Thanksgiving weekend and after that the customer can either remove their trailer or pay the winter storage fee. Further, all CSA241's are 3 season park model trailers and are not to be used in the winter as per the manufacturer. The 13 rentals refer to sites that are used on a short-term basis, they are transient.

The breakdown of the trailers on the site is as follows:

44 travel trailers; 7 fifth wheel trailers; 1 motor home and 6 park model trailers. The park model trailers were installed in 2015 (2), 2017, 2018 (2) and 2020. It is important to

note that there are no CSA 240 MH mobile homes, now known as modular homes in the Camp. They do not exist and there never will.

The gas pumps were first installed and operated in 1973 and since has been properly licensed in 2015. There are approximately 45 boat rental slips and a non-rental boat dock for gas.

### **C. GROWTH PLAN FOR NORTHERN ONTARIO**

The growth plan for Northern Ontario is a provincial plan that provides strategic policy guidance on economic development, land use, and sustainability. It promotes economic prosperity, sound environmental stewardship and strong sustainable communities. Long range planning should be based on long term community strategies that will result in quality of place, and a commitment to environmental protection and conservation.

There are no specific provisions of the Growth Plan that would preclude development on these lands. In fact, to the contrary, the continuation of a 71 unit camping establishment will maintain the tax base, as well as generous economic spin-off and assists in sustaining the Township and is what the Growth Plan for Northern Ontario is promoting.

### **D. 2020 PROVINCIAL POLICY STATEMENT (PPS)**

Review of development application must also demonstrate consistency with the Provincial Policy Statement (PPS). The PPS is **“a policy led system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning “and its vision is to have “Strong, liveable, and healthy communities enhance social well being and are economically and environmentally sound.”** It is important to note that while the PPS requires a proposal to address the social and environmental variables, it also recognizes that economic growth is as equally important for a community to have a sound economic base necessary to sustain a healthy community. The continuation of 71 seasonal camping sites will maintain economic and social diversify as it will retain the tax base, generate employment, continue with long term spin-off spending and allow 71 families to enjoy the recreational amenities and attributes in the Municipality.

The PPS in Section 1.1.3.1 states that **“Settlement areas shall be the focus of growth and development.”** The idea is to force all large-scale development into urban settlement areas to optimize the use of existing municipal infrastructure. It does, however, permit development in other land use designations. The subject lands are identified as Rural which permits resource based recreational uses and other rural land uses. They are accessed via an existing private road directly from a year-round municipally maintained road. The Camp has operated with the existing private water and septic system for many years without issue and are retaining the services of Tekoa

Environmental Limited a qualified expert regarding the existing private water and septic system on the site, so the concern of using existing or expanding municipal services is not an issue.

The PPS promotes; permits and encourages development in the rural area. Section 1.1.5.2 permits **b) resource-based recreational uses (including recreational dwellings)**; The seasonal camp established in 1971, utilizing the waterfront and allowing at present the opportunity for 71 families to enjoy the waterfront is a resource based recreational use.

To further point out that the intended use is consistent with the PPS section 1.1.5.3) specifically indicates that **“Recreational, tourism and other economic opportunities should be promoted”**. The subject lands are located where the impacts have already established and actually reduced, since the total number of site have declined by 17. This is a seasonal operation which allows those who attend to enjoy the use of the waterfront, like so many other tourists who come to the Municipality to spend money and enjoy the recreational ambiance. In addition, the Camp also has its own marina and dock facility further demonstrating its recreational and tourism importance. In my opinion the key word is promoted since tourism is a major economic engine of the Municipality.

It is a permitted use as it is predicated on the recreational attributes of the rural area. Additionally the development will generate employment, benefit the local economy by spending money by the guests on gas, groceries and in restaurants as well as retain and add to the tax base for the municipality. As such because this is a recreational activity that generates economic spinoff and adds to the tax base it is not only consistent with the PPS it should be promoted.

The PPS also indicates under section 1.1.5.4) **“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”** The key word in this section in my opinion is “promoted”. The 71-site camp being accessed via an existing private road immediately from a year-round municipally maintained road; no new municipal road is required. There is no financial obligation or responsibility on behalf of the municipality or school board to provide road maintenance, or school bus pick up since it is a private road and the municipal road already exists. If anything, retaining the existing sites will continue to assist, through municipal taxation, to pay for the existing municipal obligation to maintain the road without any further financial obligation to maintain the private road. As noted above the subject lands have been sustaining private individual water and septic for the property. No new municipal services are required. As such development according to the PPS should be promoted.

Section 1.3.1 in the PPS states **“Planning authorities shall promote economic development and competitiveness by:**

**a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;**

**b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses);**

The Municipality of Magnetawan is by and large a recreational, resource-based community relying almost exclusively on tourism, save and except for a few small settlements including the Magnetawan settlement area. Noted in the above policy is the word SHALL when referring to economic development. A municipality must provide an economic base that supports a wide range of uses for employment and economic sustainability. There are limited economic opportunities so preserving this use is a direction the PPS is promoting.

Section 1.3.2.1 states **“Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.”**

The Camp is considered an employment area. As such in accordance with the 2020 PPS these lands should be protected and preserved. There is no change to the density and the Camp has had no issues with respect to servicing. On that note they have retained the services of qualified firm to undertake a review of their private services en-route to securing approval from MECP.

Section 2 of the PPS is entitled the Wise Use and Management of Resources and primarily deals with the environmental health including fish habitat, deer wintering yards, wetlands, wildlife including species at risk, ground/surface/lake water, streams, agriculture, aggregate and archaeology of an area. In the memo from MHBC and subsequent virtual meeting no deer wintering yards, wetlands, streams, aggregate or significant agricultural features were identified to address on the Subject Lands.

The only item identified by MHBC was type 1 fish habitat and a drainage course. This has been plotted on the site plan. The Camp exists and no changes are proposed that would impact the type 1 fish habitat or the drainage course. What limited there is has already been established.

Section 3 of the PPS is entitled Protecting Public Health and Safety and addresses the health and safety issues and property damage that could result from natural and man-made hazards. Primarily this section deals with flooding, contaminated sites and mining/petroleum operations.



The lands have not been identified as susceptible to flooding and they are not a mining, salt, oil/gas operation, so this is not a concern.

As such it my opinion that the proposal is consistent with the PPS.

#### **E. OFFICIAL PLAN**

Section 2.5 in the Basis of the Plan section states **“There is little industrial development in the Municipality. Commercial development, which has been previously established along the shorelines of lakes in the Municipality, has not significantly increased in recent years. In an effort to improve employment conditions and the economic situation of the residents as well as broaden the municipal assessment base, Council wishes to encourage new industrial and commercial development provided that it is compatible with the environment and surrounding land uses. Much of this development is likely to occur in the form of homebased business, agricultural and tourist operations.”**

The subject lands are zoned Tourist Commercial. While this is not entirely new development it should be protected since employment lands are essential to the sustainability of the Municipality. This is tourist operation, and the official plan supports new and I would say since this is existing, retention of tourist commercial properties.

Hand in hand with the above noted policy Section 3.2 of the objectives section of the official plan states **“To encourage economic development and provide opportunities for economic growth and diversification in a manner that fosters a positive business environment in the Municipality and that is compatible with the character and environment of the Municipality.”**

The operation of a seasonal tourist camp provides a huge economic benefit to a municipality and the cooperation and collaboration with the Municipality is a goal of the official plan to foster positive business relations. This is an existing situation where the impact has already been established at the end of Ahmic Lake on its own lake known as Beaver Lake.

The subject lands are designed Shoreline. The applicable policies are identified below.

Section 5.4.1 states **“Permitted uses in areas designated Shoreline on Schedule ‘A’ shall include detached dwellings, commercial tourist resorts with associated commercial uses, lodges, motels, hotels, marinas, and recreational activities.”**

This is a commercial tourist resort with recreational amenities. It is a permitted use in the Municipal official plan.

**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**

**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.”**

This is not a new development. It is already zoned Tourist Commercial (CT). The only item changing are the definitions to permit the uses that already exist. There is no need to circulate to those within 1000 ft, nor wait until summer.

**Section 5.4.5 states “No development should be permitted which would result in a waterbody being developed to a point of being over capacity as estimated by the Ministry of the Environment or Ministry of Natural Resources or as demonstrated by a Lakeshore Capacity Assessment completed in accordance with the Lakeshore Capacity Assessment Handbook. Any development within 300 metres of a waterbody shall be deemed to have an impact on the waterbody.”**

This is an existing Tourist Commercial zone and an existing use. I am not aware that Ahmic/Beaver Lake is at capacity.

**Section 5.4.8 states “It is the intent of this Plan that new development in the Shoreline Area be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area’s unique character. Creating lands that are suitable for development by blasting or filling the natural landscape or dredging the lake bottom shall not be permitted.”**

The area in question is already zoned CT and a field was used to develop the sites. It has a minimal impact on the land. The convenience store already exists and so do the gas tanks and dock system. No changes are proposed.

The 71-site camping establishment known as Camp Klahanie conforms to the Official Plan.

## **F. ZONING**

The existing zoning is Tourist Commercial (CT) and Rural (RU). A Camping Establishment is a permitted use. Trailers are permitted, but according to the Municipal zoning by-law a few trailers that carry the symbol CSA Z241, park model trailers are not because they would be considered under the Municipal zoning by-law definition as a Mobile Home. By way of background the term “Mobile Home” was abandoned by the industry a few years ago in favour of “Manufactured Home”, which reflects what is being manufactured.

The purpose of the zoning by-law amendment is to modernize in accordance with industry standards the varying definitions that pertain to a camping establishment. The definitions below are the ones, I understand, incorporated into numerous zoning By-Laws across Ontario and they are also recognized by the Canadian RV and Campground

Industry. On this note a recent OMB decision included a recent definition using industry standards (Appendix ). These definitions would apply specifically to Camp Klahanie but should be incorporated in the Municipal zoning by-law as well.

Instead of the definition of Camping Establishment it should be revised to the following definition: **"Campground"** shall mean a parcel of land used for camping or for the parking of recreational vehicles, intended for temporary seasonal use by the vacationing and travelling public, such vehicles would include: motor homes, travel trailers, fifth wheel trailers, truck campers, tent trailers and park model trailers. Rental Cabins intended for seasonal use are also permitted in a Campground but manufactured homes as described herein are strictly prohibited.

Replace the existing recreational vehicle definition with this new definition: **"RECREATIONAL VEHICLE"** shall mean a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed, and with a size as defined by the Canadian Standards Association (CSA). A recreational vehicle shall not be used as the principal place of residence of the occupant. A recreational vehicle shall include units further described as a motor home, travel trailer, fifth wheel trailer, truck camper, tent trailer, park model trailer and similar mobile vehicles but excludes a manufactured home as described herein.

Include a definition for park model homes that means **"Park Model Trailer"** A recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, not exceeding 50 m<sup>2</sup> when in the set-up mode, and has a width greater than 2.6 m in the transit mode.

**A Park Model Trailer is manufactured in accordance with CSA Z-241 series of standards**

Replace the existing definition in the comprehensive zoning by-law of a mobile home with the following definition **"Manufactured Home"** means a transportable, single or multiple section single family dwelling of residential, permanent occupancy and conforming with CSA Z-240 MH Series of standards at time of manufacture. It is ready for occupancy upon completion of set-up in accordance with required factory recommended installation details.

Another exception to the site would include a setback from the unopened unmaintained municipal road allowance to be 3m (10 ft.).

The property is an existing lot. However, if this were a new lot the minimum lot area for a new CT lot is 1.6ha. The existing lot has about 36ha. The minimum lot frontage for a new CT lot is 120m. The lot has 183m frontage. The lot complies.

Since many of the trailers have existed in a location for many years, they should be considered legal non-complying or that they are temporary.

Regarding the density calculations under the zoning by-law the maximum density is 10 units/ha, which in this case would equate to a maximum of 360 units. With respect to the maximum density based on frontage the zoning standard is 6m/unit. Having 183m frontage equates to about 31 units. Again, this would apply for a request for a brand-new operation and a new CT zone. The zoning by-law amendment on this site should be grandfathered. It exists and has existed for many years before the Municipal official plan and comprehensive zoning by-law.

#### **G. ITEMS IN MHBC MEMO**

##### **a) Zoning**

Only exceptions are requested. The Commercial Tourist (CT) and Rural (RU) zones remain as is.

##### **b) Adequate water supply and sewage disposal**

The Camp has retained the services of Tekoa Environmental Ltd. They also have a certified person responsible for providing safe drinking water (Appendix H).

##### **c) Hauled sewage**

Tekoa can answer or we can get a licensed hauler to provide a letter.

##### **d) Site servicing**

The Camp exists no changes that would impact the drainage to the Lake or abutting properties. No site alteration is required. There is no need for a storm water management or drainage plan.

There are no natural gas services.

The private water and septic system will be addressed by Tekoa Environmental Limited.

All sites are serviced with private individual electric services, except for sites 82-88.

This is a private camp and there is no need to provide an electrical plan.

e) Fish habitat and Drainage course (Appendix I and J)

This was identified on the revised site plan. The drainage course is located to the south of the area zoned Tourist Commercial and well outside the area that is presently developed. No expansion is proposed towards the watercourse.

The type 1 fish habitat is located further to the south in front of existing cottage properties. It is not located in front of or in proximity to the Camp lands, identified in blue on Appendix I.

f) Revised Site Plan (Appendix I)

WSA has revised the concept site plan. It provides context, the zoning overlay clearly denoting the Tourist Commercial (CT) and Rural (Ru) zones; it illustrates the exterior side yard setback; setbacks from the Municipal road allowance and separation distances between trailers.

## H. CONCLUSION

In my professional opinion the proposed zoning by-law amendment on Part of Lot 17, Concessions 3 and 4, Municipality of Magnetawan, conforms to the Growth Plan for Northern Ontario, is consistent with the 2020 Provincial Policy Statement, conforms to the Official Plan, and represents good planning.

Please do not hesitate to contact our office should you have any questions or require any further information.

Sincerely,  
WAYNE SIMPSON & ASSOCIATES



Lanny Dennis, MCIP, RPP  
Associate Planner

# EXHIBIT A

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# Russell, Christie, LLP

Barristers & Solicitors

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W.D. (Rusty) Russell, Q.C., (1925-2019)  
Douglas S. Christie, B.A., LL.B.  
William S. Koughan, LL.B.  
Edward B. Veldboom, MSc. Pl. LL.B.

Michael F. Sirdevan, B.A. (Hons), LL.B.  
Jennifer E. Biggar, B.A., (Hons), J.D.  
Tugba Karademir, OLY, B.A. (Hons), J.D.

Please respond to:  
Edward B. Veldboom, Ext. 237  
Email: [eveldboom@russellchristie.com](mailto:eveldboom@russellchristie.com)

October 27, 2020

Mike Corbitt, President  
Klahanie Campers Corporation  
2429 Secreto Dr.  
Oshawa, ON L1L 0H6  
Via email to: [leaf\\_fan\\_850@hotmail.com](mailto:leaf_fan_850@hotmail.com)  
And regular mail

Dear Mr. Corbitt,

**Re: Encroachments on Municipal Road Allowance and Zoning Issues (Park Model Trailers)**

We are the solicitors for the Municipality of Magnetawan.

**Trailers on Municipal Road Allowance**

As you are aware a number of trailers associated with the Camp Klahanie are located on lands forming part of the municipal road allowance laid out in Plan M508 and Plan M406. The placement of the trailers on municipal property has never been authorized by the Municipality.

You were previously requested to remove the trailers, however, the Municipality's most recent inspection has revealed that some of the trailers remain on the road allowance. Please be advised that the trailers must be removed before November 2<sup>nd</sup>, 2020. The Municipality will conduct an inspection on that date, and should the trailers remain on the road allowance the Municipality will take the necessary steps to remove and dispose of the trailers at your sole cost and expense.

It is also the Municipality's understanding that the Corporation installed underground private electrical service lines on the municipal road allowance. Such installation was also done



without permission. You will have to make arrangements with HONI and the Municipality to relocate any privately owned portions of the electrical infrastructure.

#### Park Models

Although the Municipality acknowledges that some trailers have been removed from the road allowance, it has discovered that a park model trailer was moved from the road allowance onto the Camp Klahanie property. As you were previously advised, the zoning on your property does not permit park model trailers. The Municipality was prepared to allow the storage of this park model on the property on the understanding that the Corporation was moving forward with a *Planning Act* application to legalize the presence of that park model trailer along with eighteen (18) others located on the property.

A complete application has not yet been received by the Municipality. Unless the complete application is received soon, the Municipality will be forced to commence legal proceedings. The complete application needs to be received no later than November 30<sup>th</sup>. This will allow sufficient time to deal with the application before the next active camp season commences.

#### Building Code Act, 1992

In addition to the foregoing, the placement of a park model trailer (even where permitted) requires you to obtain and apply for a building permit which did not occur. At this point even if you were to apply for the necessary permits for all of the park models, permits could not be issued because they are not permitted under the applicable zoning. Thus, it is imperative that the *Planning Act* (zoning) matter be addressed as soon as possible.

#### Summary Comments

The Municipality requires clear demonstration that the *Planning Act* and Building Code matters are being addressed in an expeditious manner. As noted earlier, as part of the process you will also have to address the illegal installation of the electrical services on the municipal road allowance(s). Should you fail to move forward with the necessary *Planning Act* application, the Municipality will commence formal enforcement proceedings; such proceedings may include an application to the Superior Court of Justice wherein the Municipality will seek an injunction prohibiting the placement of any park model trailers on the property and providing for the removal of any park model trailers on the site. The Municipality would also seek recovery of its legal costs from you.

We trust that you will take immediate action.

Sincerely,



Edward B. Veldboom  
(electronically signed)

# EXHIBIT B

# MEMO

<b>To:</b>	<b>Lanny Dennis – Wayne Simpson &amp; Associates</b>
<b>From:</b>	<b>Jamie Robinson, Partner Jonathan Pauk, Planner</b>
<b>Date:</b>	<b>January 15, 2021</b>
<b>File:</b>	<b>12153CM</b>
<b>Subject:</b>	<b>Notice of Incomplete Application - 1680 Lakeside Trail, Magnetawan</b>

This memorandum has been prepared in response to the Zoning By-law Amendment application submitted to the Municipality of Magnetawan for the subject property located at 1680 Lakeside Trail.

The proposed Zoning By-law Amendment application has been submitted following the Municipality's correspondence requiring the zoning compliance matters on the subject property to be addressed. Thank you for providing the Zoning By-law Amendment Application. As you will see from this correspondence, there are items that are missing that must be included in order for the application to be complete.

The application that has been submitted is incomplete. The application does not include the information required by the Planning Act or the information required by the Official Plan.

We suggest that a meeting be scheduled with MHBC to review the complete application requirements.

Based on our review of the proposed application, there does not appear to be a clear understanding of the purpose of the required Zoning By-law Amendment on the application form submitted by the proponent.

The subject property is zoned Tourist Commercial (CT) and Rural (RU) in the Municipality of Magnetawan Zoning By-law. The specific permitted uses provided in the CT zone include the following:

- cabin establishment
- camping establishment
- cottage establishment
- golf course
- hotel
- marina
- motel
- restaurant
- summer camp
- tavern
- tourist establishment
- accessory assembly hall

- accessory convenience store or sub-post office
- accessory detached dwelling

In recent years, a number of park model trailers have been sighted on the Camp Klahanie property. These trailers are not a permitted use in accordance with the zone. In addition, a handful of cabins have been established on the property. These are also not permitted in accordance with the zone. The proposed amendment is required to legalize the park model trailers and cabins and to establish appropriate development standards for the site including but not limited to; minimum separation distances between trailers, minimum and maximum number of trailers and campsites on the property, and details surrounding site amenities and accessory structures such as; docking structures, recreation buildings and servicing facilities.

In order to support the proposed Zoning By-law Amendment application, justification is necessary in order to demonstrate that the proposed use on the site can be appropriately serviced, does not negatively impact natural heritage features or the adjacent lake, and to ensure that appropriate access to and from the site can be obtained on the existing transportation infrastructure. On this basis, and in accordance with policies within the Official Plan and pursuant to the Planning Act, the Municipality requires of the following information as part of a complete application for a Zoning By-law Amendment:

1. Planning Justification Report to demonstrate Official Plan conformity. The Planning Justification report is also required to detail lands are proposed to be rezoned. The proposed application is unclear as to what the application intends to accomplish.
2. Supporting documentation to confirm that there is an adequate water supply and sewage disposal system to service the development in accordance with the requirement of the authority having jurisdiction. I
3. Supporting documentation to confirm that arrangements can or have been made for the treatment of the hauled sewage generated from the development at a duly licensed facility. This is to be prepared by a Professional Engineer.
4. Supporting documentation to demonstrate how the existing and proposed development is to be serviced with respect to stormwater, sewage, electricity and/or natural gas.
5. Environmental Impact Assessment is required to be submitted in accordance with Policy 4.7 of the Official Plan as Schedule B (Natural Heritage Features) to the Official Plan identifies that there is an area of Fish Habitat on the west side of the subject property. This area appears to extend inland through a watercourse.
6. Site plan that details the location of sites on the lot.

It is also noted that Section 5.2.5 of the Official Plan requires Site Plan Control to be applied to commercial tourist camps. Demonstration that appropriate safety and environmental measures are secured should be provided.

Section 5.4.3 provides policy direction for tourist commercial developments in the Shoreline designation. Demonstration should be provided in the Planning Justification Report for how the application conforms to these policies.

We look forward to discussing these requirements with you and receiving a complete application to address the matters identified herein. Should you have any questions please do not hesitate to contact us.

# EXHIBIT C



**The Corporation of the  
Municipality of Magnetawan**

Box 70 4304 Hwy 520  
Magnetawan ON POA 1P0  
Phone 705 387 3947 Fax 705 387 4875  
[www.magnetawan.com](http://www.magnetawan.com)

**APPLICATION FORM  
ZONING BY-LAW AMENDMENT**

Date Received by Municipality: \_\_\_\_\_

**1) APPLICATION INFORMATION**

Name of Applicant: Lanny Dennis Wayne Simpson and Associates  
Mailing Address: 376 King Wm. Street, Markham, Ont P1H 2E7  
Telephone Number (Home): \_\_\_\_\_ Fax Number: 705 789 9092  
Telephone Number (Business): 705 789 9092 Fax Number: 705 696 7466

**2) REGISTERED OWNER**

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

Owners Name: Klahanie Campers Corporation  
Mailing Address: 1680 Lakeside Trail, Magnetawan Ontario, POA 1P0  
Telephone Number (Home): \_\_\_\_\_ Fax Number: Pat Stancati 416 371 7106  
email patstancati@gmail.com

Correspondence to be sent to:  Owner  Agent  Both

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**4) SUBJECT LANDS**

Geographic Township: Croft Concession: 3/4 Lot: 17  
Reference Plan: \_\_\_\_\_ Part/Block/Lot: \_\_\_\_\_  
Street Name and Number: 1680 Lakeside Trail  
(If corner lot, please include both Street Names)

Water Access only: n/a

Area of subject lands (ha): 7.26 (Name of Waterbody) \_\_\_\_\_  
Frontage (m): 41-183 Depth (m): irregular

5) **OFFICIAL PLAN / ZONING STATUS**

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

Shoreline and Rural

What is the current Zoning?

6) **REASONS FOR REQUEST**

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

Requested by the Municipality to address zoning non-compliance. Upon <sup>review</sup> of the comprehensive zpt the only item I see as an issue might be that

CSA Z 210 and 211 are included in the definition of a mobile home. According to industry standards these types

7) **ACCESS**

Are the subject lands accessible by:

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

are "trailers". It would therefore appear that the existing use is permitted, other than the comprehensive zpt. would say the trailers are mobile homes.

8) **BUILDINGS, STRUCTURES AND USES**

What are the existing buildings on the subject land?

Please see attached site plan.

What are they used for?

Seasonal recreational camping

Please complete the following for each building or structure:

Please see attached site plan.

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

What is the proposed future use of the subject lands: no change

Are any buildings or structures to be build on the subject lands?  
 yes  no

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

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

When were the subject lands acquired by the current owner? August 28, 2017.

How long have the "existing uses" continued on the subject lands? The use as camping establishment, I understand, has been there for many years.

9) **SERVICING**

- |                  | <u>Municipal</u>         | <u>Private</u>                      | <u>Other</u>             |
|------------------|--------------------------|-------------------------------------|--------------------------|
| Water Supply     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewage Disposal  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Frontage on Road | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Is storm drainage provided by:  
 Sewer  Ditch  Swale  
 Other (describe) a small corner in the southwest may touch Alvin Lake Road. natural - existing.

10) **OTHER APPLICATIONS**

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

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

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

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

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



**11) DRAWINGS**

Please include a sketch showing the following:

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

**Required Sketch**

*please see attached concept site plan.*

**Required Sketch should include the following:**

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

12) PERMISSION TO ENTER

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

X Nov 24 / 20  
Date

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

13) FREEDOM OF INFORMATION

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

X Nov 24 / 20  
Date

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

14) PAYMENT OF FEE AND DEPOSIT

- Application Fee \$ 700.00
- Residential Deposit Fee \$ 1,000.00 (By-law 2004-09)
- Commercial/Industrial Deposit Fee \$ 2,500.00 (By-law 2004-09)

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

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

X Nov 24 / 20  
Date

X [Signature]  
Signature of Registered Owner(s)

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

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

15) AFFIDAVIT

I, Lanny Dennis of the Township of Perry in the District of Perry Sound solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at the Town of Hignbyville in the District of Metaskota of Manitoba this 26<sup>th</sup> day of November, 2020

Nov 26, 2020  
Date

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

# EXHIBIT D

## **4.10 TOURIST COMMERCIAL (CT) ZONE**

No person shall within any Tourist Commercial (CT) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### **4.10.1 Permitted Uses**

- i) cabin establishment
- ii) camping establishment
- iii) cottage establishment
- iv) golf course
- v) hotel
- vi) marina
- vii) motel
- viii) restaurant
- ix) summer camp
- x) tavern
- xi) tourist establishment
- xii) accessory assembly hall
- xiii) accessory convenience store or sub-post office
- xiv) accessory detached dwelling

### **4.10.2 Regulations for Permitted Uses**

	Metric
i) Minimum Lot Area	- 1.6 ha
ii) Minimum Lot Frontage	- 120.0 m
iii) Minimum Front Yard	- 30.0 m
iv) Minimum Interior Side Yard	- 15.0 m
v) Minimum Exterior Side Yard	- 30.0 m
vi) Minimum Rear Yard	- 15.0 m
vii) Maximum Lot Coverage	- 20%
viii) Maximum Building Height	- 10.7 m
ix) Minimum Frontage on a Waterbody	- 6.0 m/unit
x) Maximum Density	- 10 units/ha

	<b>Term</b>	<b>Definition</b>
		metres that is occupied on a temporary basis only, by the trailer, motorized home, truck camper, camper or tent, but not a mobile home.
39	Camping Establishment	A tourist establishment consisting of at least five (5) camping sites and comprising land used or maintained as grounds for the camping or temporary parking of trailers, motorized mobile homes, truck campers, campers or tents, and licensed under the Tourism Act.
40	Carport	An accessory private garage, either attached to or detached from the main building, which is partially enclosed with a roof but open at each end and on at least one side except for any necessary structural roof supports.
41	Cellar	A portion of a building below the first storey floor which is partly or wholly underground and which has more than 50% of its height, from finished floor to finished ceiling or to the underside of the floor joints of the first floor, below the average finished grade level adjacent to the exterior walls of the building.
42	Cemetery	The land that is set apart or used as a place for the internment of the dead or in which human bodies have been buried.
43	Centreline	With reference to a public street, a line drawn parallel to and equidistant from the limits of the public street and with reference to a private street, a line drawn parallel to and equidistant from the edges of the paved surface of the private street.
44	Chief Building Official	An official employed by the Municipality appointed under the Building By-law or pursuant to the provisions of The Building Code Act, as amended, and shall include any Inspector likewise employed and appointed.
45	Clinic	An establishment in which medical, dental or other professional healing treatment is given to human beings.
46	Club, Private	A premises used as a meeting place by members and guests of non-profit and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise.
47	Commercial Landscape Operation	Premises used for the growing of plants, storage of plants, aggregates, topsoil and other material used to landscape the earth and uses for the exclusive purpose of providing landscape contracting services.
48	Commercial Riding School	An area of land and buildings that are used as an educational or recreational centre for horse training, handling, care, or for

# EXHIBIT E

	<b>Term</b>	<b>Definition</b>
		facility.
138	Marine Sales and Service Establishment	A building or part of a building and associated lands where a dealer displays new and used boats and boat accessories for sale at retail or for rental, and where marine equipment is serviced or repaired and may include boat storage facilities.
139	Market Garden	Land used for the growing of vegetables, berry crops, fruit crops, flowers and mushrooms, nurseries and nursery sales stations and greenhouses.
140	Minimum Opening Elevation	The lowest elevation on a habitable building that is constructed to withstand flooding.
141	Mobile Home	Any dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons certified in accordance with C.S.A. Standard Z240 or 241, but does not include a travel trailer or tent trailer or trailer otherwise designed.
142	Mobile Home Park	A parcel of land which is developed and managed as a unit where individual lots are made available on a rental basis for the placing of a mobile home, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, including snow plowing and removal, garbage collection, together with general park management rests with management.
143	Motel	A structure containing a series of living or sleeping units with individual interior sanitary conveniences, including motor courts or tourist courts. All required parking is at grade and direct access is available from the parking area to the individual units.
144	Motor Vehicle	An automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by human power, but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road building machine within the meaning of The Highway Traffic Act, as amended.
145	Motor Vehicle, Commercial	Any commercial motor vehicle within the meaning of The Highway Traffic Act, as amended.
146	Motor Vehicle Body Shop	A building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while the motor vehicle is under

	<b>Term</b>	<b>Definition</b>
		prepared and served for consumption on the premises with or without food.
245	Temporary Building	A building or structure intended for removal or demolition within a prescribed time as set out in a building permit application.
246	Tent	Any kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved and is not considered a structure.
247	Theatre	Means a place of public assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures and consisting of an auditorium with permanently fixed seats solely for a viewing audience.
248	Top of Bank	A point of line which is the beginning of a significant change in the land surface, thence from which the land surface slopes downward towards an abandoned or existing watercourse. Where two or more slopes are located together, the slope that is highest and furthest away from the watercourse shall be the slope considered the top of bank.
249	Tourist Establishment	Any premises operated to provide sleeping accommodation for the traveling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided including a resort and a cottage establishment but does not include: <ul style="list-style-type: none"> <li>a) A camp operated by a charitable corporation approved under The Charitable Institutions Act, as amended;</li> <li>b) A summer camp within the meaning of the regulations made under The Health Protection and Promotion Act, as amended; or</li> <li>c) A club owned by its own members and operated without profit or gain.</li> </ul>
250	Trailer	A vehicle that is at any time drawn upon a highway by a motor vehicle and for the purposes of this By-law does not include a mobile home.
251	Trailer, Construction	Any trailer designed to be temporarily located on a parcel of land during the construction of a building or the development of land utilized for temporary shelter and/or the storage of equipment related to the construction occurring on the land and having the running gear and towing equipment permanently attached.



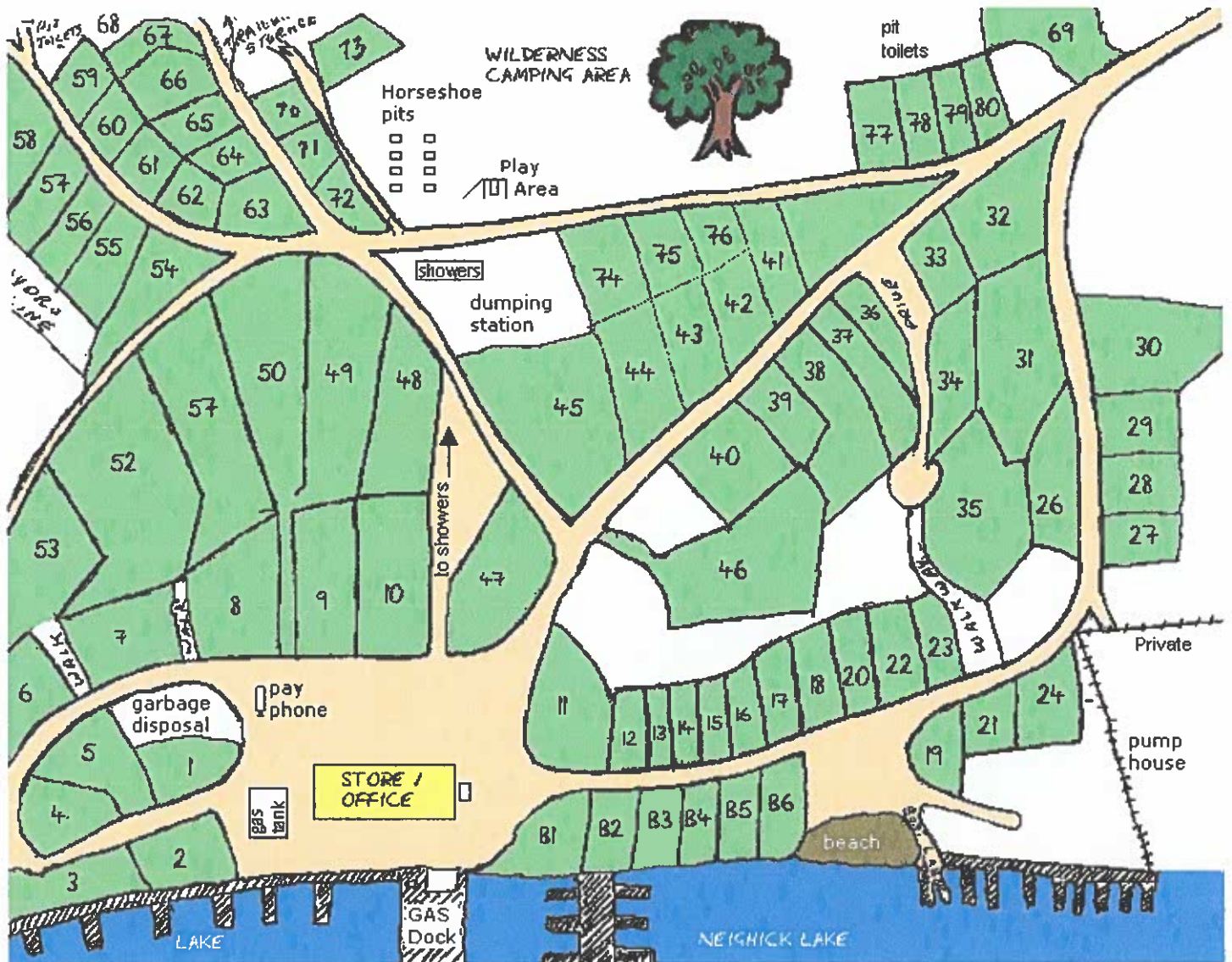
	<b>Term</b>	<b>Definition</b>
252	Trailer, Travel or Tent	Any trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment that is permanently attached and is not permanently affixed to the ground.
253	Training and Rehabilitation Centre	Facilities providing educational, pre-vocational, vocational and life-skill training to individuals.
254	Transport Terminal	Any premises where commercial vehicles are kept for hire, rental or lease, or are stored or parked for remuneration, or from which commercial vehicles are dispatched for hire as common carriers.
255	Truck Camper	Any unit so constructed that it may be attached upon a motor vehicle, as a separate unit, and capable of being temporarily utilized for the living, sleeping or eating accommodation of persons.
256	Use	a) Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or, b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.
257	Utility Provider	Any agency, which under public or private ownership, provides the public with electricity, gas, heat, rail, transportation, water, sewage, collection or other public service.
258	Vehicle	Any carriage, conveyance or other device capable of being propelled, driven or drawn by any kind of power, including motor power or wind power, and includes, without limiting the generality of the foregoing, a passenger automobile, trailer, truck, boat, aircraft, tractor, farm implement, mobile crane or shovel, snowmobile or motorcycle, but does not include a pedal bicycle, canoe or other device powered solely by means of human effort, or a mobile home dwelling.
259	Vehicle, Recreational	A non-commercial vehicle used primarily for recreational or vacation purposes, including, but not necessarily restricted to, a travel or tent trailer, a boat, a snowmobile, all terrain vehicle or any trailer or other vehicle capable of being used for the temporary vacation living accommodation of one or more persons.
260	Veranda	Is an unenclosed structure attached to a building having a floor

# 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

# EXHIBIT G

- 1) That the appeals Zoning By-law 2015-75 be allowed in part and that Zoning By-law 2014-75 be modified to apply site specific zoning to the site as detailed in the following Table and that Zoning By-law 2014-75 be modified in accordance with this Table:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
CT2-6-H	Park Model Trailer Park			<p>Table 11.3 shall apply to Park Model Trailer Sites</p> <p>Maximum number of Sites - 180</p> <p>For the purposes of this site specific zone:</p> <p>A Park Model Trailer means a recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a seasonal residence for one or more persons in accordance with CSA Z241, but does not include a travel trailer or tent trailer or trailer otherwise defined in this by-law; and,</p> <p>A Park Model Trailer Park means lands used for recreational purposes on which are located seasonally occupied Park Model Trailers.</p>	<p>The Holding Provision shall be removed when the following conditions have been satisfied:</p> <p>a) Approval of a Site Plan, and execution of a Site Plan agreement.</p> <p>b) The issuance of an environmental compliance approval for the sewage disposal system by the Ministry of the Environment and Climate Change.</p> <p>c) Approval by the Township of an Environmental Impact Assessment.</p> <p>d) Approval by the Township of a Traffic Impact Study.</p> <p>e) Approval by the Township of a Functional Servicing Report.</p> <p>f) Approval by the Township of a Stormwater Management Report.</p>

				A maximum of one Park Model Trailer Unit shall be permitted per site and the maximum size of said unit shall be 100 square metres.	g) Approval by the Township of a Phosphorous Management Plan. h) Approval by the Township of a Visual Analysis. i) Approval by the Township of a Landscape Plan.
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- 2) That Maps 137 and 138 of Schedule "A" be modified to include the redevelopment site within the CT2-6-H Zone and that the PSW be identified as EP-PSW, but that this updating mapping not occur until such time that the Township has approved the limits of PSW on the Macey Bay Site. This Order is withheld with respect to the geographic extent of the Zoning of the EP-PSW and CT2-6-H Zone, until such time that the Township has confirmed the limits of the PSW.
- 3) That footnote (1) to Table 11.1 be deleted and that notation (1) in column 3 of Table 11.1 be deleted.

# EXHIBIT H



# **Klahanie Campers Corporation (KCC)**

Jan 25 / 2021

Attention:

Kerstin Vroom – CAO/Clerk  
Municipality of Magnetawan  
P.O. Box 70  
Magnetawan ON P0A 1P0

Tel: 705-387-3947  
Email: [clerk@magnetawan.com](mailto:clerk@magnetawan.com)

and

Larry McCormack – SEO  
Ministry of the Environment, Conservation and Parks  
191 Booth Road  
North Bay ON P1A 4K3  
Tel: 705-498-4178  
Email: [Larry.McCormack@ontario.ca](mailto:Larry.McCormack@ontario.ca)

Dear Above:      RE: Camp Klahanie – Municipality of Magnetawan  
Private sewage treatment works  
Ministry of the Environment, Conservation and Parks (MECP)  
Environmental Compliance Approval (ECA) s.53 Ontario Water  
Resources Act

Camp Klahanie is an established tourist resort in the above municipality. It is the intention of the Camp to make application to MECP for an ECA for property sewage treatment works.



The Camp has engaged Tekoa Environmental Ltd. to be our principal consultant in this matter. Tekoa has further engaged On Site Assessments to assist with this project.

This writing is an Authorization by the Camp for the following to make any inquiry and/or obtain any documentation from your offices related to the ECA.

Alex Campbell  
Senior Project Manager  
Tekoa Environmental Ltd.  
67 Magani Avenue  
Bradford ON L3Z 2S2  
Tel: 905-251-0360  
Email: [tekoa@rogers.com](mailto:tekoa@rogers.com)

and

Ray Banach  
On Site Assessments  
3 Palmer Court  
North Bay ON P1A 2P7  
Tel: 705-472-5121  
Email: [rbanach@cogeco.ca](mailto:rbanach@cogeco.ca)

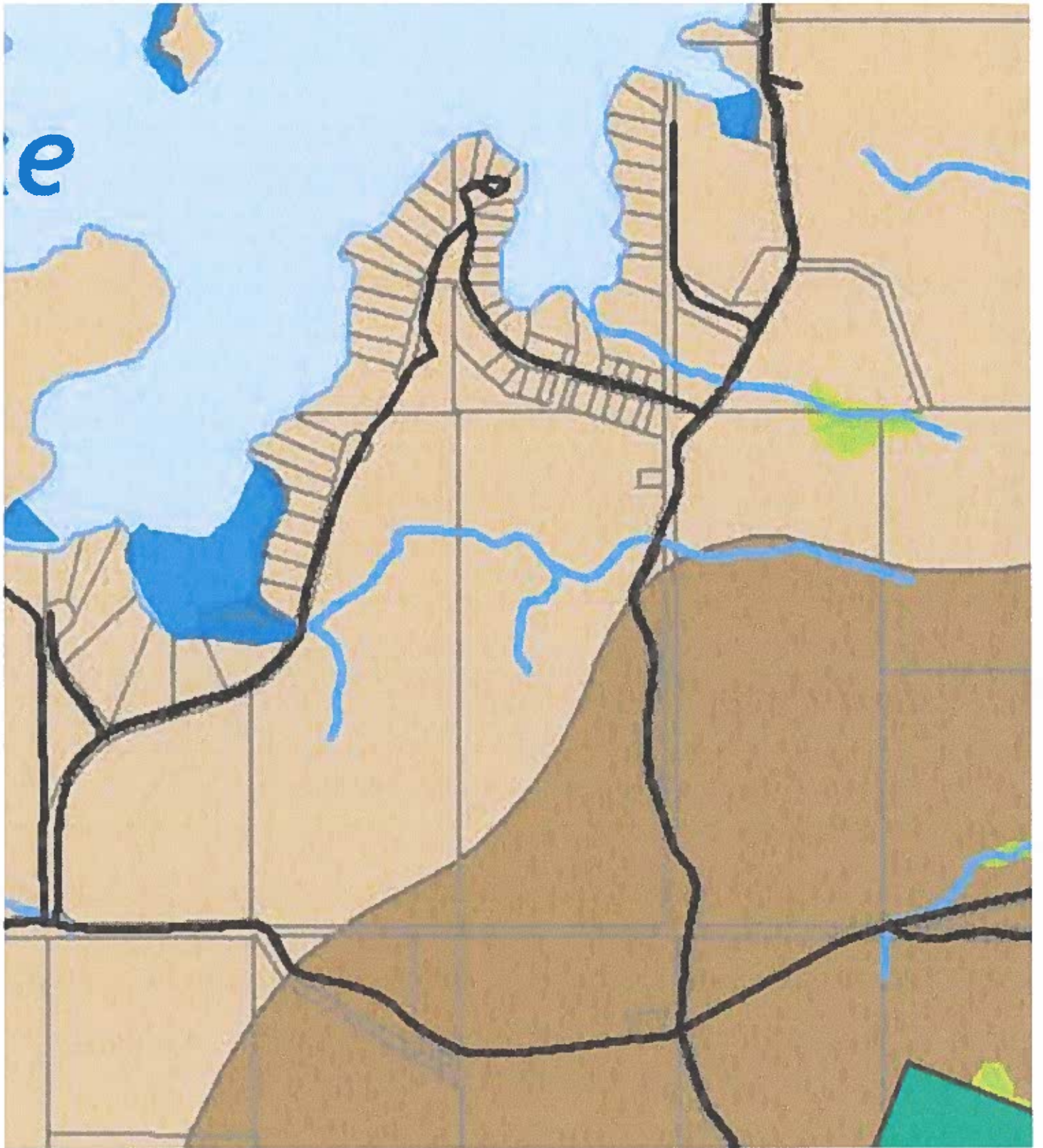
If either of you have any questions, please contact the undersigned.

Yours truly,  
Brad D Toole  
VP Camp Klahanie (KCC)




c. Alex Campbell – Tekoa Environmental Ltd.  
Ray Banach – On Site Assessments

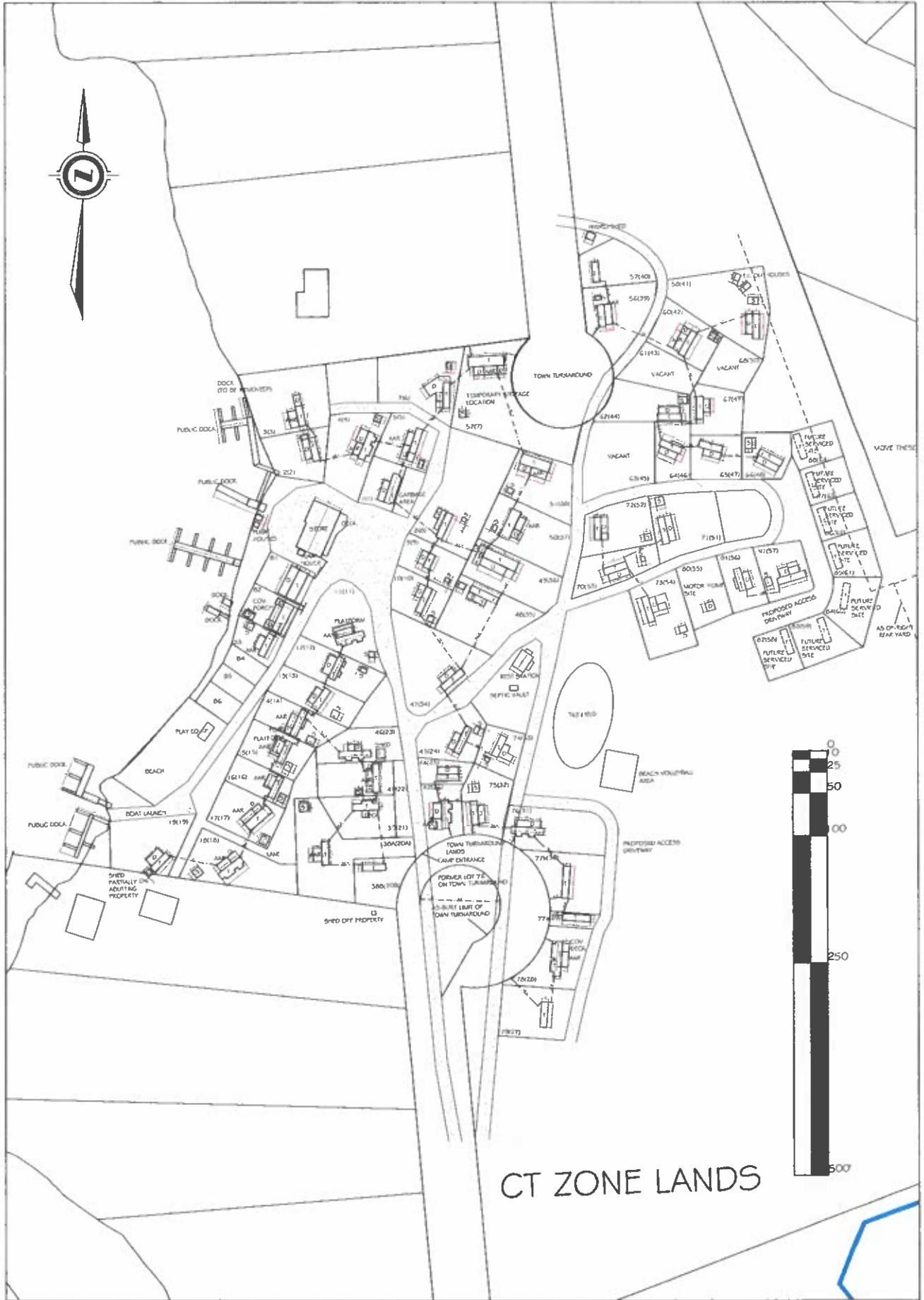
# EXHIBIT I




# EXHIBIT J



<b>PROJECT:</b> PROPERTY OVERVIEW	<b>LEGAL DESCRIPTION:</b> PART OF LOT 17, CONCESSION 4 TOWNSHIP OF MAGNETAWAN DISTRICT OF PARRY SOUND (EAST) PCL 12303	 <b>WAYNE SIMPSON &amp; ASSOCIATES</b> PLANNING AND DEVELOPMENT CONSULTANTS 376 KING WILLIAM STREET BRANTFORD, ONTARIO N3H 1E4 TEL: (705) 769-9092 FAX: (705) 769-9094 info@wsaplanning.ca	<b>DATE:</b> NOVEMBER 17, 2020 <b>SCALE:</b> IMPERIAL (AS NOTED) <b>REVISION No.:</b>
<b>CLIENT:</b> CAMP KLAHANIE	<b>LOCATION:</b> 1640 GORDON POINT ROAD	<b>WSA FILE No.:</b> 2225	<b>FILE NAME:</b> CAMPKLAHANIECONCEPT.dwg



<b>PROJECT:</b> CONCEPTUAL MASTER PLAN	<b>LEGAL DESCRIPTION:</b> PART OF LOT 17, CONCESSION 4 TOWNSHIP OF MAGNETAWAN DISTRICT OF PARRY SOUND (EAST) PCL 12303	 <b>WAYNE SIMPSON &amp; ASSOCIATES</b> PLANNING AND DEVELOPMENT CONSULTANTS 376 KING WILLIAM STREET WANTSVILLE ONTARIO P1H 1E4 TEL: (705) 789-9092 FAX: (705) 789-9094 info@wspplanning.ca	<b>DATE:</b> NOVEMBER 17, 2020 <b>SCALE:</b> IMPERIAL (AS NOTED) <b>REVISION No.:</b>
<b>CLIENT:</b> CAMP KLAHANIE	<b>LOCATION:</b> 1640 GORDON POINT ROAD	<b>USA FILE No.:</b> 2225	<b>FILE NAME:</b> CAMPKLAHANIECONCEPT.dwg

<b>To:</b>	<b>Lanny Dennis – Wayne Simpson &amp; Associates</b>
<b>From:</b>	<b>Jamie Robinson, Partner Jonathan Pauk, Planner</b>
<b>Date:</b>	<b>January 15, 2021</b>
<b>File:</b>	<b>12153CM</b>
<b>Subject:</b>	<b>Notice of Incomplete Application - 1680 Lakeside Trail, Magnetawan</b>

This memorandum has been prepared in response to the Zoning By-law Amendment application submitted to the Municipality of Magnetawan for the subject property located at 1680 Lakeside Trail.

The proposed Zoning By-law Amendment application has been submitted following the Municipality's correspondence requiring the zoning compliance matters on the subject property to be addressed. Thank you for providing the Zoning By-law Amendment Application. As you will see from this correspondence, there are items that are missing that must be included in order for the application to be complete.

The application that has been submitted is incomplete. The application does not include the information required by the Planning Act or the information required by the Official Plan.

We suggest that a meeting be scheduled with MHBC to review the complete application requirements.

Based on our review of the proposed application, there does not appear to be a clear understanding of the purpose of the required Zoning By-law Amendment on the application form submitted by the proponent.

The subject property is zoned Tourist Commercial (CT) and Rural (RU) in the Municipality of Magnetawan Zoning By-law. The specific permitted uses provided in the CT zone include the following:

- cabin establishment
- camping establishment
- cottage establishment
- golf course
- hotel
- marina
- motel
- restaurant
- summer camp
- tavern
- tourist establishment
- accessory assembly hall

- accessory convenience store or sub-post office
- accessory detached dwelling

In recent years, a number of park model trailers have been sighted on the Camp Klahanie property. These trailers are not a permitted use in accordance with the zone. In addition, a handful of cabins have been established on the property. These are also not permitted in accordance with the zone. The proposed amendment is required to legalize the park model trailers and cabins and to establish appropriate development standards for the site including but not limited to; minimum separation distances between trailers, minimum and maximum number of trailers and campsites on the property, and details surrounding site amenities and accessory structures such as; docking structures, recreation buildings and servicing facilities.

In order to support the proposed Zoning By-law Amendment application, justification is necessary in order to demonstrate that the proposed use on the site can be appropriately serviced, does not negatively impact natural heritage features or the adjacent lake, and to ensure that appropriate access to and from the site can be obtained on the existing transportation infrastructure. On this basis, and in accordance with policies within the Official Plan and pursuant to the Planning Act, the Municipality requires of the following information as part of a complete application for a Zoning By-law Amendment:

1. Planning Justification Report to demonstrate Official Plan conformity. The Planning Justification report is also required to detail lands are proposed to be rezoned. The proposed application is unclear as to what the application intends to accomplish.
2. Supporting documentation to confirm that there is an adequate water supply and sewage disposal system to service the development in accordance with the requirement of the authority having jurisdiction. I
3. Supporting documentation to confirm that arrangements can or have been made for the treatment of the hauled sewage generated from the development at a duly licensed facility. This is to be prepared by a Professional Engineer.
4. Supporting documentation to demonstrate how the existing and proposed development is to be serviced with respect to stormwater, sewage, electricity and/or natural gas.
5. Environmental Impact Assessment is required to be submitted in accordance with Policy 4.7 of the Official Plan as Schedule B (Natural Heritage Features) to the Official Plan identifies that there is an area of Fish Habitat on the west side of the subject property. This area appears to extend inland through a watercourse.
6. Site plan that details the location of sites on the lot.

It is also noted that Section 5.2.5 of the Official Plan requires Site Plan Control to be applied to commercial tourist camps. Demonstration that appropriate safety and environmental measures are secured should be provided.

Section 5.4.3 provides policy direction for tourist commercial developments in the Shoreline designation. Demonstration should be provided in the Planning Justification Report for how the application conforms to these policies.

We look forward to discussing these requirements with you and receiving a complete application to address the matters identified herein. Should you have any questions please do not hesitate to contact us.



DEC 15 2020

RECEIVED



The Corporation of the  
Municipality of Magnetawan

Box 70 4304 Hwy 520

Magnetawan ON POA 1P0

Phone 705 387 3947 Fax 705 387 4875

[www.magnetawan.com](http://www.magnetawan.com)

APPLICATION FORM

ZONING BY-LAW AMENDMENT

Date Received by Municipality: \_\_\_\_\_

1) APPLICATION INFORMATION

Name of Applicant: Lahmy Dennis Wayne Simpson and Associates  
Mailing Address: 376 King Wm. Street, Heathville, ON P1H 2E4  
Telephone Number (Home): \_\_\_\_\_ Fax Number: 705 789 9092  
Telephone Number (Business): 705 789 9092 Fax Number: 705 646 7466

2) REGISTERED OWNER

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

Owners Name: K. Lahanje Campers Corporation  
Mailing Address: 70 Lakeside Trail, Magnetawan Ontario, POA 1P0  
Telephone Number (Home): \_\_\_\_\_ Fax Number: Pat Stancati 416 371 7706  
email patstancati@gmail.com

Correspondence to be sent to:  Owner  Agent  Both

3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

4) SUBJECT LANDS

Geographic Township: Croft Concession: 34 Lot: 17

Reference Plan: \_\_\_\_\_ Part/Block/Lot: \_\_\_\_\_

Street Name and Number: 1680 Lakeside Trail  
(If corner lot, please include both Street Names)

Water Access only: nk

Area of subject lands (ha): 4.26 (Name of Waterbody) Frontage (m): 41-183 Depth (m): irregular

5) **OFFICIAL PLAN / ZONING STATUS**

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

Structure and Rural

What is the current Zoning?

Tourist Commercial (CT) and Rural (RU).

6) **REASONS FOR REQUEST**

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

Requested by the Municipality to address zoning non-compliance. Upon the comprehensive ZOI the only item I see as an issue might be that CSA 2240 and 241 are included in the definition of a Mobile Home. The definition is incorrect. It should be

7) **ACCESS**

Are the subject lands accessible by:

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

CSA 240 MA (Mobile Home), CSA 2240 RV and CSA 224 Camping establishment. It is seasonal in nature and in no way shape or form, is it a Mobile Home park. It is permitted under the zoning by-law as Camping Establishment.

8) **BUILDINGS, STRUCTURES AND USES**

What are the existing buildings on the subject land?

Please see attached site plan.

What are they used for?

Seasonal recreational camping.

Please complete the following for each building or structure:

Please see attached site plan.

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

What is the proposed future use of the subject lands: no change

Are any buildings or structures to be build on the subject lands?  
 yes  no

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

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

When were the subject lands acquired by the current owner? August 28, 2017.

How long have the "existing uses" continued on the subject lands? The use as camping establishment, I understand, has been there for many years.

9) **SERVICING**

- |                  | <u>Municipal</u>         | <u>Private</u>                      | <u>Other</u>             |
|------------------|--------------------------|-------------------------------------|--------------------------|
| Water Supply     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewage Disposal  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Frontage on Road | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Is storm drainage provided by:  Sewer  Ditch  Swale  Other (describe) natural - existing.  
*a small corner in the southwest may touch Atlin Lake Road*

10) **OTHER APPLICATIONS**

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

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

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

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

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

**11) DRAWINGS**

Please include a sketch showing the following:

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

**Required Sketch**

*Please see attached concept site plan.*

**Required Sketch should include the following:**

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

12) PERMISSION TO ENTER

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

X Nov 24/20  
Date

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

13) FREEDOM OF INFORMATION

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

X Nov 24/20  
Date

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

14) PAYMENT OF FEE AND DEPOSIT

- Application Fee \$ 700.00
- Residential Deposit Fee (By-law 2004-09) \$ 1,000.00
- Commercial/Industrial Deposit Fee (By-law 2004-09) \$ 2,500.00

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

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

X Nov 24/20  
Date

X [Signature]  
Signature of Registered Owner(s)

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

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

15) AFFIDAVIT

I, Leanne Dennis of the Township of Perry in the District of Perry Sound solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at the Town of Magnetawan in the District of Muskoka this 26 day of November, 2020

Nov. 26, 2020  
Date

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

[Signature]  
Date

Sharon Louise Young, a Commissioner, etc.,  
Province of Ontario, for  
Wayne Simpson & Associates.  
Expires January 29, 2021.

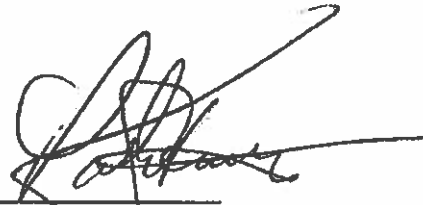
**AUTHORIZATION**

**TO: Ms. Kerstin Vroom  
CAO/Clerk  
Municipality of Magnetawan  
P.O. Box 70  
4304 Highway NO. 520  
Magnetawan, Ontario  
POA 1P0**

**RE: Klahanie Campers Corporation  
Zoning By-Law Amendment and various Planning Items  
Part of Lot 17, Concessions 3/4, former Croft Township, now Municipality of  
Magnetawan  
Civic Address: 1680 Lakeside Trail**

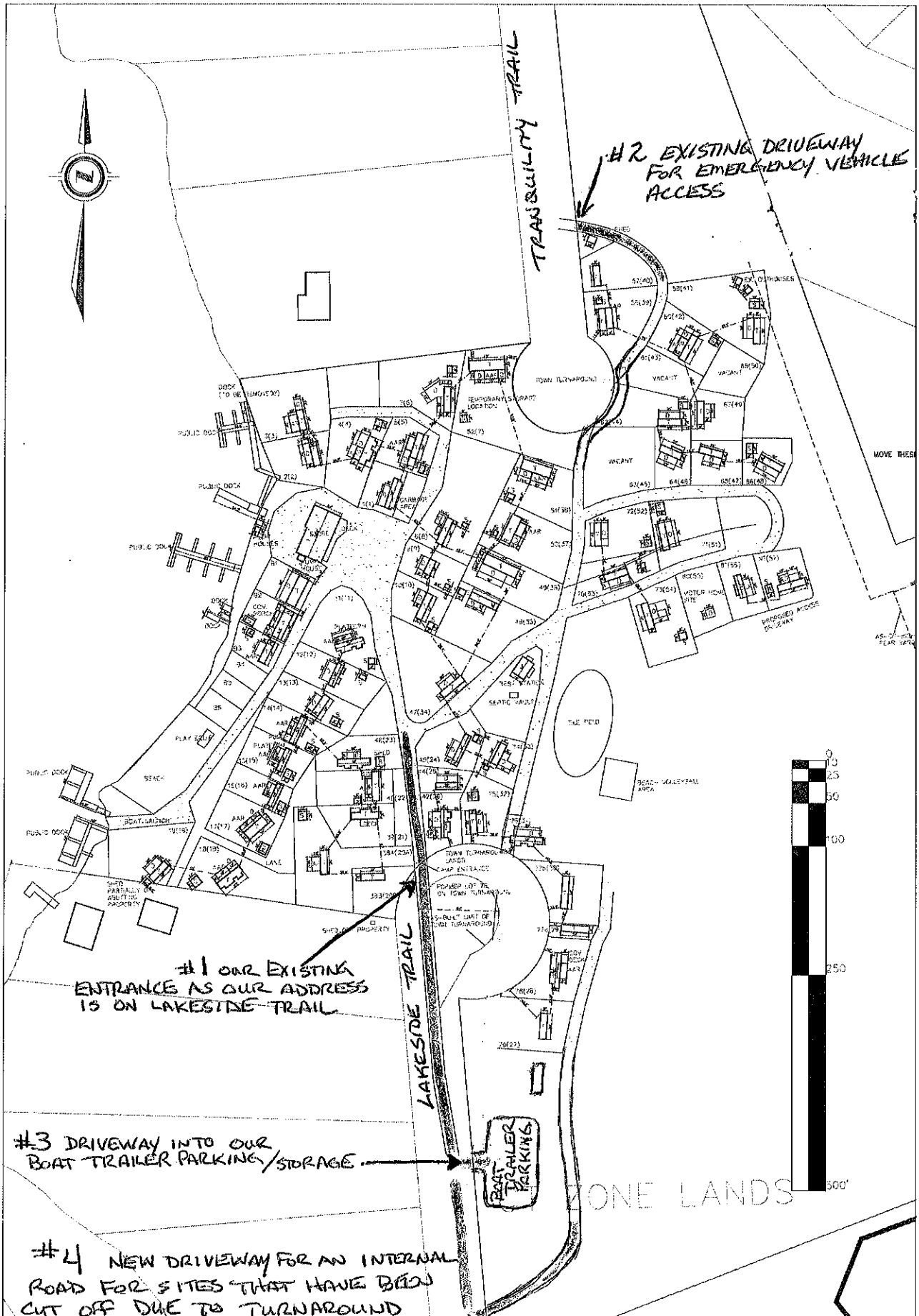
Klahanie Campers Corporation, as the registered Owner of the above described property, hereby authorize Lanny Dennis, Wayne Simpson & Associates, as its agent, to submit a zoning by-law amendment Application and work on other planning related matters, as needed.

DATED this 26th day of November, 2020



Mr. Pat Stancati

I have the authority to bind the Corporation



PROJECT:	CONCEPTUAL MASTER PLAN	LEGAL DESCRIPTION: PART OF LOT 17, CONCESSION 4 TOWNSHIP OF MAGNETAWAN DISTRICT OF PARRY SOUND (EAST) PCL 12.30.3	WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-75 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 789-9092 FAX: (705) 789-8084 info@wascplanning.co	DATE:	NOVEMBER 17, 2020
				SCALE:	IMPERIAL (AS NOTED)
CLIENT:	CAMP KLAHANIE	LOCATION:	1640 GORDON POINT ROAD	WSA FILE No.:	2225
				REVISION No.:	
				FILE NAME:	CAMPKLAHANIECONCEPT.dwg