

**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, 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

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

DATED at the Municipality of Magnetawan this 16th day of September, 2021.

KEY MAP OF SUBJECT PROPERTY:

