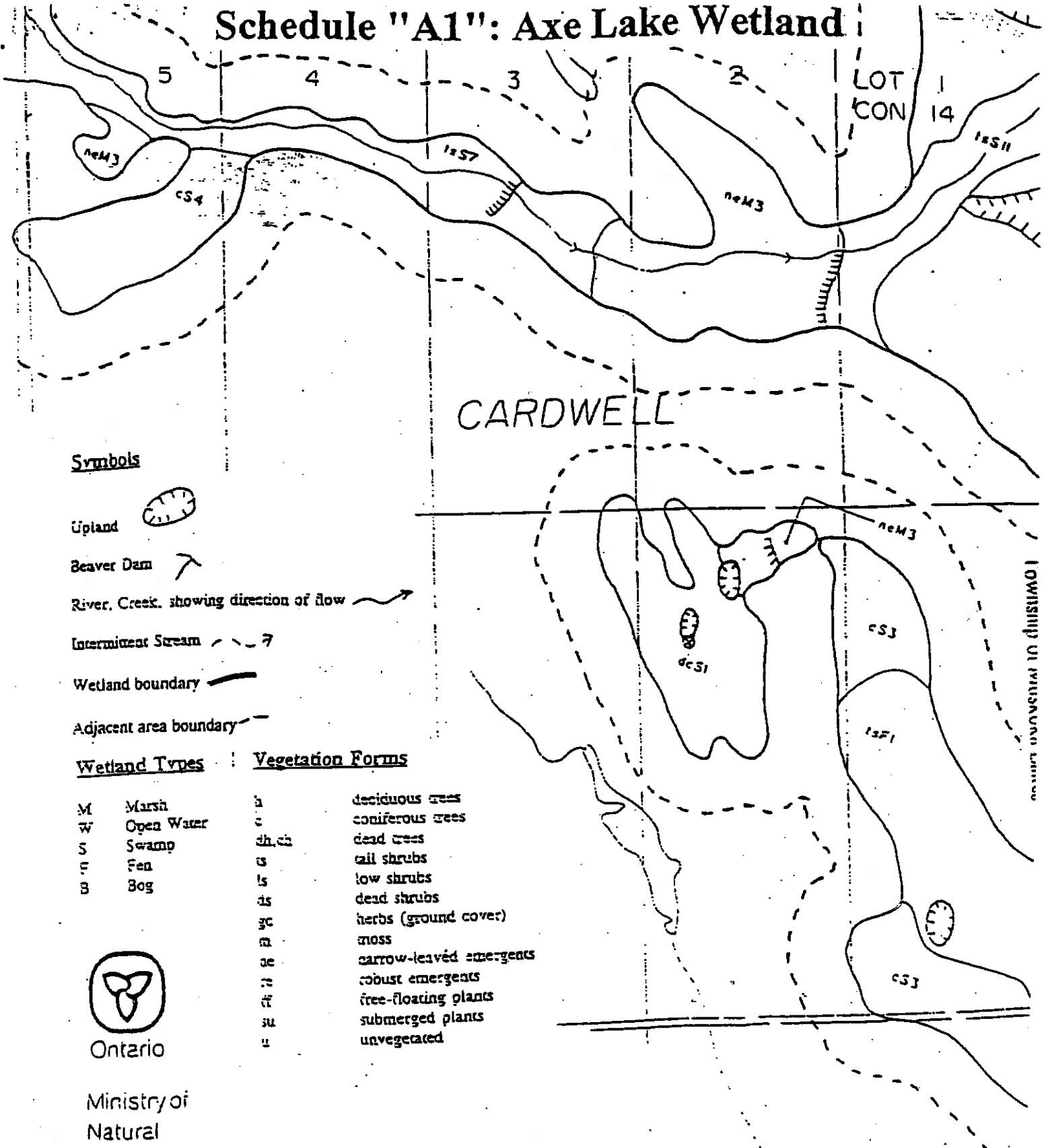


# Schedule "A1": Axe Lake Wetland



## Symbols

- Upland
- Beaver Dam
- River, Creek, showing direction of flow
- Intermittent Stream
- Wetland boundary
- Adjacent area boundary

## Wetland Types : Vegetation Forms

M	Marsh	b	deciduous trees
W	Open Water	c	coniferous trees
S	Swamp	dh, ch	dead trees
n	Fen	ts	tall shrubs
B	Bog	ls	low shrubs
		ds	dead shrubs
		gc	herbs (ground cover)
		m	moss
		ae	narrow-leaved emergents
		re	robust emergents
		fr	free-floating plants
		su	submerged plants
		u	unvegetated



Ontario  
 Ministry of  
 Natural  
 Resources

Scale 1:10 000






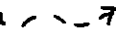


Contour Interval 5 Metres

# Schedule "A2": Bruce Lake Marshes

## Vegetation Forms

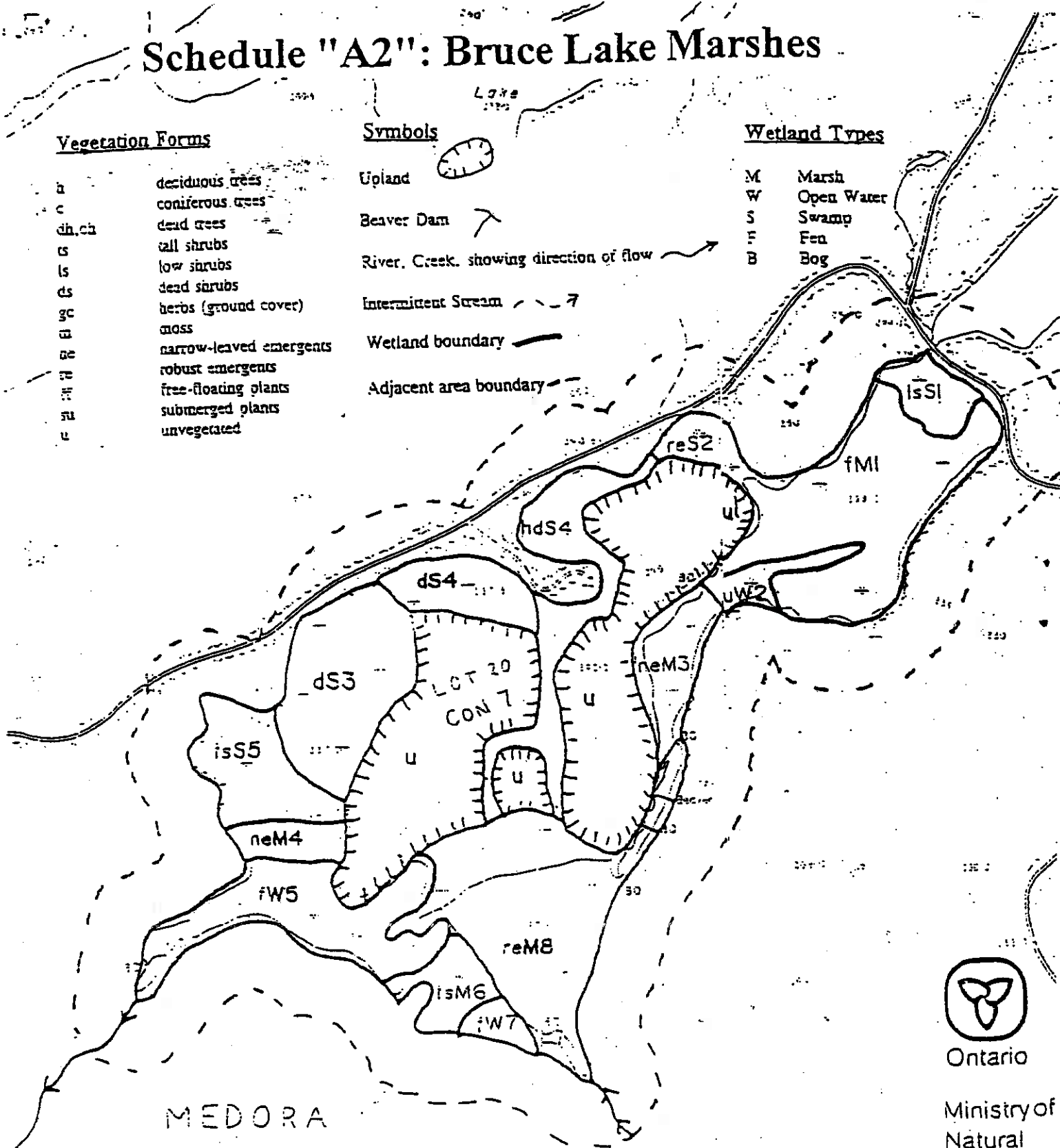
- a deciduous trees
- c coniferous trees
- dh, ch dead trees
- ts tall shrubs
- ls low shrubs
- ds dead shrubs
- gc herbs (ground cover)
- el moss
- se narrow-leaved emergents
- re robust emergents
- fr free-floating plants
- su submerged plants
- u unvegetated

## Symbols

- Upland 
- Beaver Dam 
- River, Creek, showing direction of flow 
- Intermittent Stream 
- Wetland boundary 
- Adjacent area boundary 

## Wetland Types

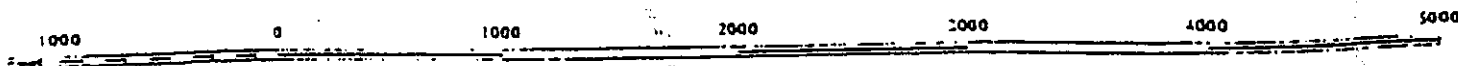
- M Marsh
- W Open Water
- S Swamp
- F Fen
- B Bog



Ontario

Ministry of  
Natural  
Resource

Scale 1:10 000



Contour Interval 5 Metres

# Schedule "A3": Cooper's Pond







## Vegetation Forms

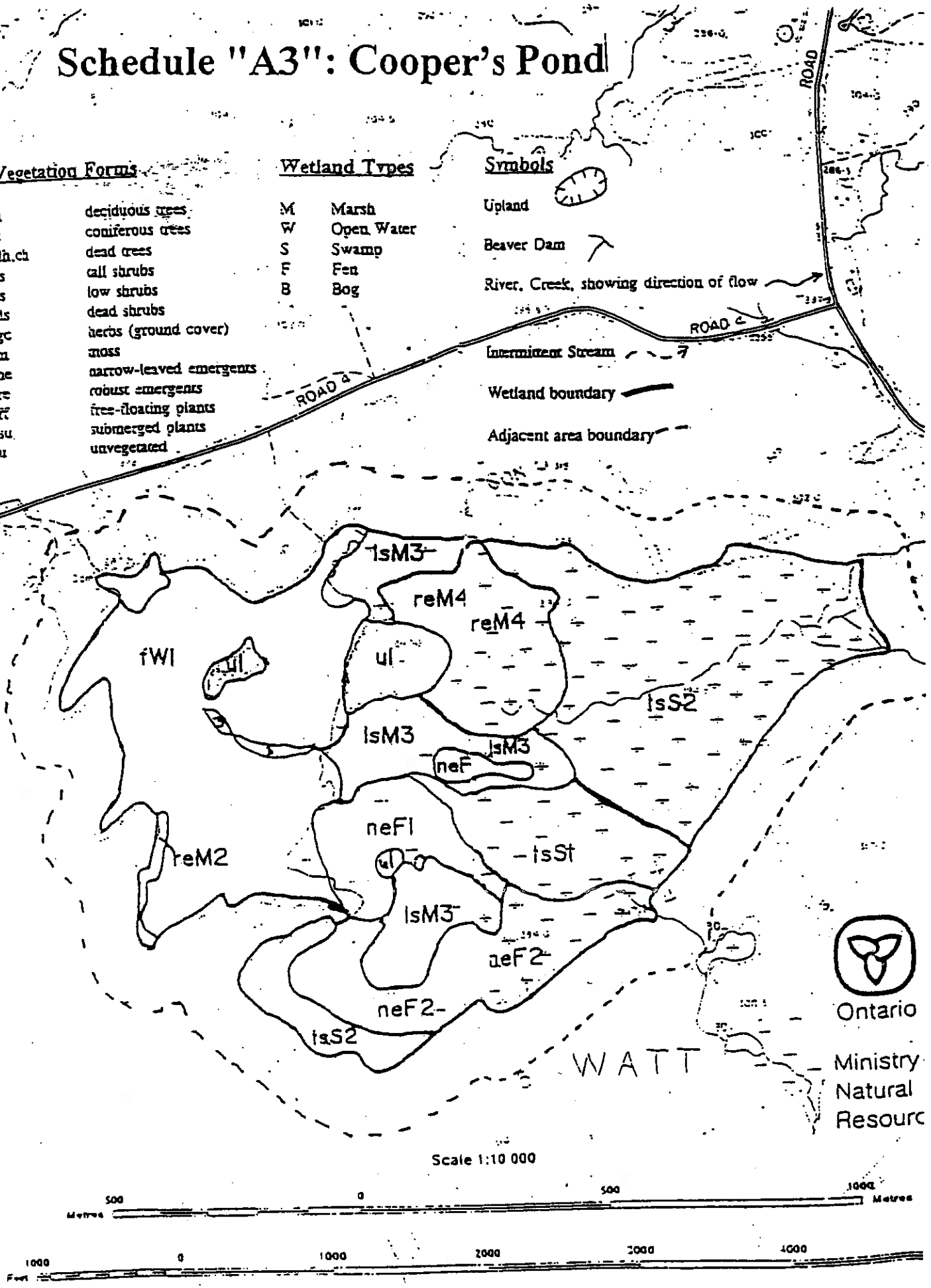
- a deciduous trees
- c coniferous trees
- dh, ch dead trees
- ls call shrubs
- ds low shrubs
- ds dead shrubs
- gc herbs (ground cover)
- m moss
- ne narrow-leaved emergents
- re robust emergents
- re free-floating plants
- su submerged plants
- u unvegetated

## Wetland Types

- M Marsh
- W Open Water
- S Swamp
- F Fen
- B Bog

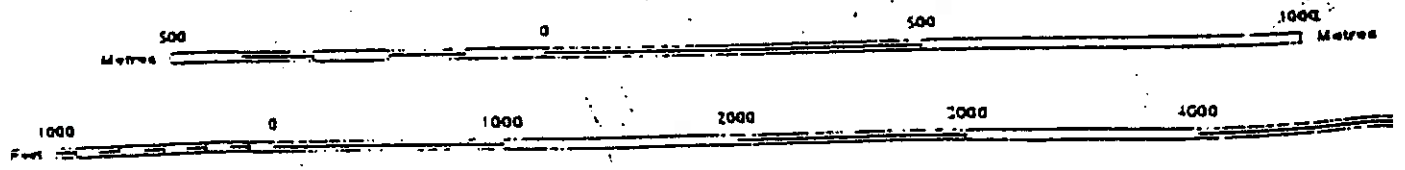
## Symbols

- Upland 
- Beaver Dam 
- River, Creek, showing direction of flow 
- Intermittent Stream 
- Wetland boundary 
- Adjacent area boundary 



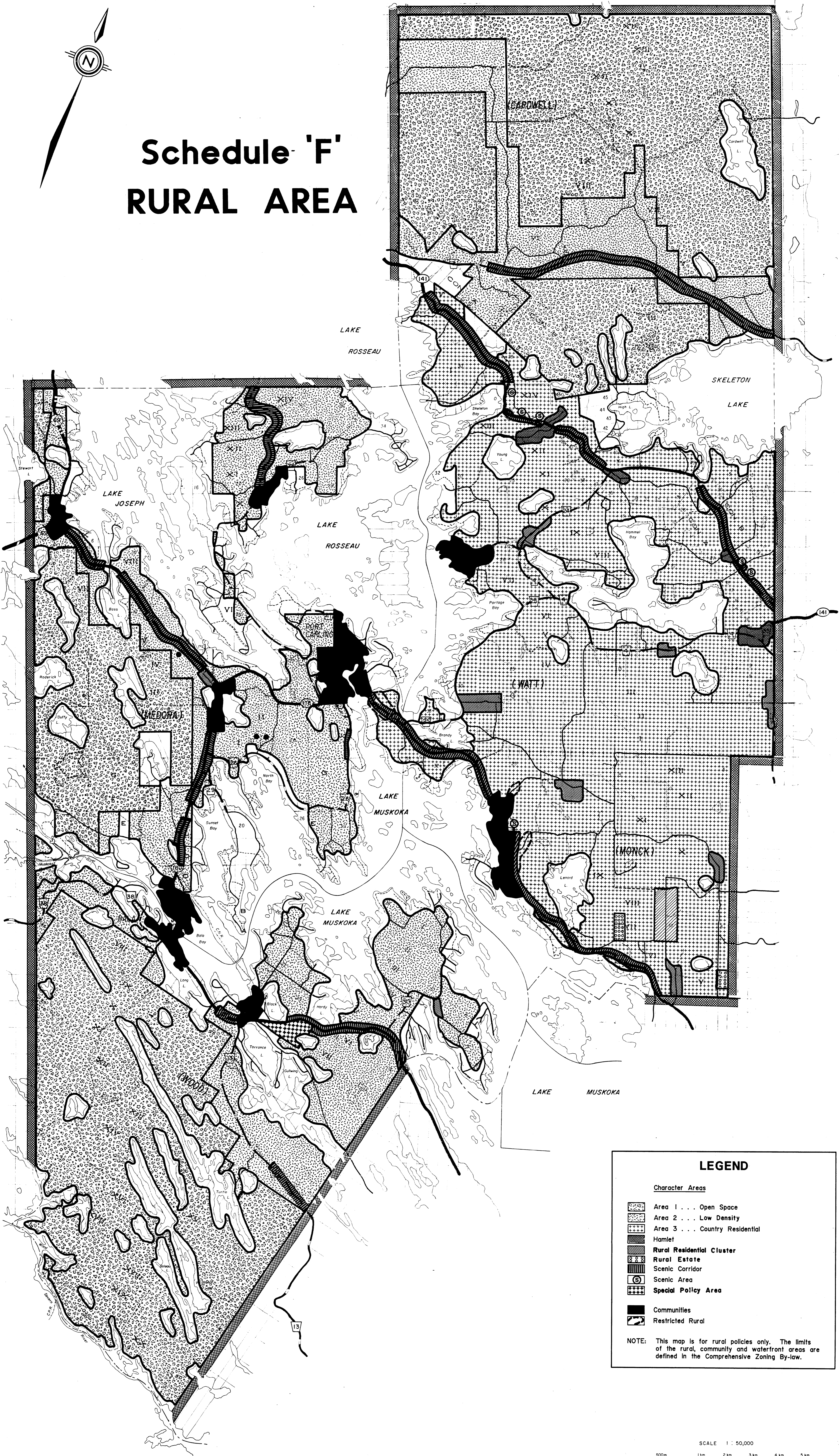
Ontario  
Ministry  
Natural  
Resource

Scale 1:10 000



Contour Interval 5 Metres

# Schedule 'F' RURAL AREA



**LEGEND**

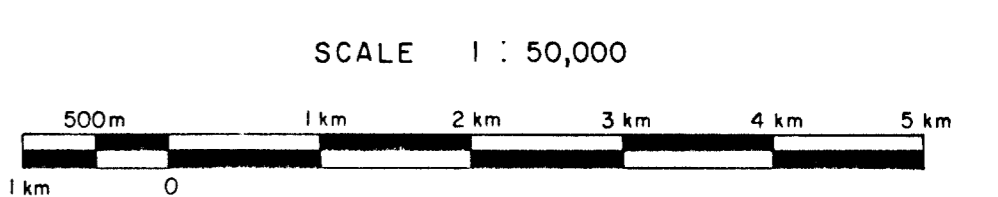
**Character Areas**

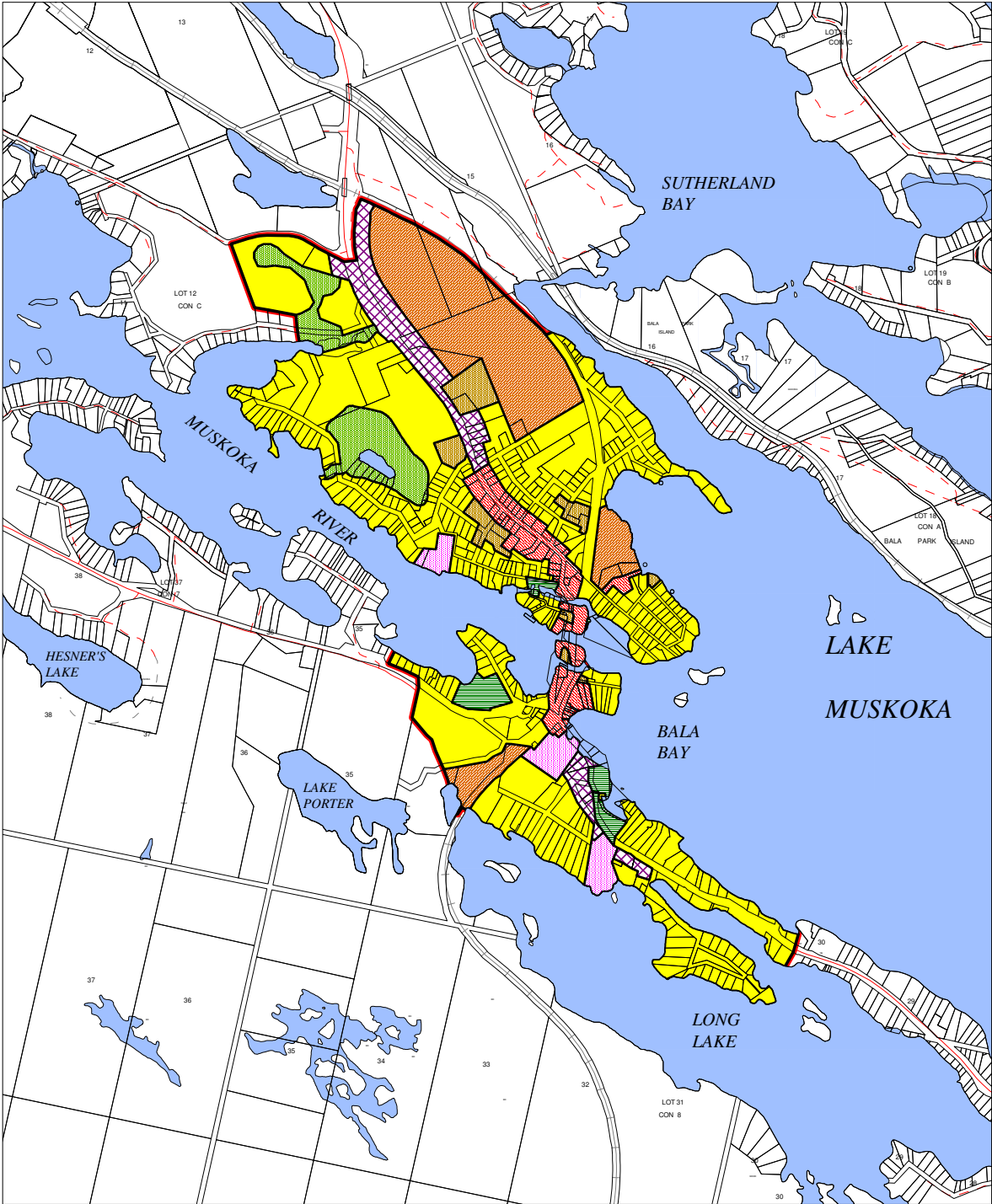
- Area 1 . . . Open Space
- Area 2 . . . Low Density
- Area 3 . . . Country Residential
- Hamlet
- Rural Residential Cluster
- Rural Estate
- Scenic Corridor
- Scenic Area
- Special Policy Area

**Communities**

- Restricted Rural

NOTE: This map is for rural policies only. The limits of the rural, community and waterfront areas are defined in the Comprehensive Zoning By-law.














**SCHEDULE G1**

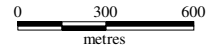
**BALA**

TOWNSHIP OF MUSKOKA LAKES

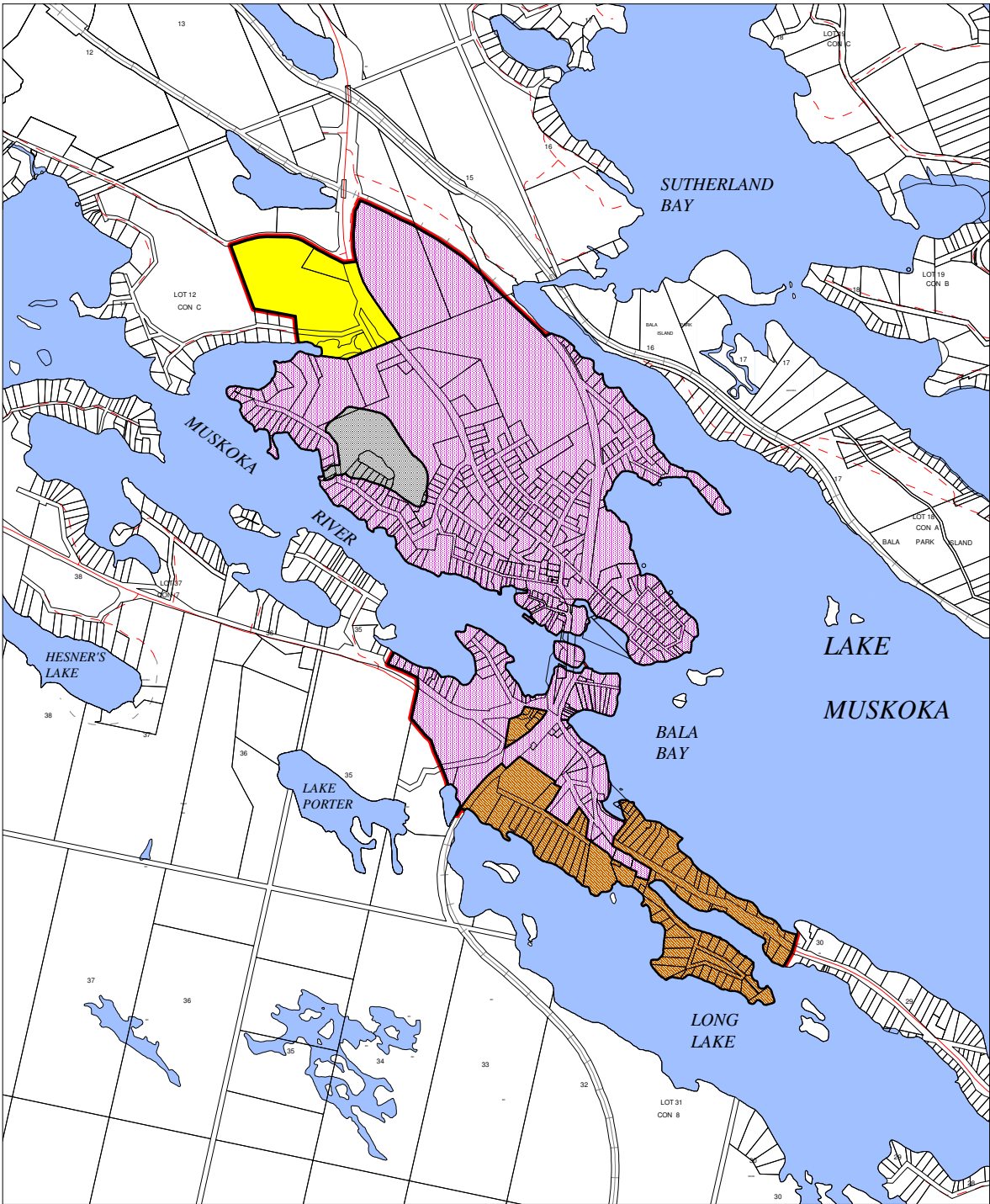
**LEGEND**

LAND USE DESIGNATIONS

-  RESIDENTIAL
-  CORE COMMERCIAL
-  RESORT COMMERCIAL
-  CORE COMMERCIAL -RESORT
-  HIGHWAY COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION







CARSWELL PLANNING & MAPPING  
 CARSWELL@MUSKOKA.COM

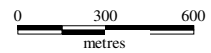


**SCHEDULE G1A  
BALA**

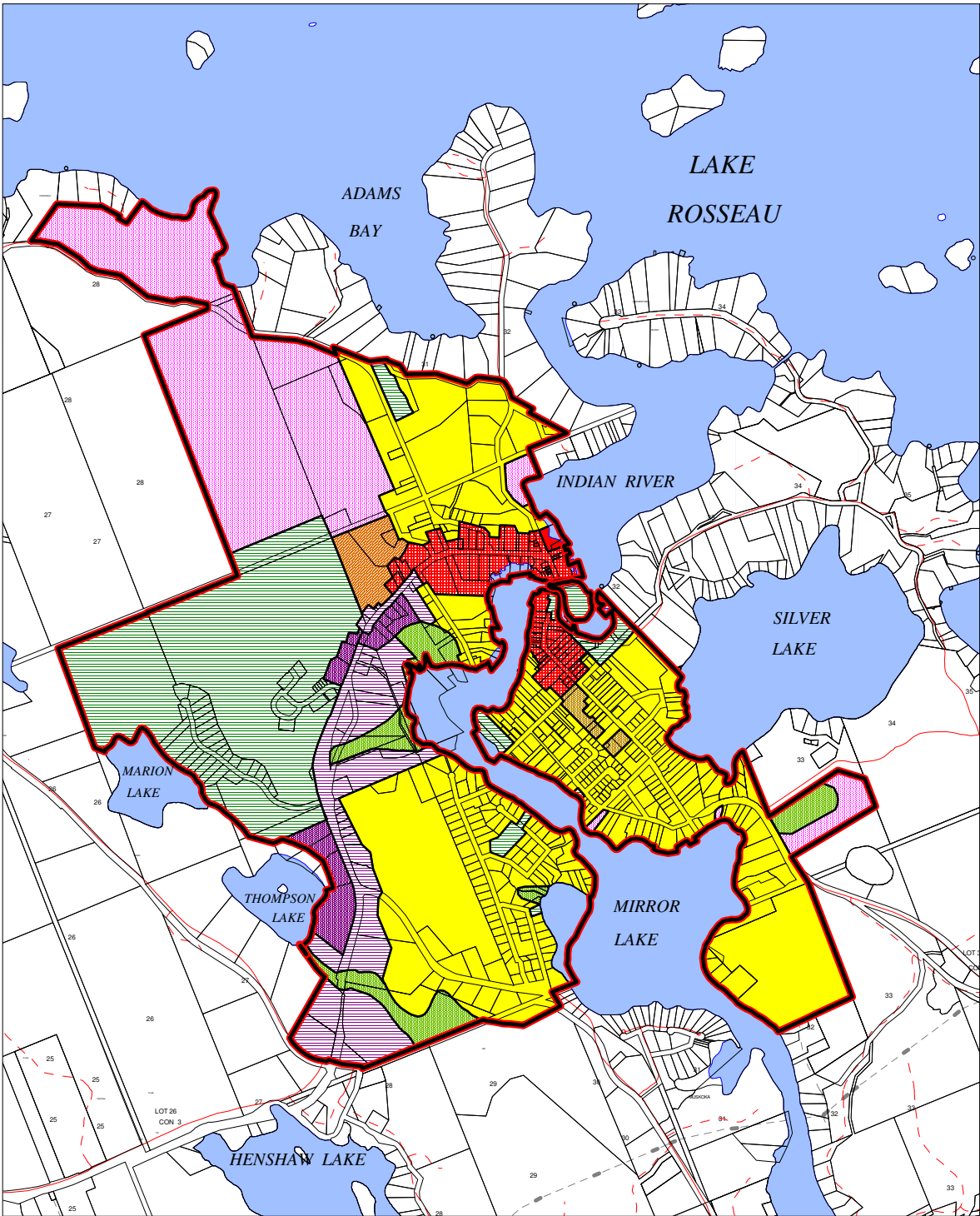
**TOWNSHIP OF MUSKOKA LAKES  
SEWER AND WATER SERVICING**

**LEGEND**

-  AREA 1
-  AREA 2
-  AREA 3
-  AREA 4




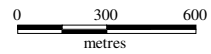
CARSWELL PLANNING & MAPPING  
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**LEGEND**

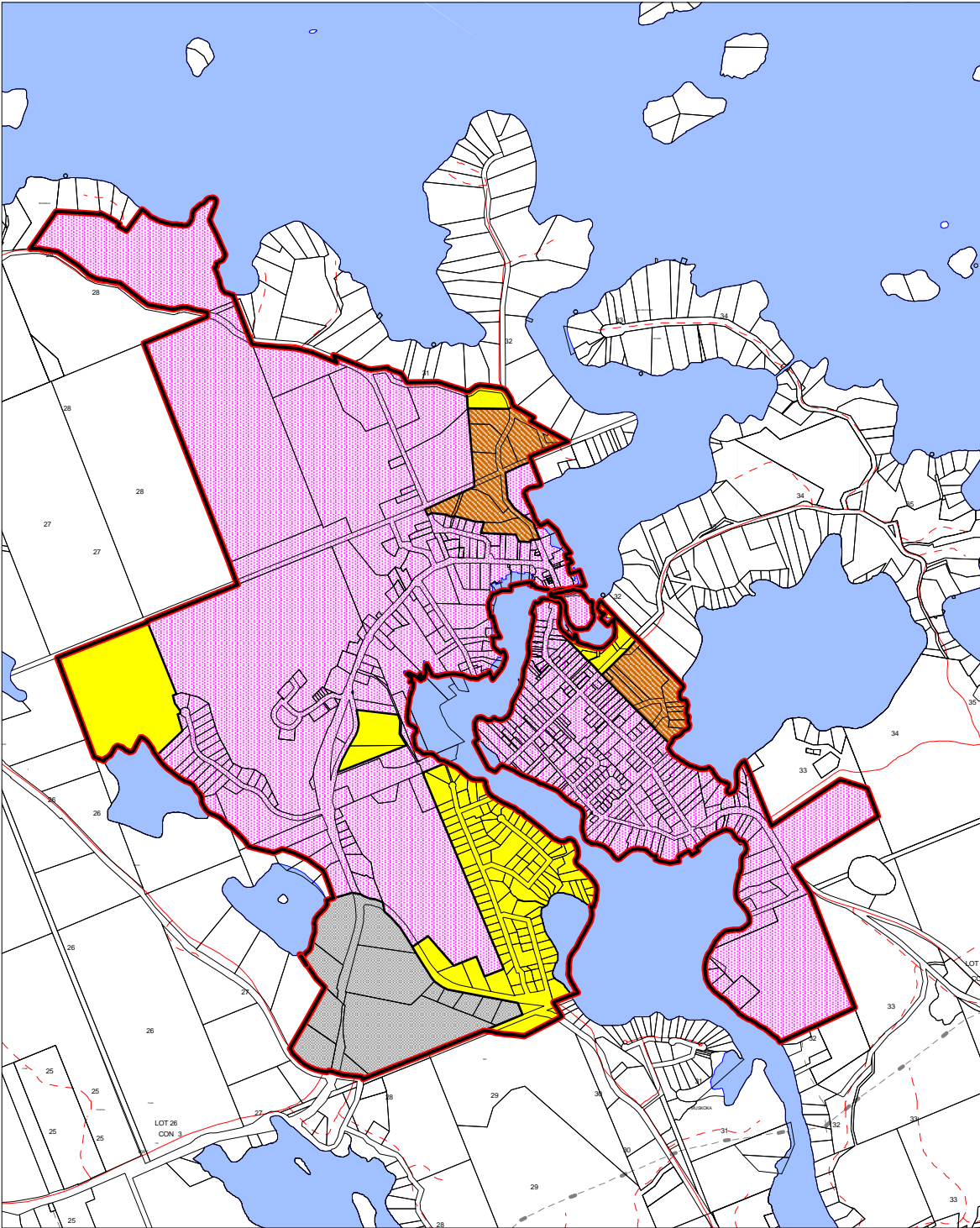
**LAND USE DESIGNATIONS**

-  MIXED USE
-  RESIDENTIAL
-  CORE COMMERCIAL
-  RESORT COMMERCIAL
-  CORE COMMERCIAL -RESORT
-  HIGHWAY COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  URBAN CENTRE BOUNDARY



**SCHEDULE G2**  
**PORT CARLING**  
**URBAN CENTRE**  
TOWNSHIP OF MUSKOKA LAKES






CARSWELL PLANNING & MAPPING  
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**SCHEDULE G2A  
PORT CARLING  
URBAN CENTRE**


**TOWNSHIP OF MUSKOKA LAKES  
SEWER AND WATER SERVICING**

**LEGEND**

	AREA 1
	AREA 2
	AREA 3
	AREA 4
	URBAN CENTRE BOUNDARY

0 300 600  
metres

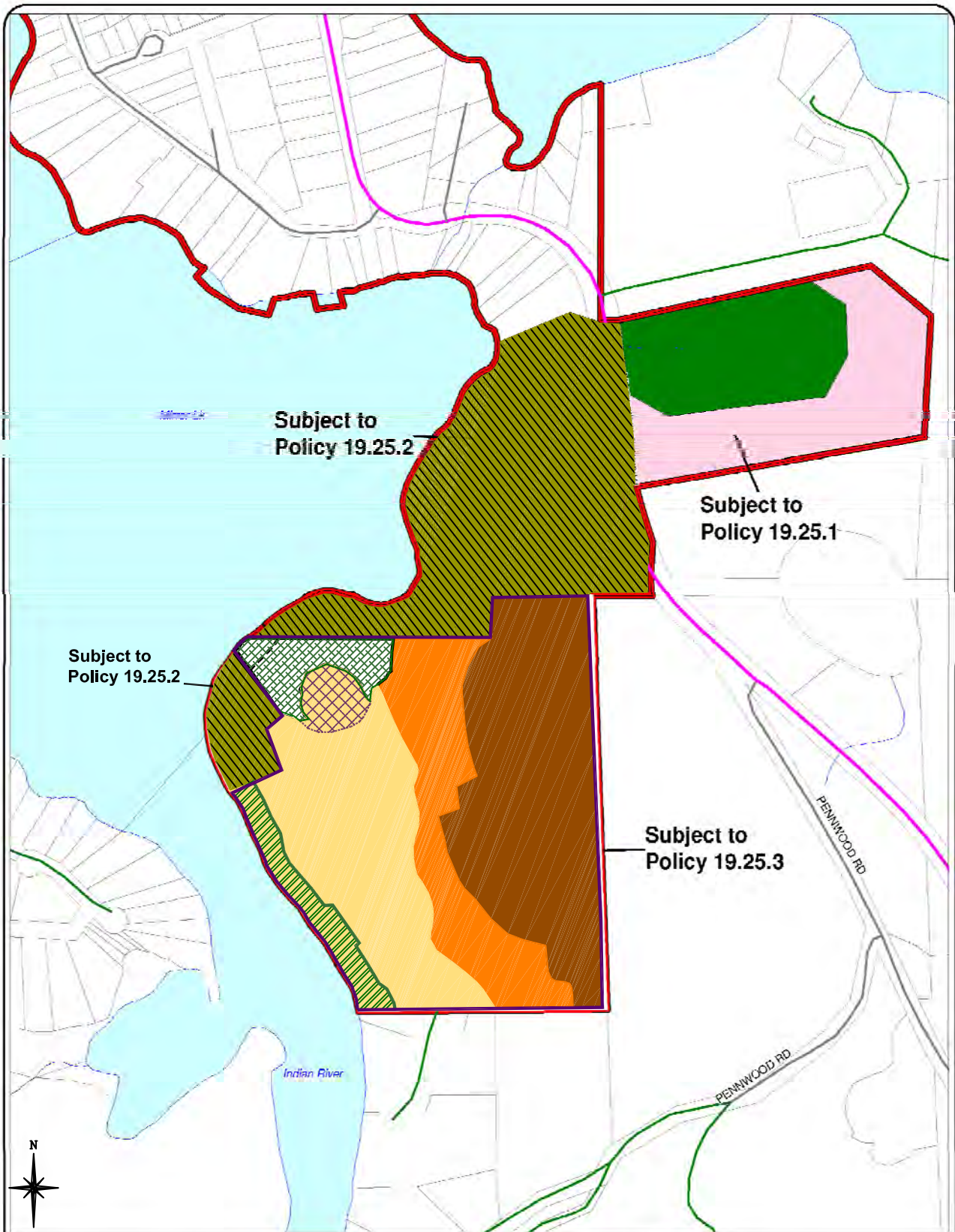
N



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2010






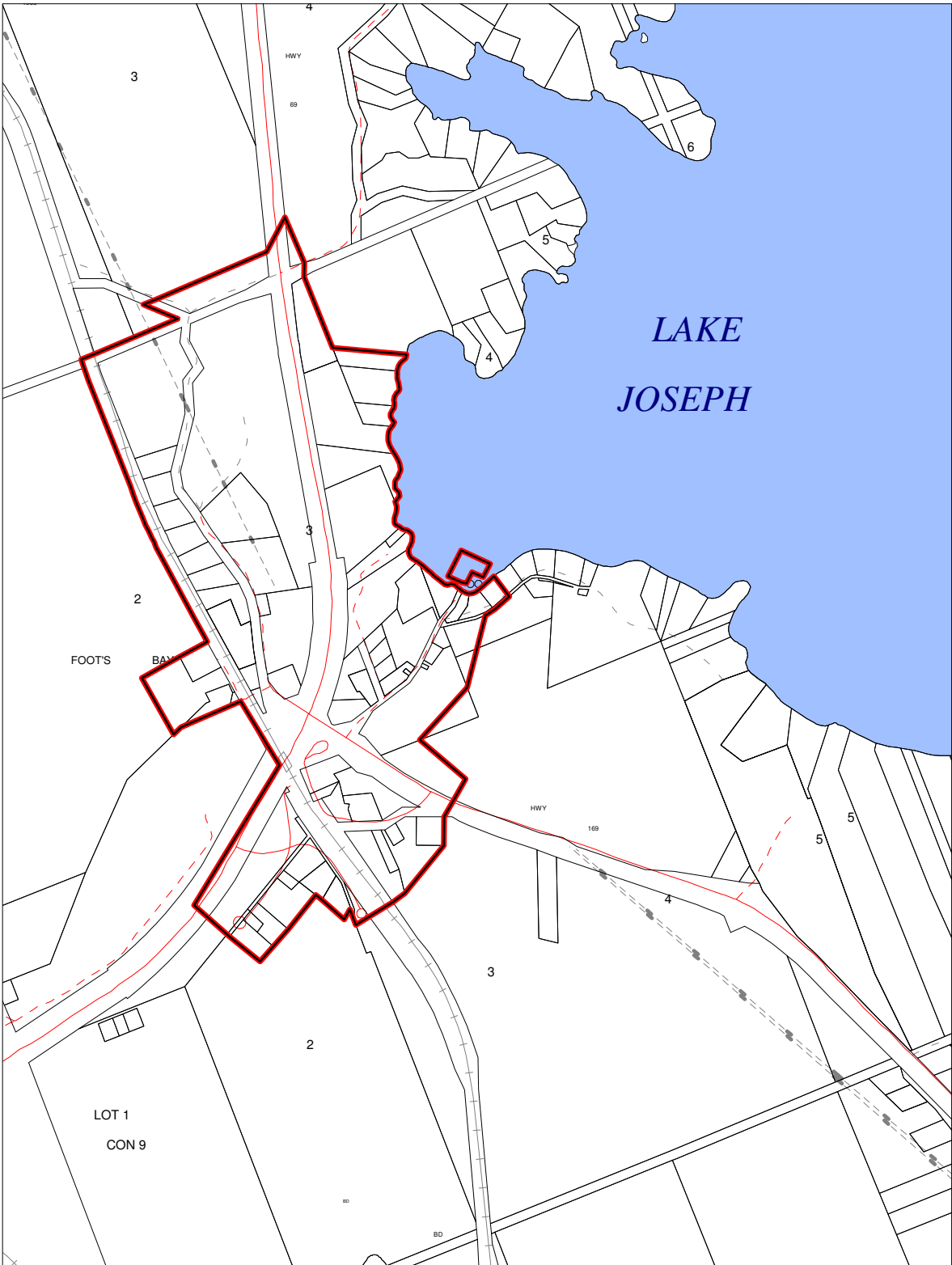
**SCHEDULE G2B**  
**PORT CARLING**  
**EXPANSION**  
**AREA 2011**  
 TOWNSHIP OF MUSKOKA LAKES

**LEGEND**  
**POLICY AREAS**

- |   |   |
|---|---|
|  Low Density Residential               |  Open Space<br>Subject to Policy 19.25.3.9.1         |
|  Low Density Residential (Mirror Lake) |  Shoreline Open Space<br>Subject to Policy 19.25.3.6 |
|  Medium Density Residential            |  Knoll Area<br>Subject to Section 19.25.3.9.1        |
|  High Density Residential              |  Subject to Section 19.25.3                          |
|  Resort Commercial                     |   |
|  Environmental Protection              |   |

 Urban Boundary

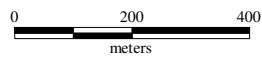
NOT TO SCALE  
 April 16, 2013



SCHEDULE H1

FOOT'S BAY

TOWNSHIP OF MUSKOKA LAKES  
OFFICIAL PLAN



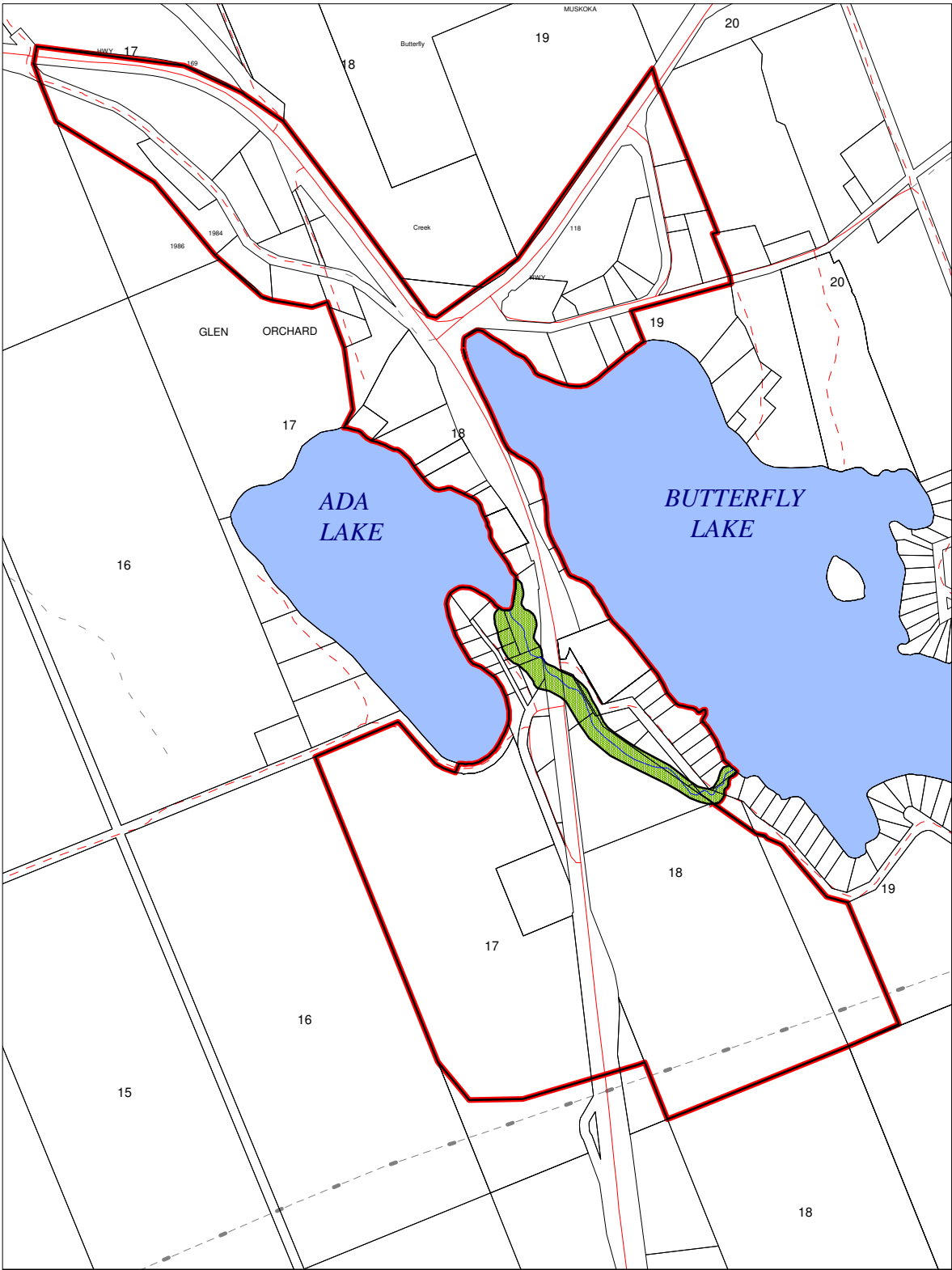
LEGEND

 COMMUNITY BOUNDARY

 ENVIRONMENTAL PROTECTION

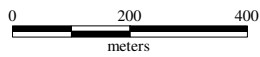


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**SCHEDULE H2  
GLEN ORCHARD**

**TOWNSHIP OF MUSKOKA LAKES  
OFFICIAL PLAN**



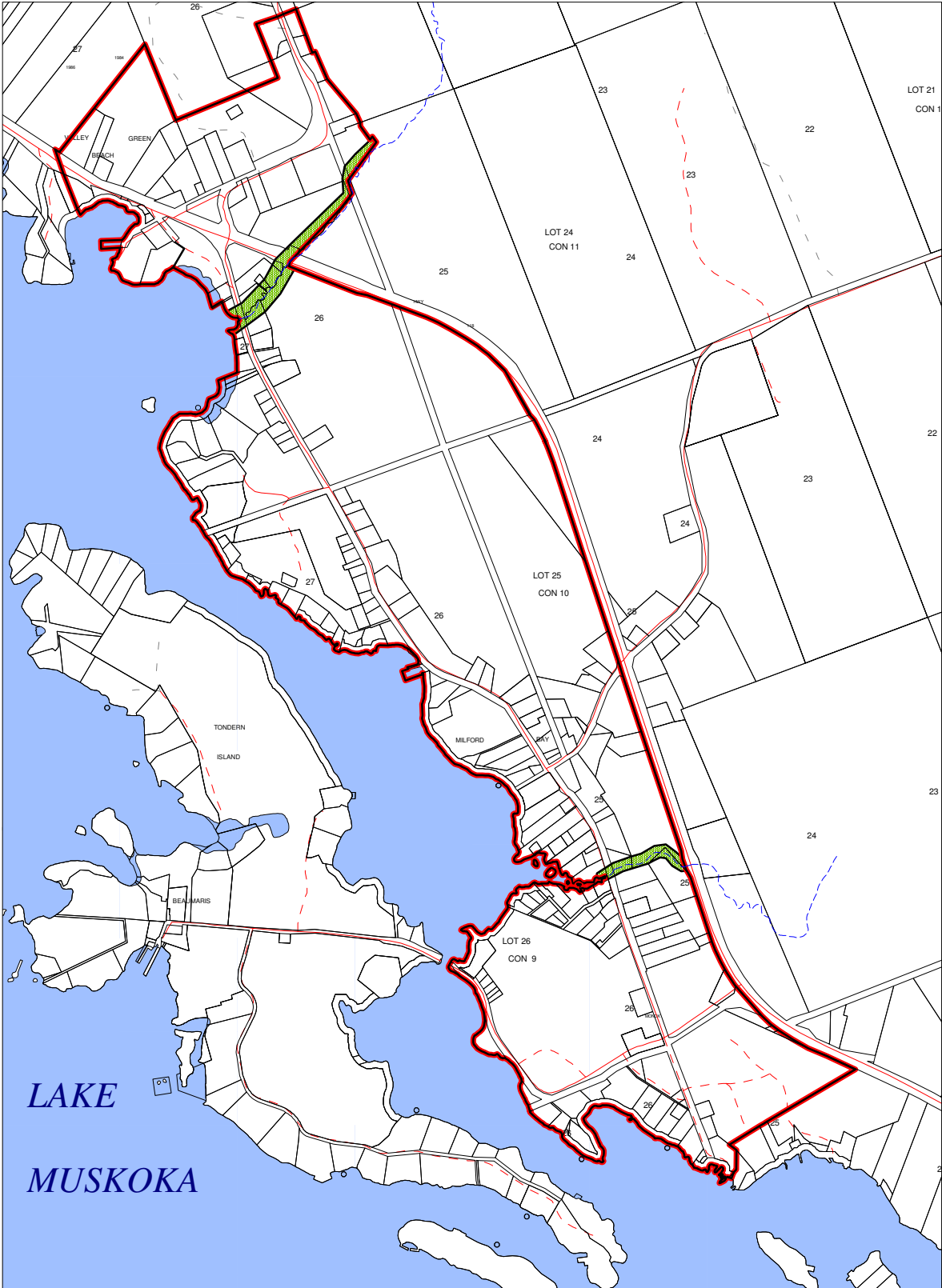
**LEGEND**

 COMMUNITY BOUNDARY

 ENVIRONMENTAL PROTECTION





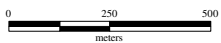
CARSWELL PLANNING & MAPPING  
CARSWELL@MUSKOKA.COM



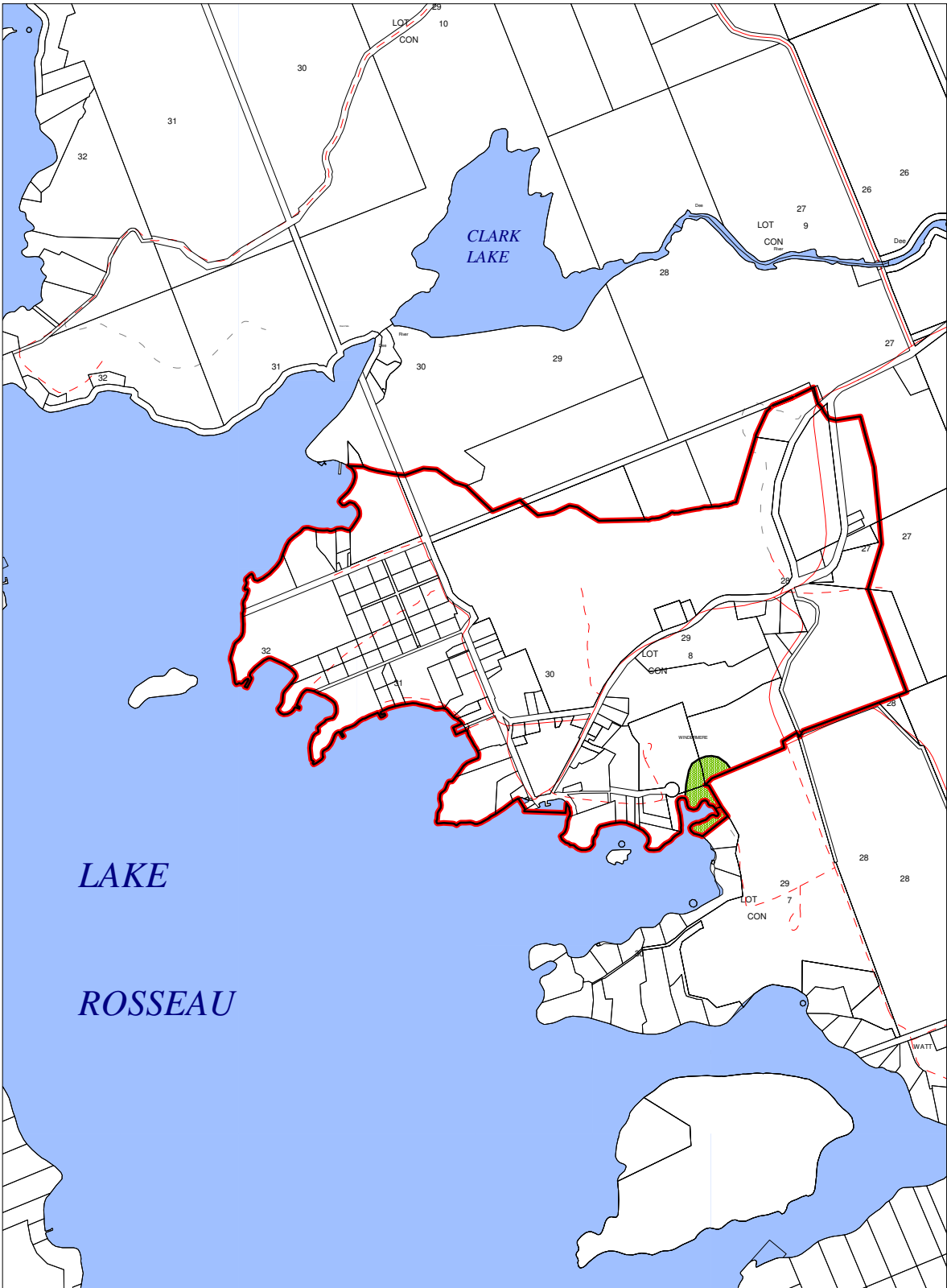
**SCHEDULE H3**  
**MILFORD BAY**  
 TOWNSHIP OF MUSKOKA LAKES  
 OFFICIAL PLAN

**LEGEND**

-  COMMUNITY BOUNDARY
-  ENVIRONMENTAL PROTECTION





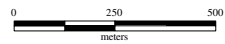
CARSWELL PLANNING & MAPPING  
 CARSWELL@MUSKOKA.COM



**SCHEDULE H4**  
**WINDERMERE**  
 TOWNSHIP OF MUSKOKA LAKES  
 OFFICIAL PLAN

**LEGEND**

-  COMMUNITY BOUNDARY
-  ENVIRONMENTAL PROTECTION



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 CARSWELL@MUSKOKA.COM



SCHEDULE H5

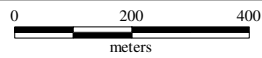
TORRANCE

TOWNSHIP OF MUSKOKA LAKES  
OFFICIAL PLAN

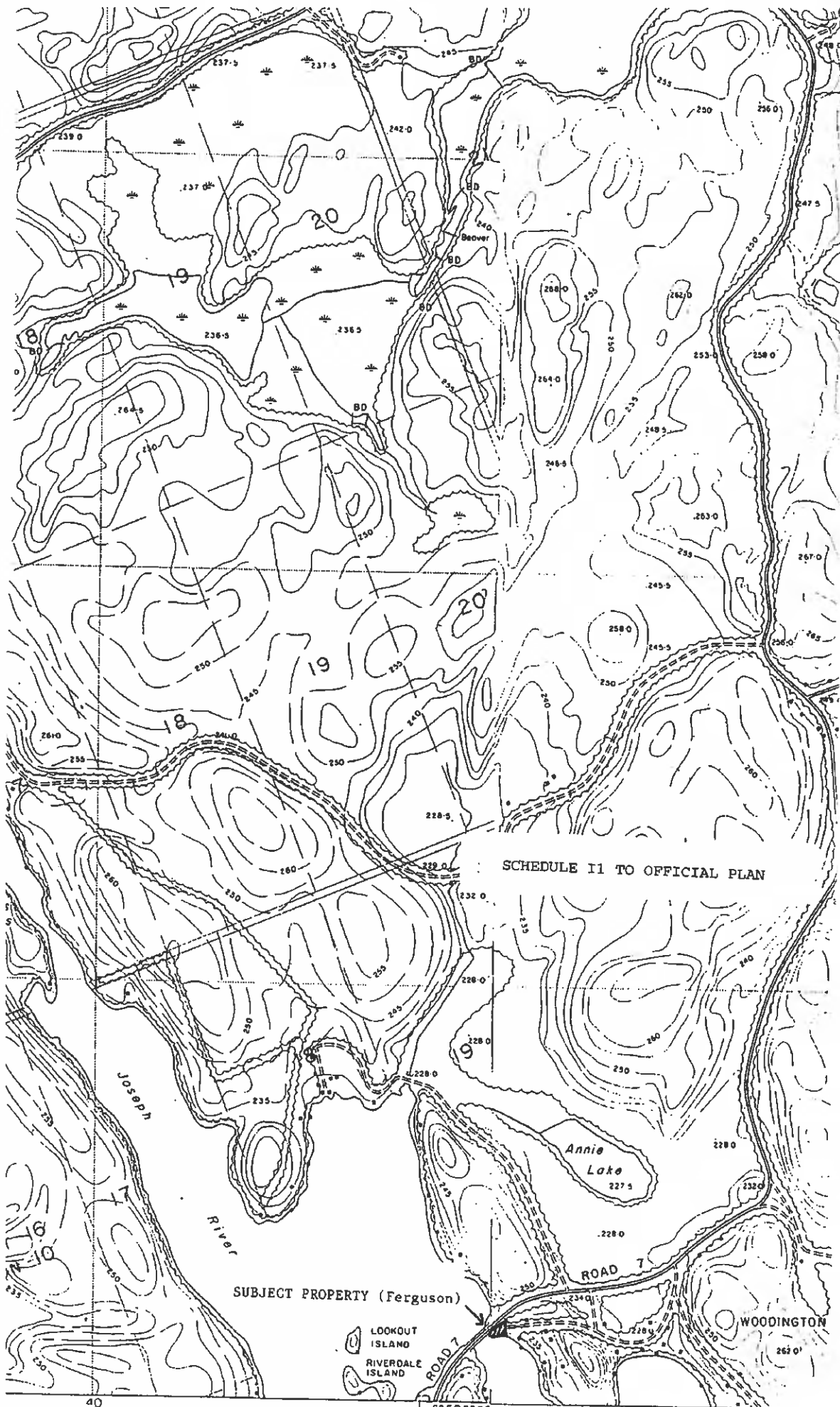
LEGEND

 COMMUNITY BOUNDARY

 ENVIRONMENTAL PROTECTION



CARSWELL PLANNING & MAPPING  
CARSWELL@MUSKOKA.COM

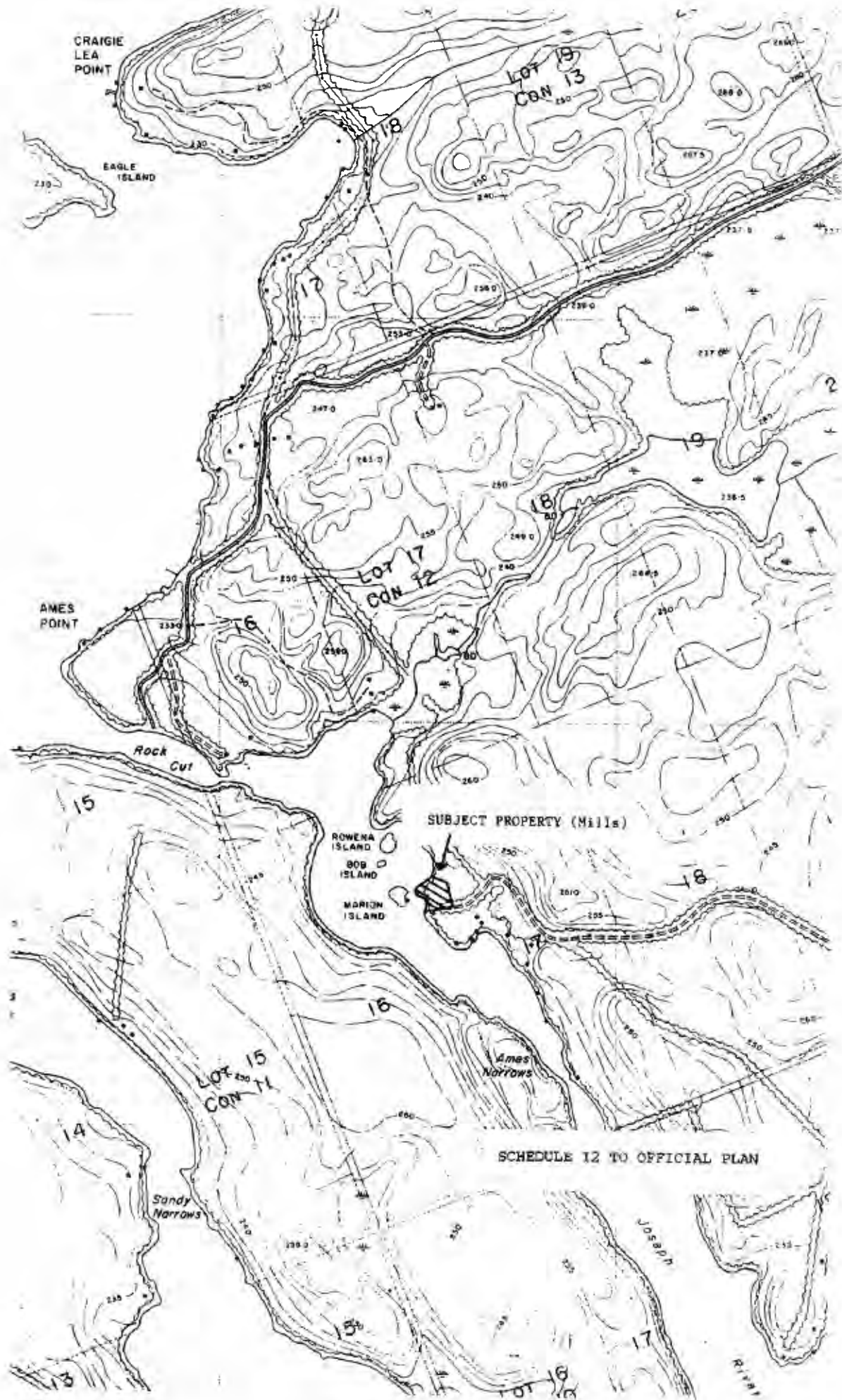


SCHEDULE I1 TO OFFICIAL PLAN

SUBJECT PROPERTY (Ferguson)

LOOKOUT ISLAND  
RIVERDALE ISLAND

WOODINGTON



CRAIGIE  
LEA  
POINT

EAGLE  
ISLAND

LOT 19  
CON 13

LOT 17  
CON 12

AMES  
POINT

Rock  
Cut

SUBJECT PROPERTY (Mills)

ROWENA  
ISLAND  
BOB  
ISLAND  
MORION  
ISLAND

LOT 15  
CON 11

Ames  
Narrows

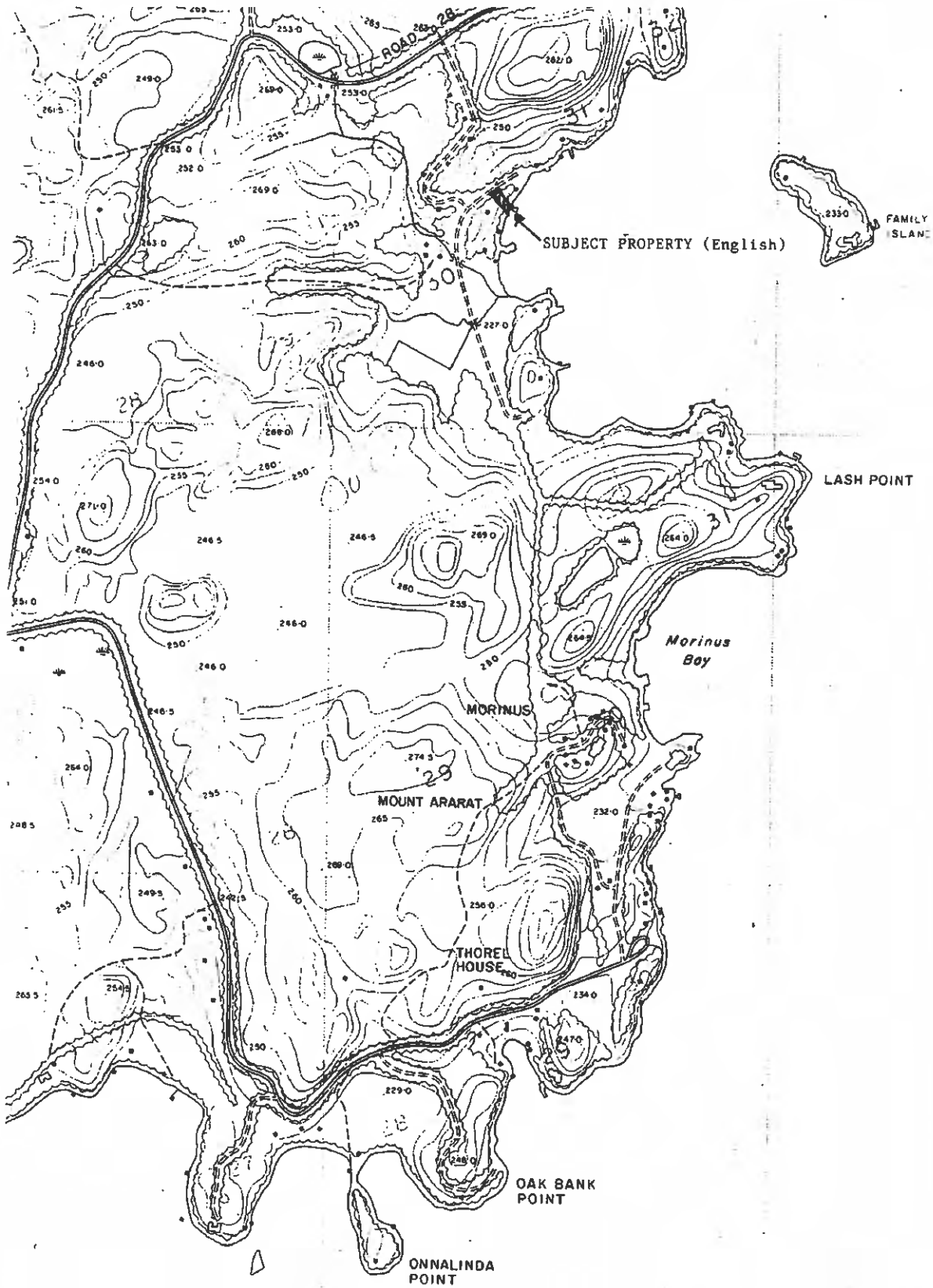
Sandy  
Narrows

Joseph

SCHEDULE 12 TO OFFICIAL PLAN

River



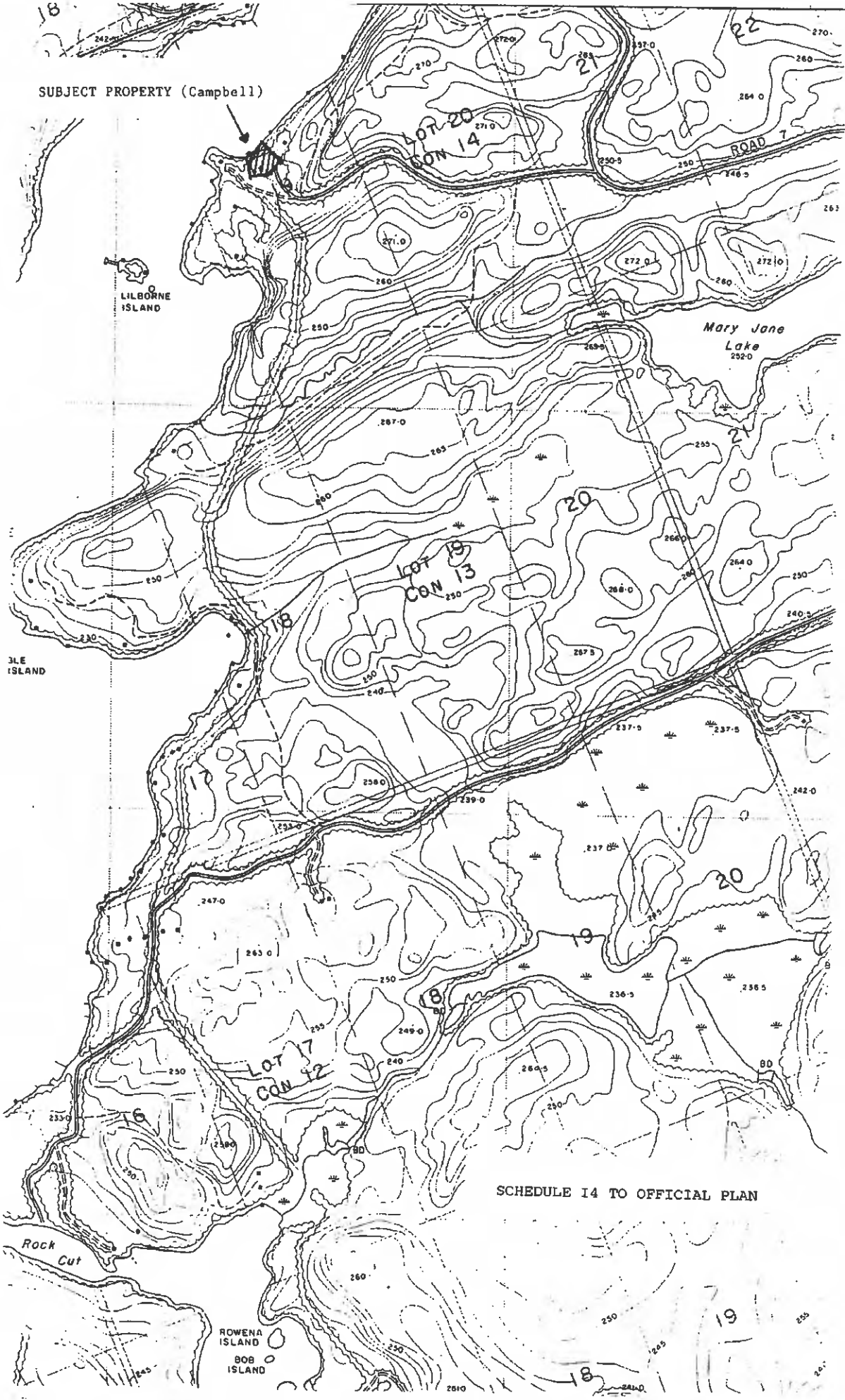


SCHEDULE I3 TO OFFICIAL PLAN

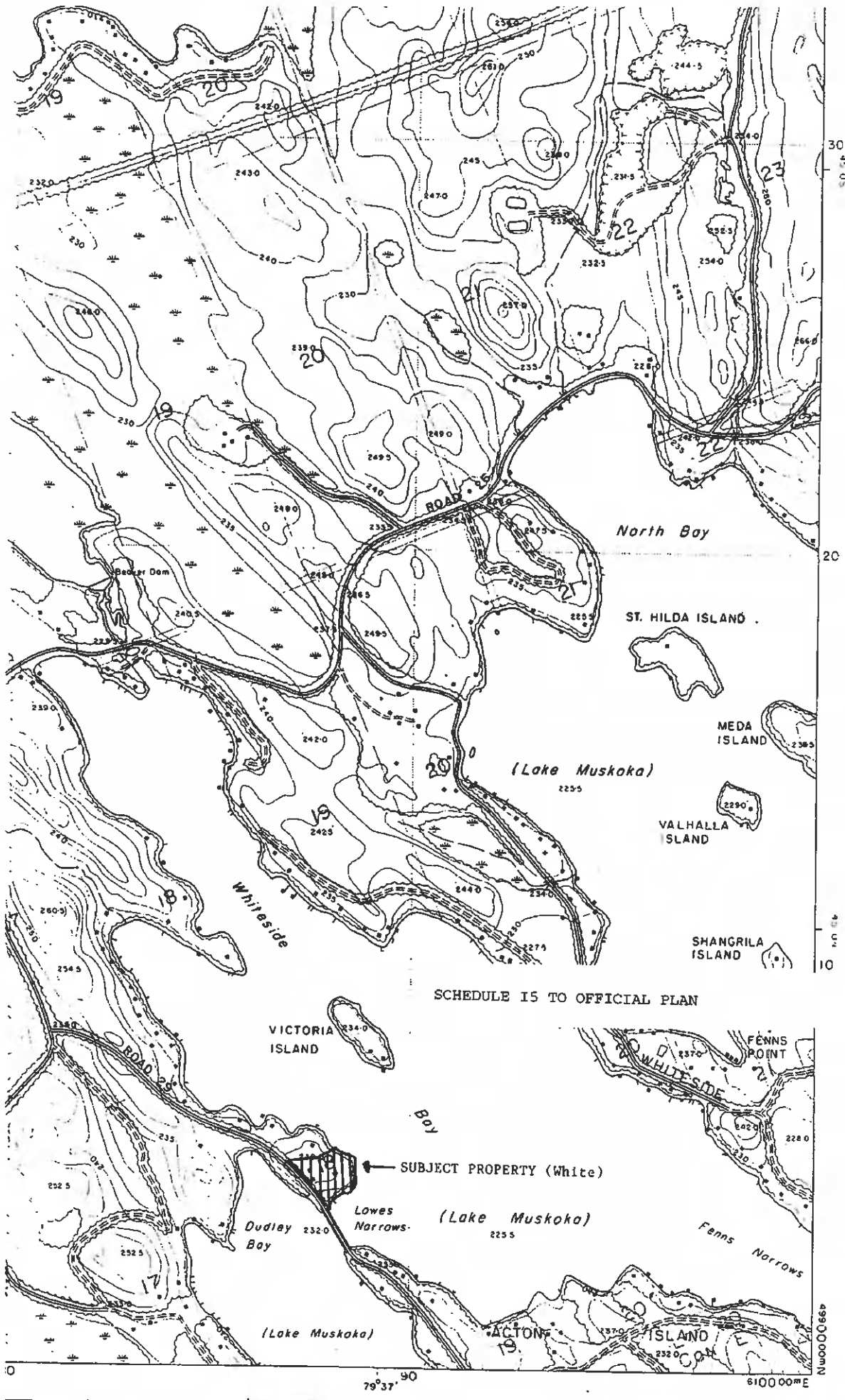
-WILD  
HINT

18

SUBJECT PROPERTY (Campbell)



SCHEDULE 14 TO OFFICIAL PLAN



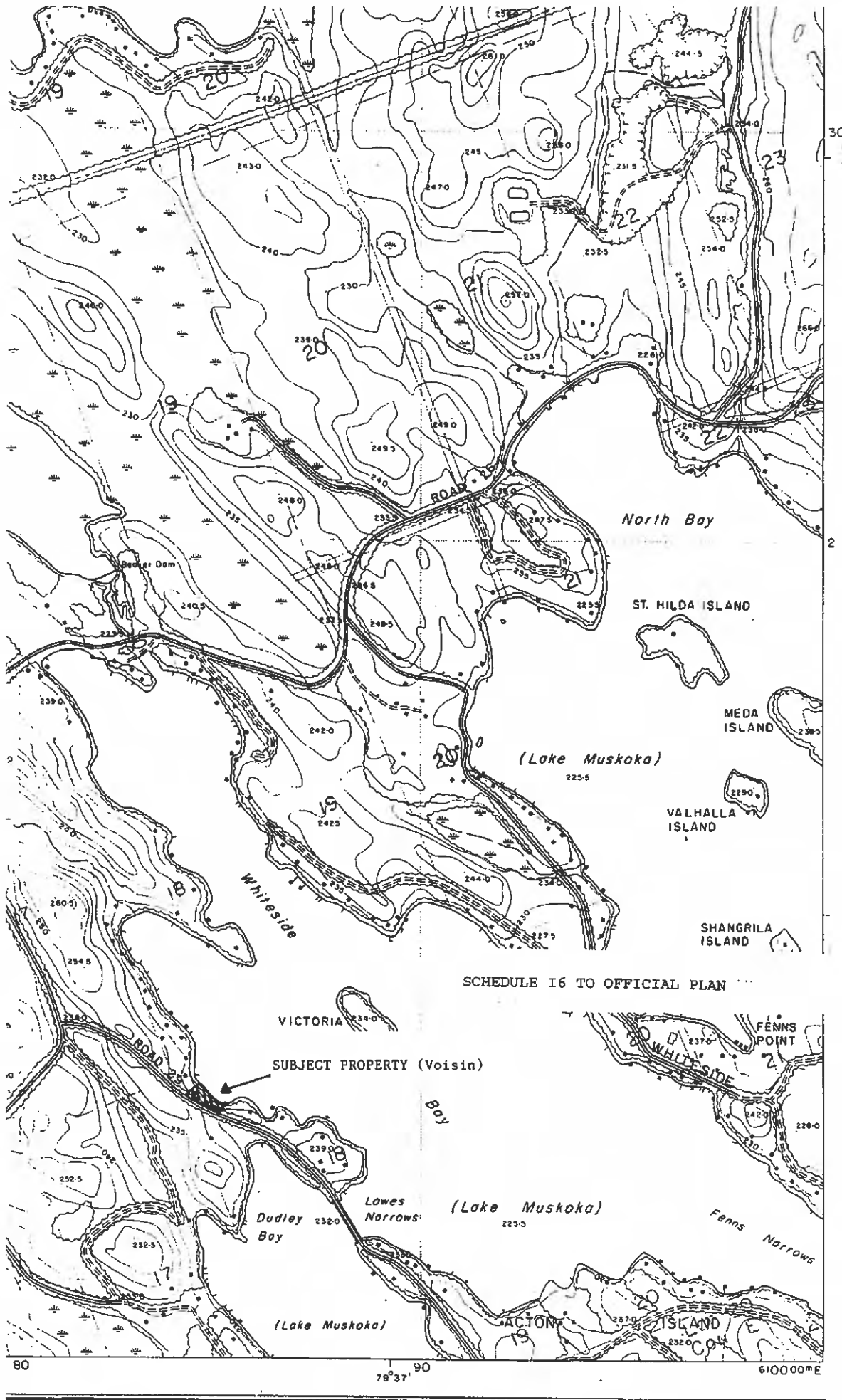
30  
20  
10  
N.T.S.

SCHEDULE 15 TO OFFICIAL PLAN

← SUBJECT PROPERTY (White)

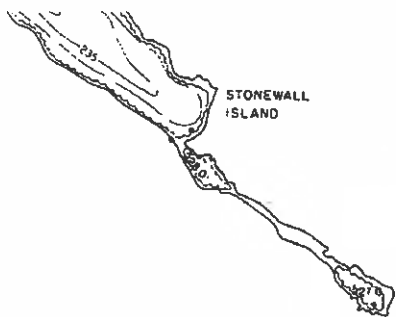
79°37' 90  
610000M E

4930000666

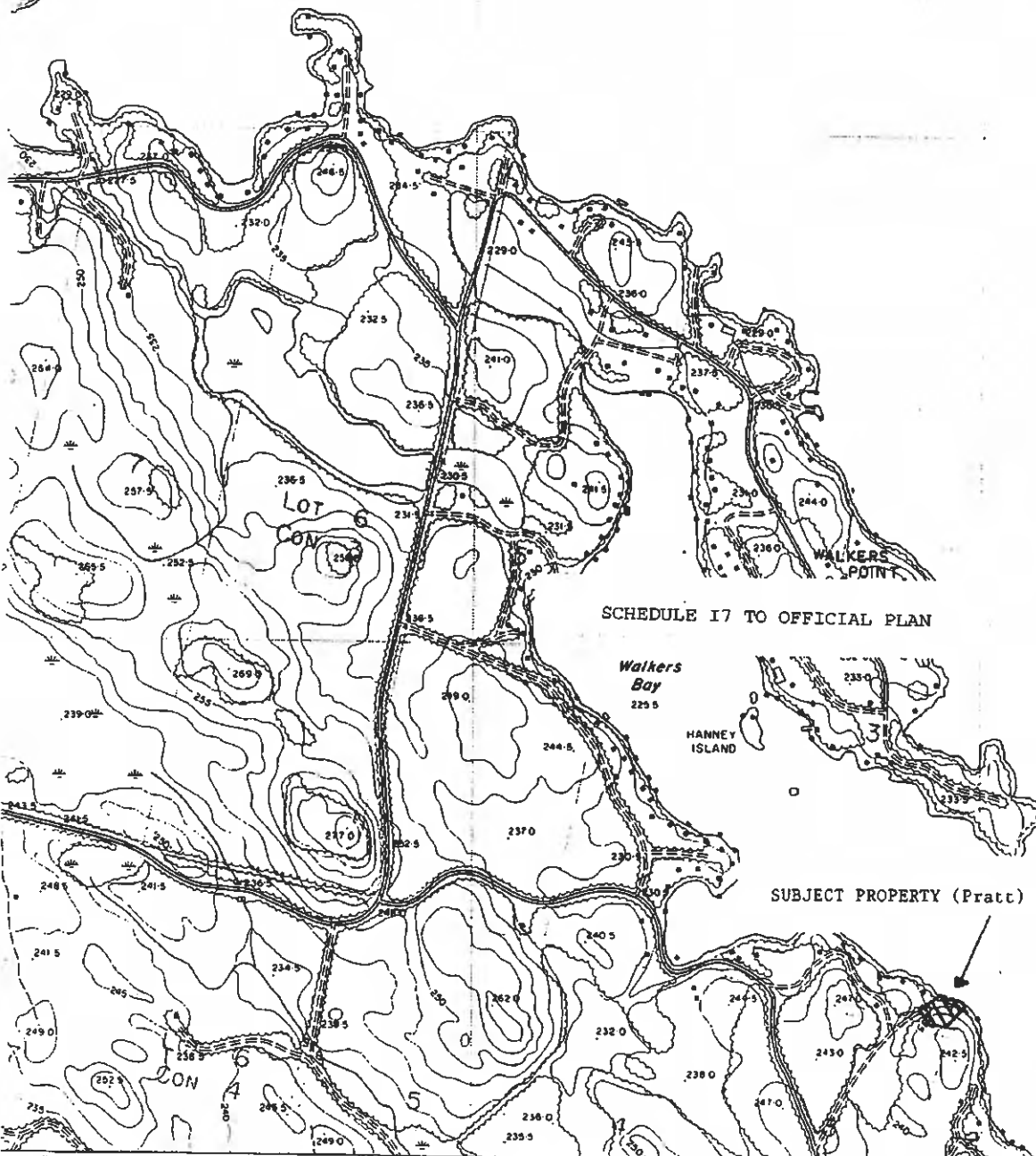


SCHEDULE I6 TO OFFICIAL PLAN

SUBJECT PROPERTY (Voisin)

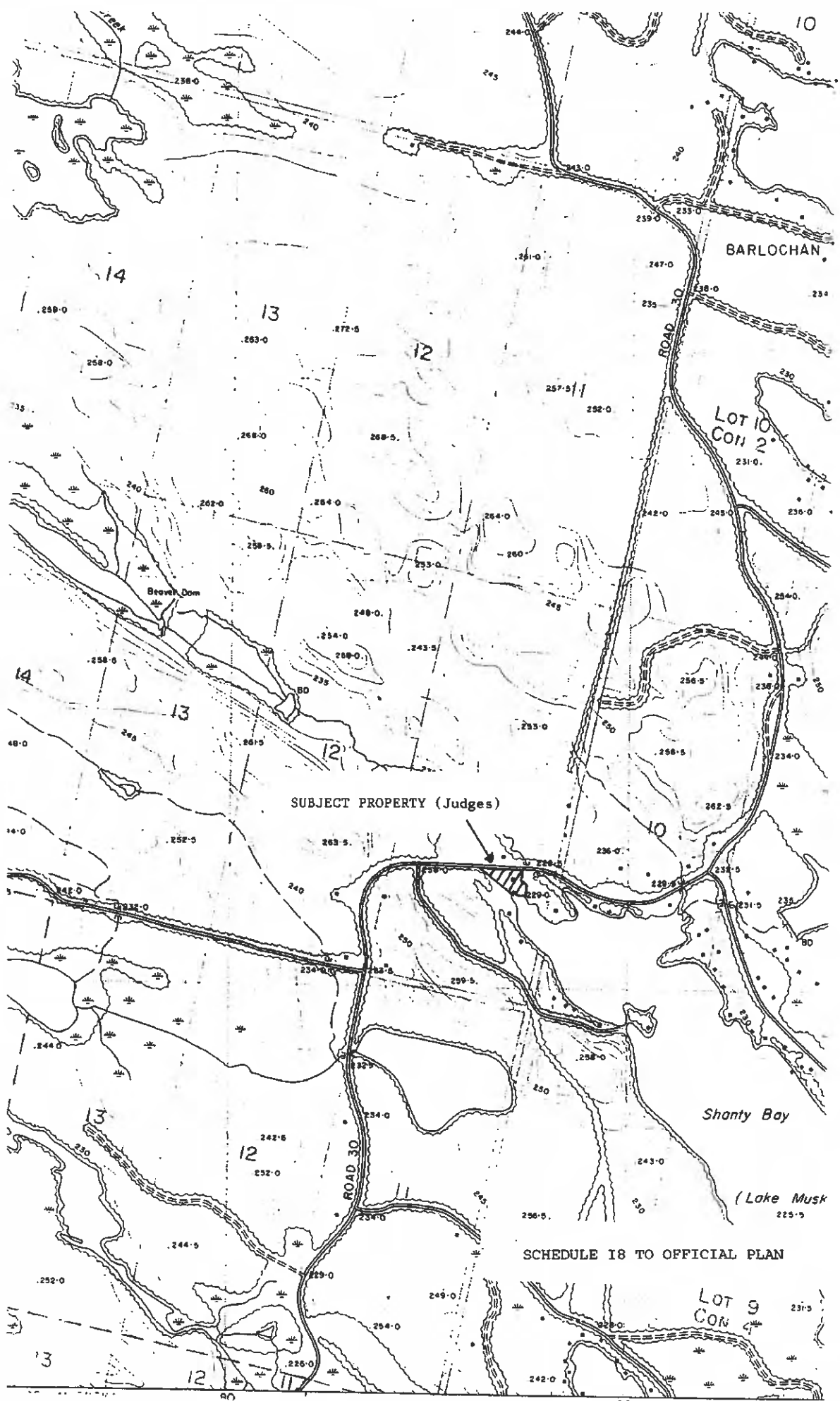


CEDAR ISLAND



SCHEDULE 17 TO OFFICIAL PLAN

SUBJECT PROPERTY (Pratt)



BARLOCHAN

LOT 10  
CON 2

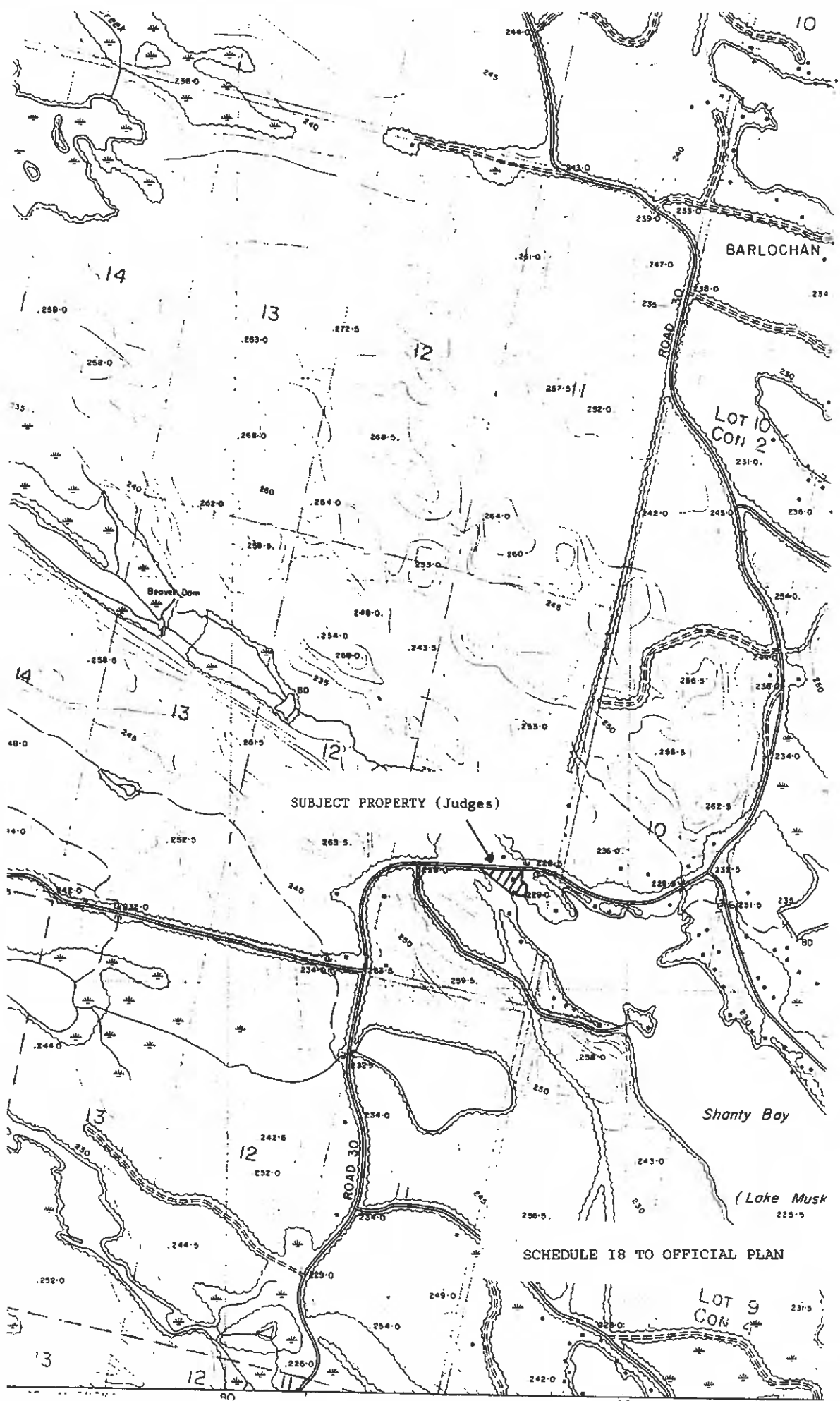
SUBJECT PROPERTY (Judges)

Shanty Bay

(Lake Musk)

LOT 9  
CON 4

SCHEDULE 18 TO OFFICIAL PLAN



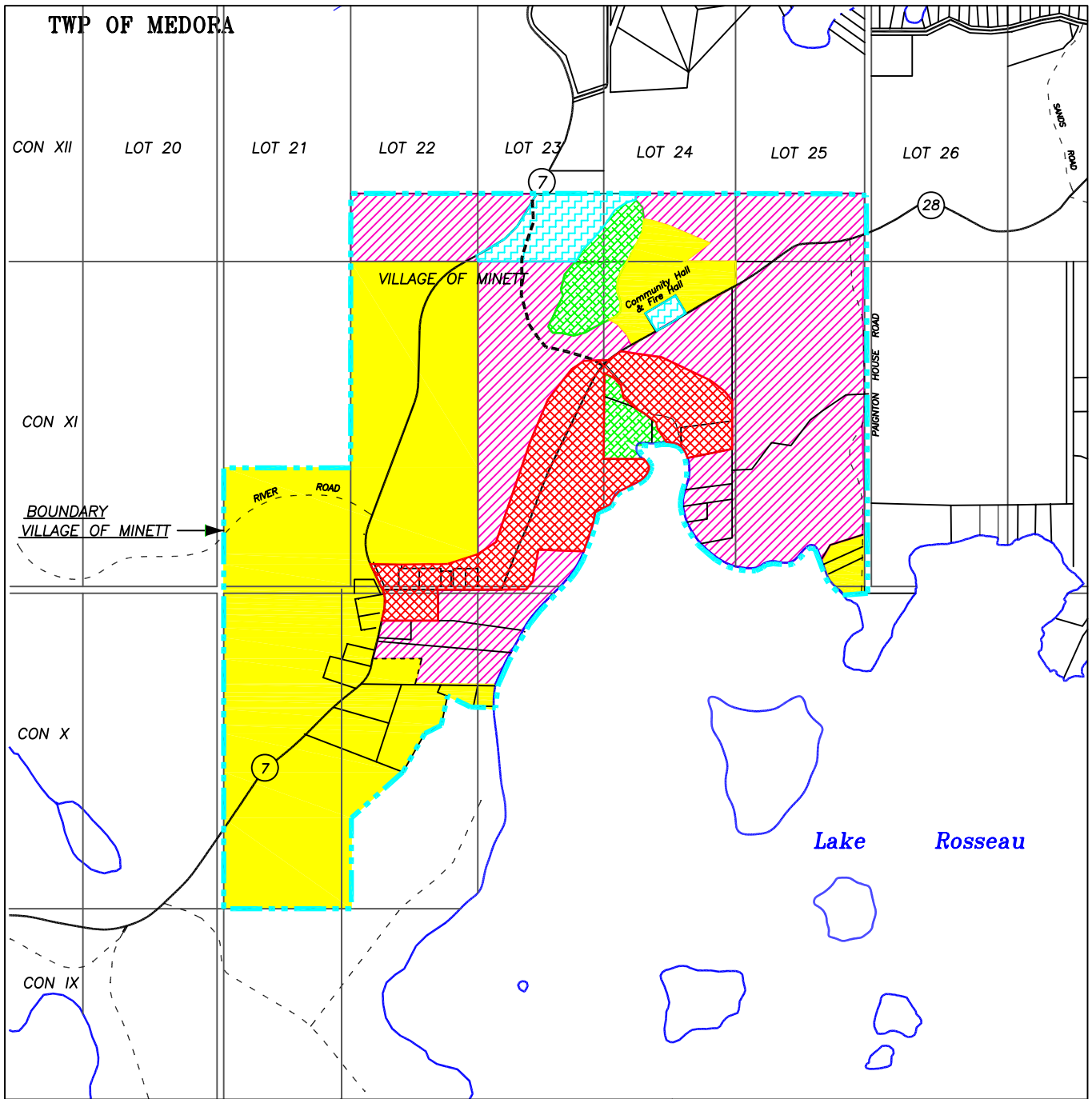
**SCHEDULE "J"**

**LAKE CHARACTER CLASSIFICATION OF LAKES AND RIVERS  
TOWNSHIP OF MUSKOKA LAKES**

<b>Category 1 Large Lakes</b>	<b>Category 2 Medium-sized, High Development Lakes/Rivers</b>	<b>Category 3 Small/Remote and Undeveloped Lakes</b>	<b>Category 4 Lakes with Development Limits</b>
Lake Joseph (incl. Joseph River, Little Lake Joseph) Lake Muskoka (incl. Indian River, Mirror Lake) Lake Rosseau	Ada Lake Bass Lake Black Lake Brandy Lake Bruce Lake Butterfly Lake Camel Lake Gullwing Lake Henshaw Lake Hessner's Lake Hillman Lake Moon River Nine Mile Lake Nutt Lake Ricketts Lake Severn R./Cain L. Skeleton Lake Thorne Lake	Barnes Lake Barrett Lake Bastedo Lake Bear Lake Beaton Lake Berry Lake Bogart Lake Brotherson Lake Bunn Lake Cardwell/Long L. Cassidy Lake Concession Lake (Cardwell) Concession Lake (Medora) Cowan Lake Crowder Lake Duffy Lakes (E&W) East Brophy Lake Eaton Lake Echo/Resound L. Gagnon Lake Haggart Lake Haighton Lake Hardy Lake Hart Lake Harts Lake Island Lake Leech Lake Lily Lake (Cardwell) Little Musquito Lake Little Otter Lake Lower Boleau Lake Marion Lake Mary Jane Lake McCaffery Lake	Clear Lake Dark Lake High Lake Leonard Lake Long Lake (Bala) Medora Lake Mirror Lake Nutt Lake Rutter Lake Silver Lake Three Mile Lake Stewart Lake

		Mosquito Lake Narrow Lake Neilson Lake Neipage Lake O’Kane Lake Ottaway Lake Pennsylvania Lake Roderick Lake Round Lake Sawyer Lake Shaw Lake Speiran Lake Stevenson Lake St.Germaine Lake (Medora) Swan Lake Tank Lake Thompson Lake Tor Lake Turtle Lake Upper Boleau Lake Unnamed L. (Monck) Unnamed L. (Wood) Water Lily Lake Wier Lake Woodland Lake Woods Lake Young Lake	
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**SCHEDULE J1**  
**- LAND USE DESIGNATIONS -**

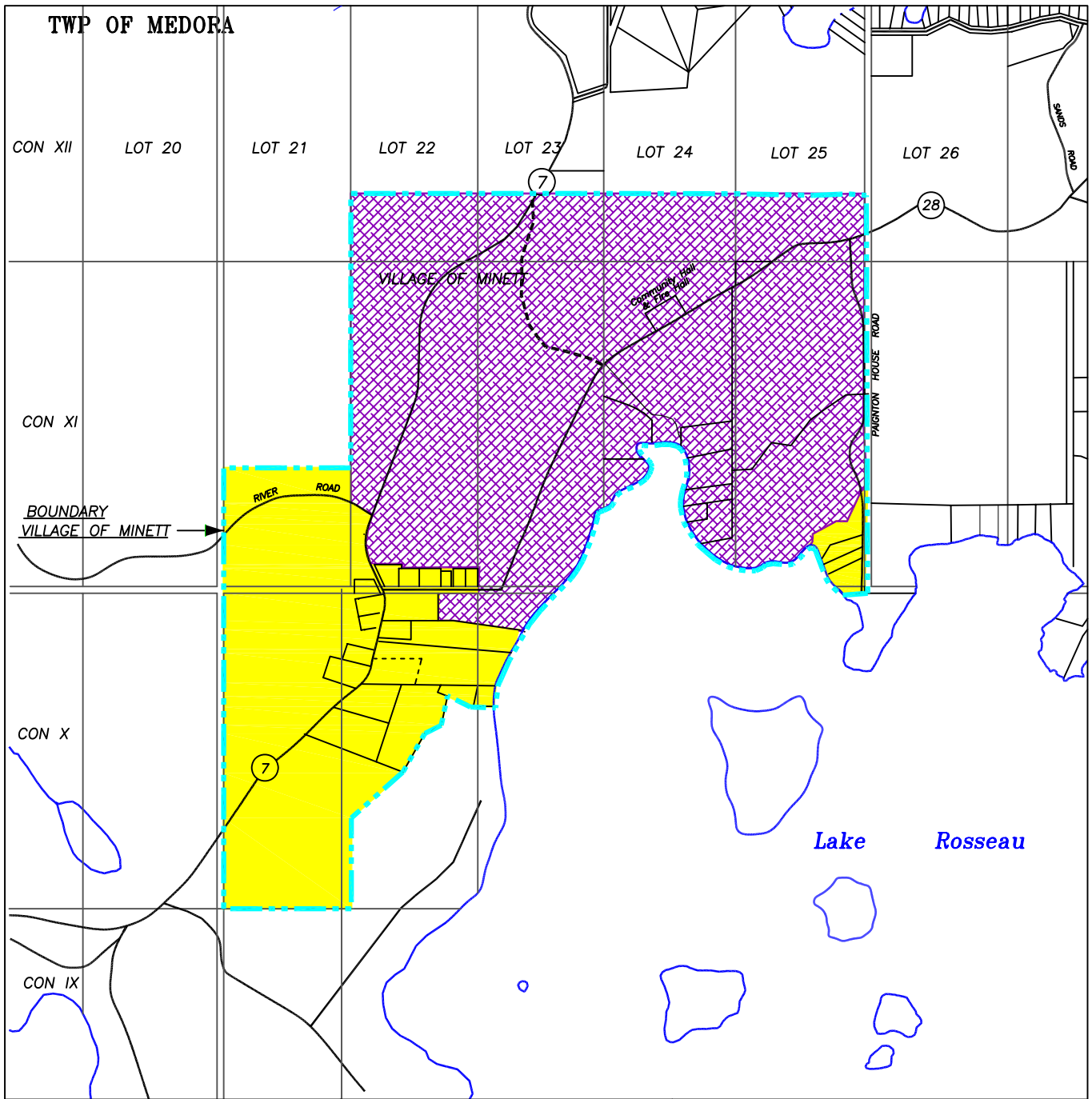
**RESORT VILLAGE OF MINETT**  
 ASSESSMENT MAPPING  
 TOWN OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA

**PLANSCAPE**

SCALE	PROJECT NO.	DATE INITIATED	BY
1" = 1 500'	15205	January 23, 2007	CB

SOURCE:  
 Assessment Mapping - Township of Muskoka Lakes.

- Village of Minett Community Boundary
- New Access Road (approximate location)
- Residential
- Village Core
- Resort Commercial
- Wetland
- Institutional



**SCHEDULE J1A**  
**- SERVICING SCHEDULE FOR MINETT -**

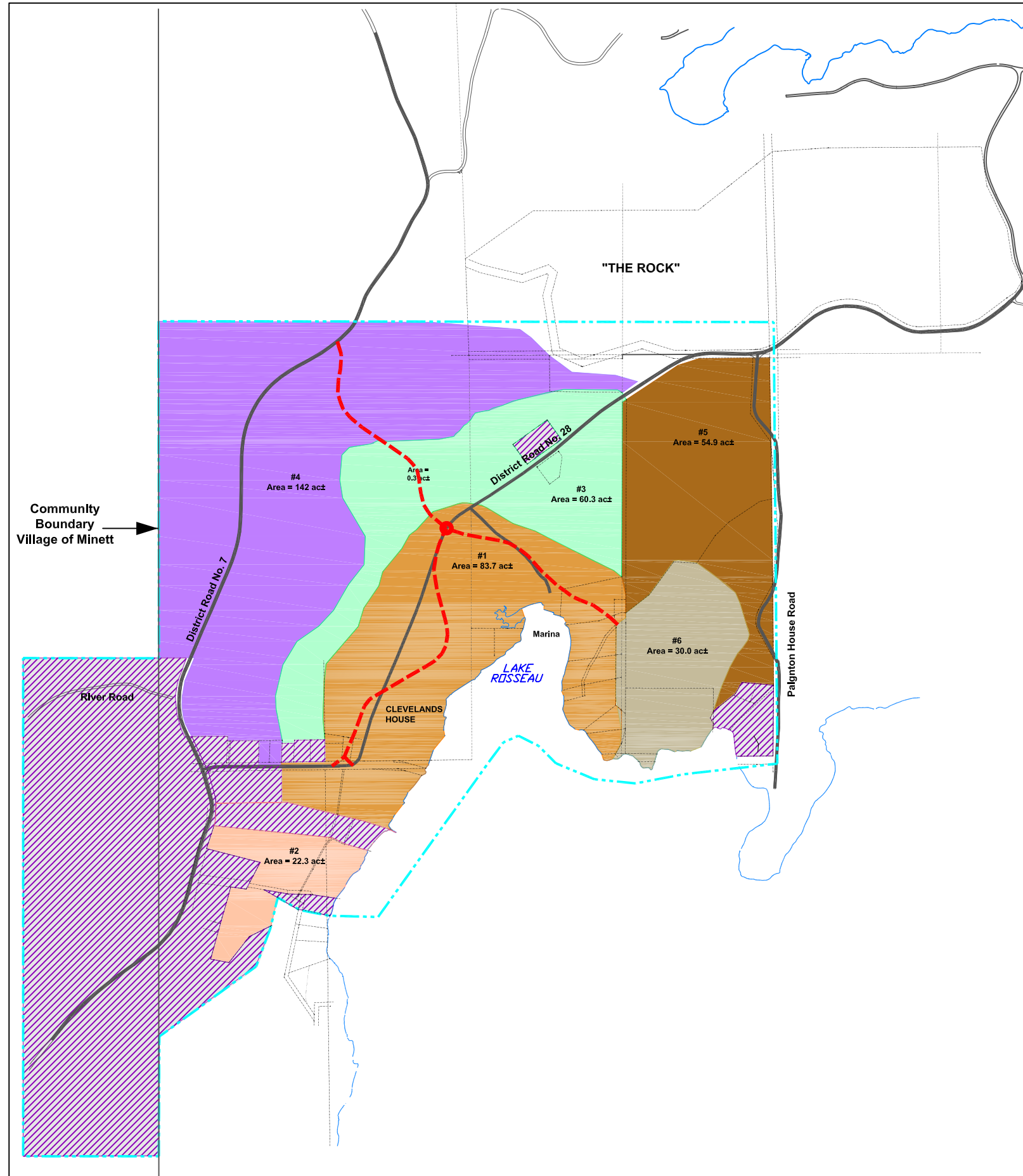
**RESORT VILLAGE OF MINETT**  
 ASSESSMENT MAPPING  
 TOWN OF MUSKOKA LAKES  
 DISTRICT MUNICIPALITY OF MUSKOKA



SCALE	PROJECT NO.	DATE INITIATED	BY
1" = 1 500'	15205	January 23, 2007	CB

SOURCE:  
 Assessment Mapping - Township of Muskoka Lakes.

- Village of Minett Community Boundary
- New Access Road (approximate location)
- Future Service Area
- Full Service Area



**SCHEDULE J1B- DENSITY**

**RESORT VILLAGE OF MINETT**

TOWN OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

<b>SCALE</b>	<b>PROJECT NO.</b>	<b>DATE INITIATED</b>	<b>BY</b>
1 inch = 1 000 feet	15205	January 23, 2007	CB

- - - - Minett Community Boundary  
- - - - Approximate Location of Proposed New Road Alignment

Development Area Calculations:

		Units/Ac
Area #1:	84 acres±	25
Area #2:	23 acres± 9 acres±	10
Area #3:	60 acres±	8
Area #4:	142 acres±	6
Area #5:	55 acres±	4
Area #6:	30 acres±	9
Non Red Leaves	158 acres±	
<b>Total</b>	<b>543 acres±</b>	<b>62</b>
<b>Avg Density</b>		<b>10</b>

*NOTE: This drawing is not based on a Plan of Survey. All areas are approximate.*

SOURCE: Pinestone Engineering Ltd., Bracebridge, ON 2006  
Lemay + Youkel, Burlington, VT 2006  
Ken Fowler Enterprises, St. Catharines, ON 2006

**SCHEDULE "J2"**

**LAKE CLASSIFICATION BY PHOSPHORUS SENSITIVITY  
DISTRICT OF MUSKOKA**

<b>Low Sensitivity</b>	<b>Moderate Sensitivity</b>	<b>High Sensitivity</b>
Butterfly Lake Haggart Lake Muskoka-Whiteside Bay Ricketts Lake	Ada Lake Barnes Lake Bass Lake Bastedo Lake Bear Lake Bearpaw Lake Beaton Lake Big Otter Lake Black (Muskoka Lake) Bogart Lake Boleau Lake Brandy Lake Brotherson's Lake Bruce Lake Camel Lake Cardwell Lake Cassidy Lake Clark Pond Clear (Torrance)** Concession Lake Cowan Lake Dark Lake** Duffy Lake Echo Lake Gagnon Lake Gullwing Lake Hardy Lake Hart Lake (Wood S.) Harts Lake (Medora-Wood) Henshaw Lake Hesner's Lake High Lake** Hillman Lake Indian River Joseph-Cox Bay** Joseph-Little Lake Joe Joseph River Juniper Lake Leonard Lake** Mary Jane Lake	Joseph-Main Lili Lake Long Lake** Rosseau-Portage Bay** Silver Lake**

	<p> McCan Lake  Medora Lake**  Mirror Lake**  Moon River  Mosquito Lake  Muskoka-Bala Bay  Muskoka-Dudley Bay  Muskoka-Main  Narrow Lake  Neilson Lake  Nine Mile Lake  Nutt Lake**  Pennsylvania Lake  Roderick Lake  Rosseau-Brackenrig Bay**  Rosseau-Main  Rosseau-Skeleton Bay  Rutter Lake**  Sawyer Lake  Severn River  Shaw Lake  Skeleton Lake  St.Germaine Lake  Stewart Lake**  Tar Lake  Three Mile Lake**  Turtle Lake  Wier Lake  Woodland Lake  Woods Lake  Young Lake </p>	
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**\*\* See Appendix F "Over Threshold Lakes**



# Schedule K1 of the Official Plan of the Township of Muskoka Lakes Rural Industrial/Commercial Area Eveleigh Road

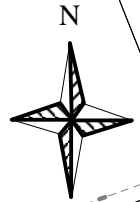
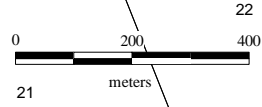
L. JOSEPH  
LOT 23  
CON 3  
Muskoka Road 118

LOT 26  
CON 3

LOT 25  
CON 2

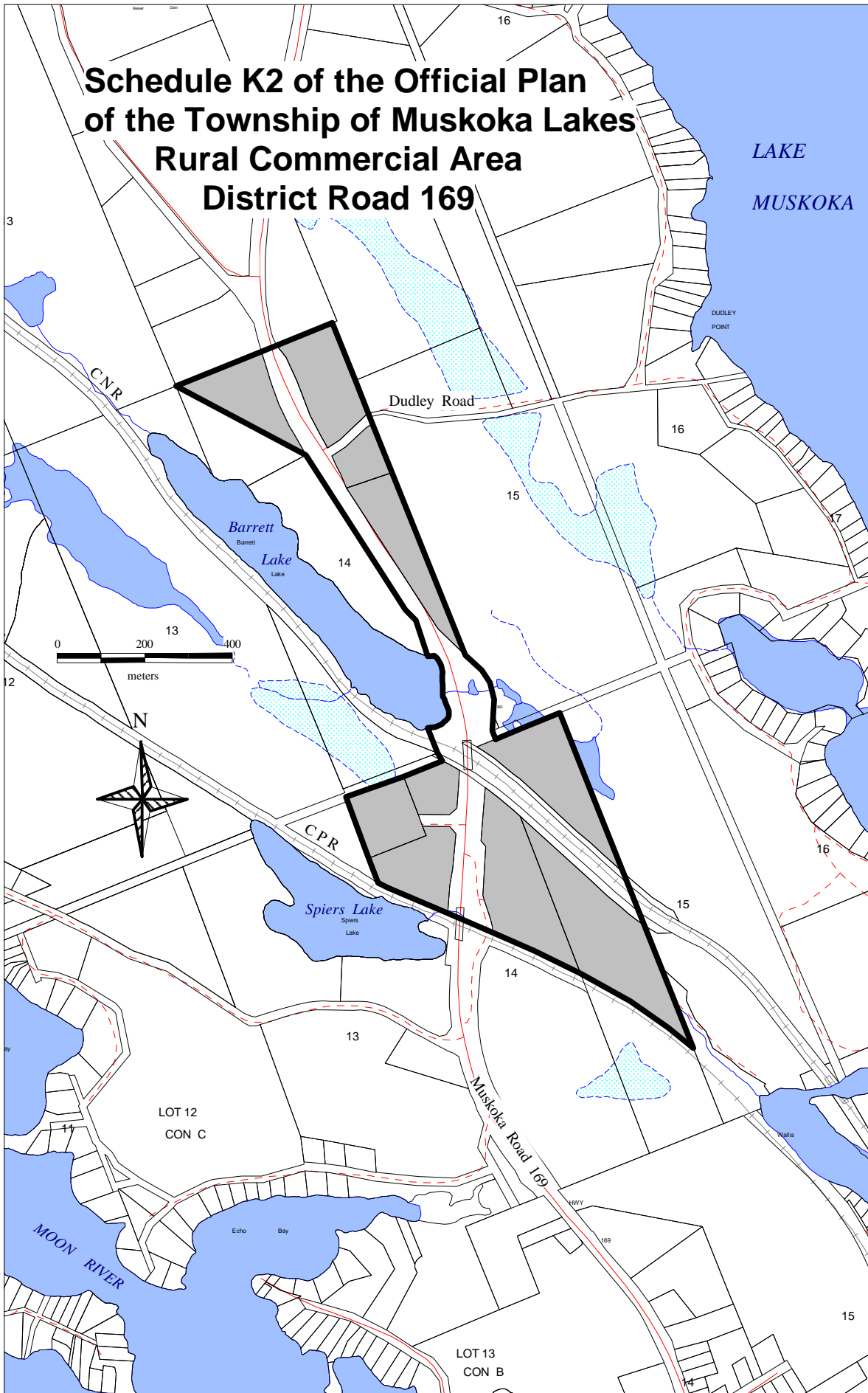
LOT 24  
CON 1

LOT 23  
CON G



LAKE MUSKOKA

# Schedule K2 of the Official Plan of the Township of Muskoka Lakes Rural Commercial Area District Road 169



**Township of Muskoka Lakes  
APPENDICES**

**Appendix "A"**

**Other Regional And Local Wetlands, Township Of Muskoka Lakes**

Part	Lots 4, 5 .....	Conc. XI .....	(Cardwell) .....	Cardwell Lake
Part	Lot 3 .....	Conc. X .....	(Cardwell) .....	Cardwell Lake
Part	Lots 1, 2 .....	Conc. VII, VIII .....	(Cardwell) .....	Cardwell Lake
Part	Lot 5 .....	Conc. IX .....	(Cardwell) .....	Cardwell Lake
Part	Lot 5 .....	Conc. X .....	(Cardwell) .....	Cardwell Lake
Part	Lots 29, 30 .....	Conc. VI .....	(Cardwell) .....	Woods Lake
Part	Lots 64, 65, 66 .....	Conc. B .....	(Cardwell) .....	Woods Lake
Part	Lots 28, 29 .....	Conc. II, III .....	(Cardwell) .....	Lily Lake
Part	Lots 24, 25 .....	Conc. I .....	(Cardwell) .....	Weir Lake
Part	Lots 51, 52 .....	Conc. A .....	(Cardwell) .....	Weir Lake
Part	Lots 13, 14 .....	Conc. IV .....	(Cardwell) .....	Barnes Lake
Part	Lots 14, 15 .....	Conc. III .....	(Cardwell) .....	Barnes Lake
Part	Lots 16, 17 .....	Conc. II .....	(Cardwell) .....	Rutter Lake
Part	Lot 15 .....	Conc. XIV .....	(Watt) .....	High Lake
Part	Lots 21, 22, 23, 24, 25 .....	Conc. X .....	(Watt) .....	Bogart Lake
Part	Lots 14, 15 .....	Conc. XIII .....	(Watt) .....	Skeleton Lake, Camp Ramah
Part	Lot 22 .....	Conc. V .....	(Watt) .....	Cowan Lake
Part	Lots 8, 9 .....	Conc. IV .....	(Watt) .....	Camel Lake
Part	Lots 33, 34 .....	Conc. I .....	(Watt) .....	Brandy Lake
Part	Lots 29, 30 .....	Conc. I .....	(Watt) .....	Brandy Lake
Part	Lots 31, 32 .....	Conc. III .....	(Watt) .....	Lake Rosseau, North of Brackenrig Bay
Part	Lot 31 .....	Conc. IV .....	(Watt) .....	Lake Rosseau, North of Brackenrig Bay
Part	Lot 32 .....	Conc. III, IV .....	(Watt) .....	Lake Rosseau, Brackenrig Bay
Part	Lot 29 .....	Conc. VII, VIII .....	(Watt) .....	Lake Rosseau, Paton Bay
Part	Lot 30 .....	Conc. XIII .....	(Watt) .....	Lake Rosseau, near Kelley Island
Part	Lots 62, 63, 64, 65 .....	Conc. A .....	(Cardwell) .....	Lake Rosseau, Muskoka Woods
Part	Lot 35 .....	Conc. XII, XIII .....	(Medora) .....	Lake Rosseau, Royal Muskoka Island
Part	Lot 25 .....	Conc. XI .....	(Medora) .....	Lake Rosseau, Paignton House
Part	Lots 15, 16 .....	Conc. V .....	(Medora) .....	Lake Joseph, Redwood Road
Part	Lots 18, 19 .....	Conc. IV .....	(Medora) .....	Lake Joseph, Orgill's Bay
Part	Lot 24 .....	Conc. IV .....	(Medora) .....	Lake Joseph, Cox Bay

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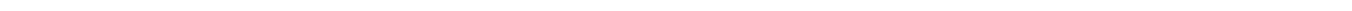
Part	Lot 19 .....	Conc. V .....	(Medora) .....	Lake Joseph, Lake Joseph Club
Part	Lots 17, 18, 19 .....	Conc. VI .....	(Medora) .....	Lake Joseph, Lake Joseph Club
Part	Lot 17 .....	Conc. XII .....	(Medora) .....	Joseph River
Part	Lot 19 .....	Conc. X .....	(Medora) .....	Joseph River
Part	Lots 25, 26 .....	Conc. XII .....	(Medora) .....	Bruce Lake
Part	Lot 2 .....	Conc. II .....	(Medora) .....	Ricketts Lake
Part	Lots 27, 28 .....	Conc. IV .....	(Medora) .....	Marion Lake
Part	Lots 27, 28 .....	Conc. III .....	(Medora) .....	Thompson Lake
Part	Lot 3 .....	Conc. VII .....	(Medora) .....	Cassidy Lake
Part	Lot 4 .....	Conc. V .....	(Medora) .....	Cassidy Lake
Part	Lot 3 .....	Conc. VI .....	(Medora) .....	Cassidy Lake
Part	Lots 2, 3, 4 .....	Conc. IV .....	(Medora) .....	Roderick Lake
Part	Lot 4 .....	Conc. III .....	(Medora) .....	Roderick Lake
Part	Lots 3, 4 .....	Conc. II, III .....	(Medora) .....	Duffy Lake
Part	Lot 10 .....	Conc. IV .....	(Medora) .....	St. Germaine Lake
Part	Lots 9, 10 .....	Conc. III .....	(Medora) .....	Concession Lake
Part	Lots 9, 10, 11 .....	Conc. II .....	(Medora) .....	Concession Lake
Part	Lots 12, 13 .....	Conc. G .....	(Medora) .....	Medora Lake
Part	Lot 16 .....	Conc. III .....	(Medora) .....	Ada Lake
Part	Lots 19, 20, 21 .....	Conc. II .....	(Medora) .....	Butterfly Lake
Part	Lot 26 .....	Conc. I .....	(Medora) .....	Henshaw Lake
Part	Lot 13 .....	Conc. E .....	(Medora) .....	Barrett Lake
Part	Lots 13, 14 .....	Conc. D .....	(Medora) .....	Barrett Lake
Part	Lots 6, 7 .....	Conc. IX .....	(Monck).....	Hillman Lake
Part	Lots 7, 8 .....	Conc. V, VI .....	(Monck).....	South Monck Drive North
Part	Lot 31 .....	Conc. II .....	(Medora) .....	Indian River
Part	Lot 28 .....	Conc. D .....	(Medora) .....	Lake Muskoka, Mortimer's Point
Part	Lots 15, 16 .....	Conc. F .....	(Medora) .....	Lake Muskoka, Sunset Bay
Part	Lot 17 .....	Conc. B .....	(Medora) .....	Lake Muskoka, Bala Park Island
Part	Lot 26 .....	Conc. IV .....	(Wood) .....	Lake Muskoka, near Meeko Island
Part	Lots 13, 14 .....	Conc. IV, V .....	(Wood) .....	Lake Muskoka
Part	Lot 14 .....	Conc. IV .....	(Wood).....	Lake Muskoka
Part	Lot 9 .....	Conc. IV .....	(Wood).....	Lake Muskoka, Pine Needle Point
Part	Lots 15, 16 .....	Conc. I .....	(Wood) .....	Lake Muskoka, Gibraltar Island

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**Township of Muskoka Lakes**  
**APPENDICES**

Part	Lot 27 .....	Conc. IX .....	(Monck).....	Lake Muskoka, Tondern Island
Part	Lots 12, 13 .....	Conc. V .....	(Monck).....	Lake Muskoka, Crystal Beach
Part	Lots 45, 46 .....	Conc. VII .....	(Wood) .....	Harts Lake
Part	Lot 40 .....	Conc. VII .....	(Wood) .....	Pennsylvania Lake
Part	Lot 28 .....	Conc. VII .....	(Wood) .....	Hesners Lake
Part	Lots 26, 27 .....	Conc. IX .....	(Wood) .....	Bear Lake
Part	Lot 27 .....	Conc. VIII .....	(Wood) .....	Bear Lake
Part	Lot 23 .....	Conc. VI .....	(Wood) .....	Bear Lake
Part	Lots 21, 22, 23 .....	Conc. VII .....	(Wood) .....	Black Lake
Part	Lots 16, 17, 18 .....	Conc. VII .....	(Wood) .....	lake between Hardy and Gullwing
Part	Lots 15, 16 .....	Conc. IX .....	(Wood) .....	lake between Gullwing and Echo
Part	Lots 20, 21 .....	Conc. IX .....	(Wood) .....	Echo Lake
Part	Lots 17, 18 .....	Conc. IX, X .....	(Wood) .....	Echo Lake
Part	Lots 19, 20, 21 .....	Conc. X .....	(Wood) .....	Echo Lake
Part	Lots 14, 16 .....	Conc. VIII .....	(Wood) .....	Neilson Lake
Part	Lots 12, 13 .....	Conc. VI .....	(Wood) .....	Thorn Lake
Part	Lot 12 .....	Conc. V .....	(Wood) .....	Thorn Lake
Part	Lots 13, 14 .....	Conc. XIII .....	(Wood) .....	Bastedo Lake
Part	Lot 29 .....	Conc. XVIII .....	(Wood) .....	Severn River
Part	Lot 26 .....	Conc. IXX .....	(Wood) .....	Severn River
Part	Lot 25 .....	Conc. XX .....	(Wood) .....	Severn River
Part	Lot 24 .....	Conc. IXX .....	(Wood) .....	Severn River
Part	Lots 21, 22 .....	Conc. XX .....	(Wood) .....	Severn River

and unidentified wetlands of significant size.



**Appendix “B”:**

**Muskoka Heritage Areas, Township Of Muskoka Lakes**

Lower Swift Slope .....	(Wood)
Neipage Lake Complex .....	(Wood)
Bala Bog .....	(Medora)
Concession Lake .....	(Medora)
Deer Lake Complex (Torrance Barrens) .....	(Wood)
Gaunt Bay & Upper Moon River A.C.P.F. ....	(Medora)
Musquash River & Ragged Rapids A.C.P.F. ....	(Wood)
Bruce Lake Marshes .....	(Medora)
Clark’s Pond .....	(Watt)
Scarcliffe Bay .....	(Monck)
Well’s Creek/Walker Point .....	(Wood)
Beaumont Bay Carbonates .....	(Watt)
Cooper’s Pond .....	(Watt)
Raymond Fine-Grained Glaciolacustrine Deposit .....	(Watt)
Skeleton Lake Earth Science A.N.S.I. ....	(Watt)
Hardy Lake Provincial Park .....	(Wood)

A.C.P.F. = Atlantic Coastal Plain Flora

A.N.S.I. = Area of Natural and Scientific Interest

Contact the District Municipality of Muskoka for more detail regarding the location and significance of Muskoka Heritage Areas.

**Appendix “C”:**

**Information Requirements/Guidelines for Docking Proposals in the WC1A4 Zone**

For properties with WC1A4 zoning, the Township of Muskoka Lakes will consider applications for shoreline structures subject to the provision of the following supporting information and guidelines.

1. The following biophysical information will be required for the development or redevelopment of shoreline structures:
    - a) relevant information / mapping used in conjunction with, and in support of the District and local Official Plans;
    - b) predominant wind, wave action, and currents;
    - c) near-shore bathymetry, slope, normal high water mark, and seasonal operating ranges;
    - d) type of substrate (percent composition of boulder, cobble, gravel, sand, silt, muck, etc.);
    - e) aquatic vegetation communities, species distribution and densities, (i.e., submergent, emergent, etc.);
    - f) existing shoreline and in-water structures (i.e., docks, boathouses, breakwalls, groynes, abandoned cribs, etc.), and beaches;
    - g) riparian characteristics (slopes, armouring and slumping of banks; seepage zones; forest, shrubs and herbaceous ground cover; and related wildlife habitat);
    - h) in-water features providing cover for fish (submerged logs, branches, brush piles, boulders, etc.);
    - i) fish community at/near site;
    - j) potential use of littoral areas for spawning, rearing, and supplying food, cover and migration routes for fish; and
    - k) wildlife use of shoreline, either assumed from vegetation communities, or observed from viewing, signs or calls; backshore wetlands; habitat characterization including important elements (i.e., dead standing trees, downed woody debris).
  2. Detailed descriptions of the following will be submitted by the applicant:
    - a) the work site including a map, survey plan or sketch (to scale) with dimensions indicating the location of existing buildings, existing and proposed shoreline and in water structures, property lines and the normal high water mark;
    - b) a plan view (top-down) sketch or drawing of the work area showing existing shoreline (including normal high water mark) and proposed dock, boathouse or boat launch;
    - c) a cross-sectional (side view) drawing showing the existing and proposed structure and normal high water mark;
    - d) a list of heavy equipment that will be used, and related construction details;
    - e) the proposed start and completion dates;
    - f) any potential effects on boat navigation (a requirement of the Canadian Coast Guard);
-

- g) proposed use of the shoreline structures (eg: number of boats, overnight parking, type of boats);
  - h) a shoreline renaturalization landscape plan, if required by item 5.m).
3. An Environmental Impact Study will be completed which identifies and evaluates fish and wildlife habitat, determines no development areas and areas where development can occur, assesses impacts of the proposed development and recommends mitigation options / measures.
4. Boating impact assessments may be required in accordance with Sections B.5.20 and B.5.21 of the Township Official Plan.
5. In preparing the development proposal and related EIS, the following guidelines will be utilized to ensure that the shoreline structures will not negatively affect fish and fish habitat; wildlife and wildlife habitat; navigational and aesthetic considerations; and public safety.
- a) Avoid significant fish and wildlife habitat in locating development.
  - b) Selection of structures that minimize disturbance to the lake or river bottom. Cantilever, floating, and post-supported docks are preferred because they do not disturb bottom substrates, or restrict the movement of water.
  - c) Use of open-face design in constructing cribs. Where cribs are built from timbers and are filled with rock, it is best if the crib is open-faced; such structures provide fish and other aquatic organisms spaces to hide from predators.
  - d) Avoidance of vertical planking. Docks are environmentally friendly if there is bridging between cribs or poles that allows water to circulate. Vertical planking is not suitable along the sides of the dock because it restricts water movement.
  - e) Use of clean rocks taken from dry land. Any rocks must be clean and free of soil, and not taken from the lake, river bottom or shoreline. Removal of rocks from these areas could destroy fish habitat and result in charges under the federal Fisheries Act.
  - f) Ensure that there is as much bridging between solid components as possible. Generally, solid docks made from cement or sheet piling will not be approved by the Department of Fisheries and Oceans which administers the Fisheries Act. Such structures are vulnerable to ice damage, destroy fish habitat, and can create stagnant backwater areas. If docks require a concrete abutment, they should be located entirely on upland property, and preferably above the normal high water mark.
  - g) Selective use of pressure treated wood. Such wood should not be used below the normal high water mark, and if employed, all cutting, end sealing, staining, etc. should be done well back from the lake or stream. The wood treatment and finishing should be completely dry before being integrated into the dock structure.
  - h) Use of untreated cedar or hemlock timbers for structures below the high water mark. When submerged, such structures will last decades.
  - i) Avoidance of projects which require in-water dredging or filling. These activities may be harmful to fish and their habitat; however, if proposed, the applicant must demonstrate that the works are acceptable to the Department of Fisheries and Oceans.
  - j) Construction activities undertaken at proper time of year. In-water activities should not occur during local fish spawning and nursery periods, since they could disturb spawning behaviour,
-

smother eggs, and kill young-of-the-year and juvenile fish. If any in-water work is proposed, the applicant must contact the local office of the Ministry of Natural Resources or the Department of Fisheries and Oceans for details on timing.

- k) Use of environmentally friendly materials for boat launches. Avoid constructing boat launches out of cement, as pre-fabricated or poured cement will destroy the fish habitat it is placed on. Use alternatives such as gravel, or a marine railway. Avoid covering or removing aquatic and shoreline vegetation to construct boat launch.
- l) Use of silt screens. In-water silt screens should be used where there will be significant disturbance of the lake bottom and/or approved filling or dredging in conjunction with the shoreline structure.
- m) Maintenance of natural riparian vegetation. Where the shorelands abutting the proposed structures are predominantly covered by natural vegetation for at least 15 metres inland from the normal high water mark:
  - The natural integrity of this shoreline buffer, and its features that contribute to wildlife diversity (fallen trees, dead standing trees, solitary conifers, stumps, shoreline conifers, leaf litter, etc.), should be maintained.
  - Clearing of vegetation and alteration of the soil mantle within the buffer should be limited to pathways providing necessary access to the shoreline structures, which should be close to perpendicular to the shore and should not be more than 3.5 metres wide.
  - Clustering of shoreline structures is encouraged, to increase the length of uninterrupted natural shoreline.

Where the shorelands abutting the proposed structures are not predominantly natural, a landscape plan is required showing best efforts that will be undertaken to achieve a naturalized shoreline for approximately 15 metres inland, including landscape linkages to other natural features where possible.

- n) Maintenance of aquatic habitat. Maintain features that contribute to aquatic habitat diversity across the shoreline, (i.e., rocks, logs, coarse woody debris, and emergent and submergent plants).
  - o) Wake and prop wash. Where circumstances warrant, structures should be designed to minimize wake and prop wash impacts.
  - p) Minimization of aesthetic impacts. Locate and design the structures so that when they are fully occupied by boats, the structures plus boats will have the least intrusive profile to observers in nearby navigation channels and on nearby shorelines. Structures and furnishings that are not essential to boat berthing, aquatic recreation, and public safety should be kept to a minimum and should be as low in profile as possible.
  - q) Lighting. Locate and direct lighting so it is as unobtrusive as possible, and will not interfere with navigational safety, habitat of nocturnal animals, and privacy of neighbouring properties. Lighting shall be subdued, low level, and directed inwards (unless it is for the demarcation of the end of a structure for safety purposes).
6. Applicants are encouraged to submit their plans to the Department of Fisheries and Oceans. Applicants must comply with all requirements of the Department.
-

Prepared by  
Michael Michalski Associates, November 14, 1999, (revised, December 4 and 8, 1999).  
Revised by Planners January 31, 2000.  
Revised by Biologists and Planners March 9, 2000.

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Jan McDonnell  
Wildlife Biologist  
Ministry of Natural Resources

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Michael Michalski

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Date

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Date

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Robert Bergmann  
Fisheries Biologist  
Ministry of Natural Resources

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Stephen Fahner  
Director of Planning  
Township of Muskoka Lakes

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Date

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Date

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Anthony Usher

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Wayne Simpson

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Date

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Date

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**Appendix “D”:**

**Lands Designated Waterfront Commercial – Contractor**

- i) Lot 19, Concession IX, (Medora), Assessment Roll Number 4-13-041, (Ferguson).
  - ii) Lot 17, Concession XI, (Medora), Assessment Roll Number 4-13-063, (Mills).
  - iii) Lot 30, Concession XII, (Medora), Assessment Roll Number 4-15-044, (English).
  - iv) Lot 19, Concession XIV, (Medora), Assessment Roll Number, 4-19-042, (Campbell).
  - v) Lot 18, Concession F, (Medora ), Assessment Roll Number, 6-17-042, (White).
  - vi) Lot 18, Concession F, (Medora), Assessment Roll Number, 6-17-045-02, (Voisin).
  - vii) Lots 2 and 3, Concession III, (Wood), Assessment Roll Number, 8-3-002-01, (Pratt).
  - viii) Lot 11, Concession III, (Wood), Assessment Roll Number, 8-5-009, (Judges).
-



## Appendix “E”

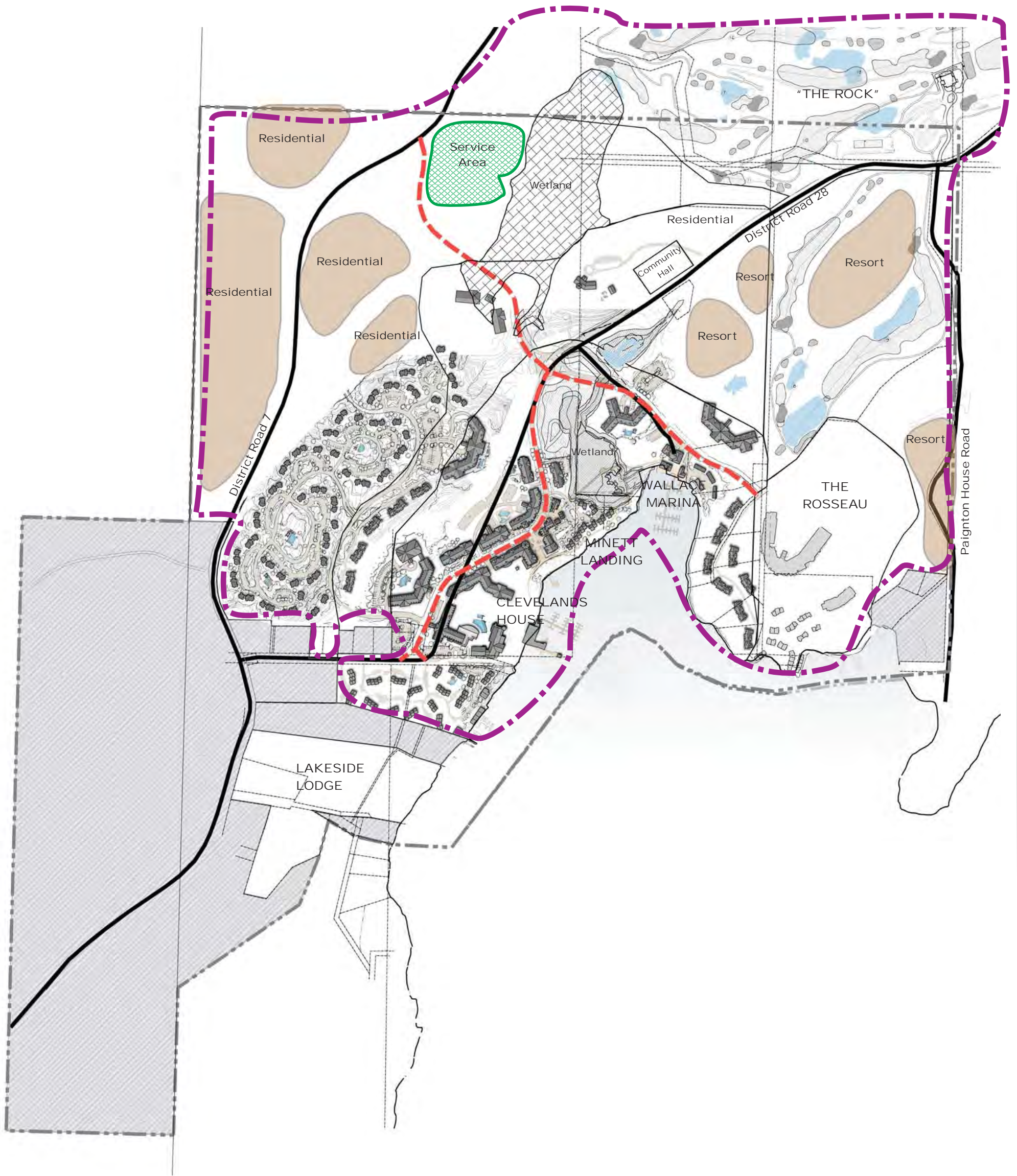
### Official Plan Amendments

<b>NUMBER</b>	<b>NAME</b>	<b>STATUS</b>
4	Rural Estate Residential (Dixon /Shier)	Approved
5	Rural Estate Residential (Reeves)	Approved
6	Port Carling golf Course / Subdivision	Approved
7	Edenvale Inn	Approved
8	Maples of Muskoka	Approved
9	Gideon Rowntree	Approved
11	Anne Montgomery	Approved
12	Rural Estate Residential (Hamersley)	Approved
13	Rural Estate Residential (McDermott)	Not Approved
15	Clive Clark	Approved
16	John and Yvonne Coutts	Approved
17	Hope and Christina Thompson	Approved
18	Wilson and Blair	Approved
20	Waites	Approved
21	441785 Ontario Inc. (Gidley)	Approved
22	Reid / Milford Manor	Approved
23	Merkel	Denied
24	Duncan and Jean Brown	Approved
26	Clublink Corporation	Approved (OMB)
27	Diamond View (Muskoka) Inc.	Approved
28	Consolidation	Approved
29	Colacci	Approved
30	Beckett	Approved
31	Ripplewood Properties	Approved
32	Brent	Approved
34	Minett-Red Leaves (1108827 Ontario Ltd.)	Approved
35	Woodmeadow Products Ltd.	Approved
36	Bala Woodlands	Approved
38	1229062 Ontario Inc.	Approved
39	Muskoka Condo Corporation No. 45	Approved
41	Sisters of St. Joseph	Approved
43	1011365 Ontario Inc.	Approved

**APPENDIX F**

**“OVER THRESHOLD” LAKES FOR RECREATIONAL WATER QUALITY  
DISTRICT OF MUSKOKA**

<b>Lake Name</b>
Clear Lake (Torrance)
Dark Lake
High Lake
Joseph-Cox Bay
Leonard Lake
Long Lake
Medora Lake
Mirror Lake
Nutt Lake
Rosseau-Brackenrig Bay
Rosseau-Portage Bay
Silver Lake
Stewart Lake
Three Mile Lake



**APPENDIX 1 - CONCEPTUAL MASTER PLAN**

**RESORT VILLAGE OF MINETT**

TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

----- Village of Minett Community

----- New Access Road (approximate location)

 Red Leaves

 Non Red Leaves

**NOTE: This is a conceptual master plan and may be subject to change. The plan will be implemented through zoning in conformity with the Official Plan.**



SCALE	PROJECT NO.	DATE INITIATED	BY
N.T.S.	15205	January 23, 2007	CB

NOTE: This drawing is for illustration purposes and not based on a Plan of Survey.

SOURCE: Pinestone Engineering Ltd., Bracebridge, ON 2006  
Lemay + Youkel, Burlington, VT 2006  
Ken Fowler Enterprises, St. Catharines, ON 2006

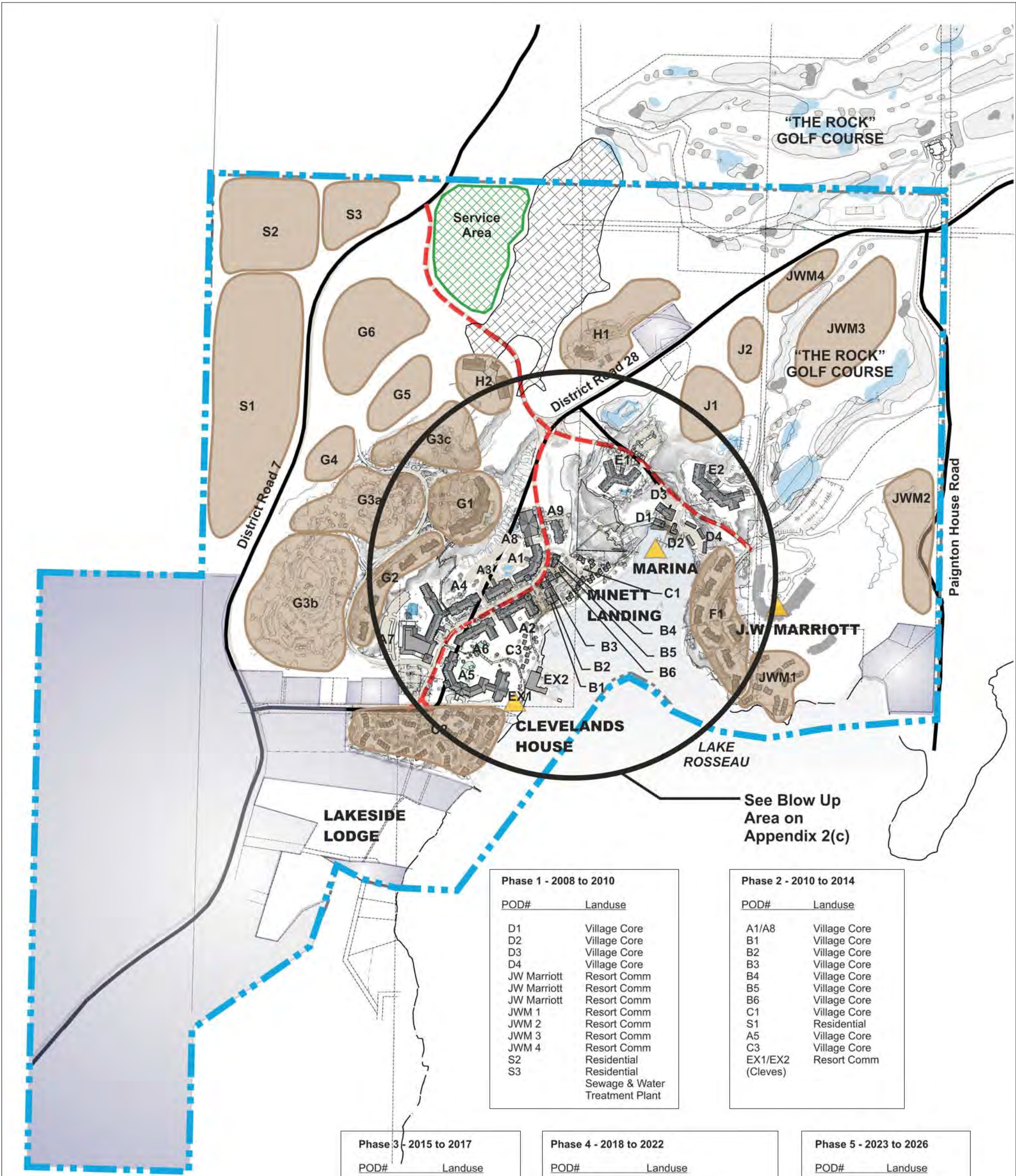
**Appendix 2(a) Red Leaves - Masterplanning Stats (LY REV 07-Jan-23)**

Building #	General Area	OPA J1B Density Area#	OPA J1 Land Use Area #	# of Stories	Type of Product	# of Units (est.)	Commercial GFA	Resort Functions GFA	Accumulated		
							Village		Units	Comm GFA	Resort Func. GFA
<b>Phase 1 - 2008 to 2010</b>											
D1	Wallace Marina	1	Village Core	1	COMM	0	3,050				
D2	Wallace Marina	1	Village Core	1	COMM	0	2,503				
D3	Wallace Marina	1	Village Core	1	MAR	0	840				
D4	Wallace Marina	1	Village Core	1	MAR	0					
JW Marriott	Longview	6	Resort Comm	4	CH	178	4500	33,500			
JW Marriott	Paignton House	6	Resort Comm	3	CH	43					
JW Marriott	Residences - Waterfront	6	Resort Comm	2	TH (H)	31					
JWM 1 to 4	Residences - Other	5	Resort Comm	2		70					
S2	NE Corner - West of Rd 7	4	Resort Comm	3	SH	240					
S3	NE Corner - West of Rd 7	4	Resort Comm		P						
	Sewage & Water Treatment Plant										
						561	10,893	33,500	561	10,893	33,500
<b>Phase 2 - 2010 to 2014</b>											
A1/A8	Village Core	1	Village Core	4.5	MU, CC	135	7,898	55,372			
B1	Village Core	1	Village Core	1	COMM	0	3,800				
B2	Village Core	1	Village Core	2	MU	4	3,568				
B3	Village Core	1	Village Core	2	MU	6	5,200				
B4	Village Core	1	Village Core	2	MU	4	3,000				
B5	Village Core	1	Village Core	2	MU	1	1,200				
B6	Village Core	1	Village Core	2	MU	2	1,120				
C1	Village Core	1	Village Core	2.5	COT (MU)	32					
S1	NW Corner - West of Rd 7	4	Residential	2 -- 3	A	140					
A5	Village Core	1	Village Core	3.5	CH	151					
C3	Village Core	1	Village Core	1.5	H	6					
EX1	Main Lodge (Cleves)	1	Resort Comm	3	MAR	40	1200				
EX2	Cleves Boat House										
						521	26,986	55,372	1,082	37,879	88,872
<b>Phase 3 - 2015 to 2017</b>											
A2	Village Core	1	Village Core	3.5	MU	111	13,354				
A3	Village Core	1	Village Core	4.5	MU	82	7,533				
C2	Village Core	1	Resort Comm	1.5 -- 2	COT (H)	70					
A6	Village Core	1	Village Core	3.5	CH	95					
A4/A7	Village Core	1	Village Core	4.5	AQ, CH	244		50,000			
A9	Village Core	1	Village Core	3.5	CH	62					
						664	20,887	50,000	1,747	58,766	138,872
<b>Phase 4 - 2018-2022</b>											
G1	East of Rd 7	3	Resort Comm	3.5	CH	163					
G2	East of Rd 7	3	Resort Comm	2 -- 3	TH (H/R)	20					
G3 ( a )	East of Rd 7	4	Residential	2 -- 3	RES	92					
G3 ( b )	East of Rd 7	4	Residential	2 -- 3	RES	132					
G3 ( c )	East of Rd 7	4	Residential/Resort Comm	2 -- 3	RES	92					
G4	East of Rd 7	4	Residential	2 -- 3	RES	30					
G5	East of Rd 7	4	Residential/Resort Comm	2 -- 3	RES	60					
G6	East of Rd 7	4	Residential/Resort Comm	2 -- 3	TH (H/R)	60					
H1	Spa/Recreation	3	Resort Comm		SPA, TH (H/R)	60		10,430			
H2	Spa/Recreation	3	Resort Comm	1	REC						
						709	0	10,430	2,455	58,766	149,302
<b>Phase 5 - 2023 - 2026</b>											
E1	Wallace Marina	1	Village Core	3.5	CH	144					
E2	Wallace Marina	1	Village Core	3.5	CH	167					
F1	Wallace Marina	1	Resort Comm	2 -- 3	TH (H/R)	32					
J1	Wallace Marina	3	Resort Comm		TH (H/R)	40					
J2	Wallace Marina	3	Resort Comm		TH (H/R)	20					
						403	0	0	2,858	58,766	149,302
<b>Total</b>						<b>2,858</b>	<b>58,766</b>	<b>149,302</b>			

**NOTE: This is a conceptual phasing plan and may be subject to change. The plan will be implemented through zoning in conformity with the Official Plan.**

**PRODUCT LEGEND**

MAR	Marina	COT	Cottages
COMM	Commercial	TH	Townhouses
MU	Mixed Use (Commercial & Residential)	RES	Residential
AQ	Aqua Center	SPA	Spa
CC	Conference Center	REC	Recreation Centre
H	Hotel	A	Affordable Residential
CH	Condo-Hotel	SH	Staff Housing
		P	Offsite Overflow Parking
		H/R	Hotel / Residential Mix



**Phase 1 - 2008 to 2010**

POD#	Landuse
D1	Village Core
D2	Village Core
D3	Village Core
D4	Village Core
JW Marriott	Resort Comm
JW Marriott	Resort Comm
JW Marriott	Resort Comm
JWM 1	Resort Comm
JWM 2	Resort Comm
JWM 3	Resort Comm
JWM 4	Resort Comm
S2	Residential
S3	Residential
	Sewage & Water Treatment Plant

**Phase 2 - 2010 to 2014**

POD#	Landuse
A1/A8	Village Core
B1	Village Core
B2	Village Core
B3	Village Core
B4	Village Core
B5	Village Core
B6	Village Core
C1	Village Core
S1	Residential
A5	Village Core
C3	Village Core
EX1/EX2 (Cleves)	Resort Comm

**Phase 3 - 2015 to 2017**

POD#	Landuse
A2	Village Core
A3	Village Core
C2	Resort Comm
A6	Village Core
A4/A7	Village Core
A9	Village Core

**Phase 4 - 2018 to 2022**

POD#	Landuse
G1	Resort Comm
G2	Resort Comm
G3(a)	Residential
G3(b)	Residential
G3(c)	Residential/Resort Comm
G4	Residential
G5	Residential/Resort Comm
G6	Residential/Resort Comm
H1	Resort Comm
H2	Resort Comm

**Phase 5 - 2023 to 2026**

POD#	Landuse
E1	Village Core
E2	Village Core
F1	Resort Comm
J1	Resort Comm
J2	Resort Comm

**APPENDIX 2(b) CONCEPTUAL PHASING PLAN**

**RED LEAVES**

TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA

**NOTE: This is a conceptual phasing plan and may be subject to change. The plan will be implemented through zoning in conformity with the Official Plan.**

	SCALE	PROJECT NO.	DATE INITIATED
N.T.S.	15205	January 23, 2007	CB

- Village of Minett Community
- New Access Road (approximate location)
- Non Red Leaves

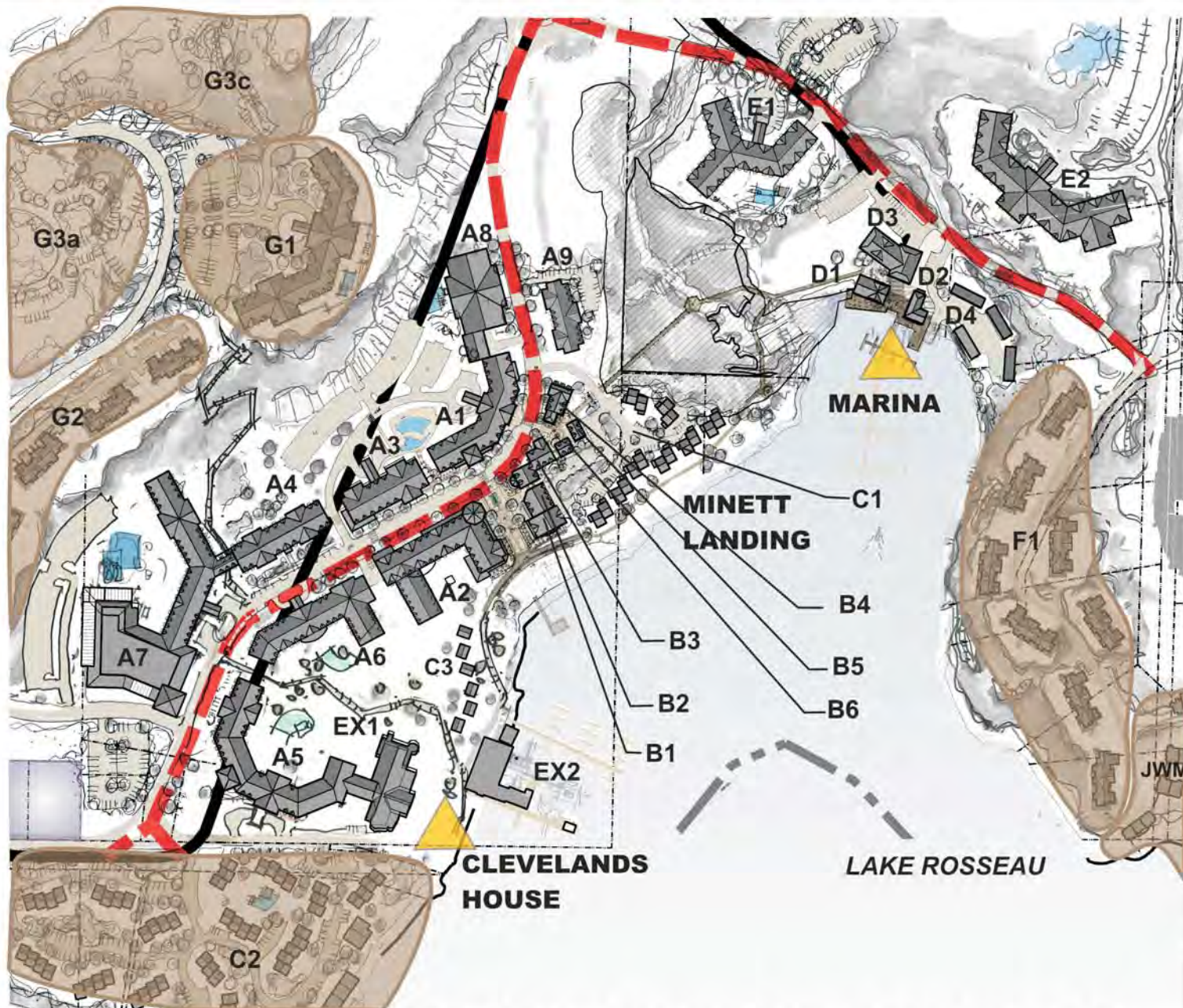
NOTE: This drawing is for illustration purposes and not based on a Plan of Survey.

SOURCE: Pinestone Engineering Ltd., Bracebridge, ON 2006  
Lemay + Youket, Burlington, VT 2006  
Ken Fowler Enterprises, St. Catharines, ON 2006

## APPENDIX 2(c) - CONCEPTUAL PHASING PLAN

### RED LEAVES

TOWNSHIP OF MUSKOKA LAKES  
DISTRICT MUNICIPALITY OF MUSKOKA



#### Phase 1 - 2008 to 2010

POD#	Landuse
D1	Village Core
D2	Village Core
D3	Village Core
D4	Village Core
JWM 1	Resort Comm

#### Phase 2 - 2010 to 2014

POD#	Landuse
A1/A8	Village Core
B1	Village Core
B2	Village Core
B3	Village Core
B4	Village Core
B5	Village Core
B6	Village Core
C1	Village Core
A5	Village Core
C3	Village Core
EX1/EX2 (Cleves)	Resort Comm

#### Phase 3 - 2015 to 2017

POD#	Landuse
A2	Village Core
A3	Village Core
C2	Resort Comm
A6	Village Core
A4/A7	Village Core
A9	Village Core

#### Phase 4 - 2018 to 2022

POD#	Landuse
G1	Resort Comm
G2	Resort Comm
G3(a)	Residential
G3(c)	Residential/Resort Comm

#### Phase 5 - 2023 to 2026

POD#	Landuse
E1	Village Core
E2	Village Core
F1	Resort Comm

NOTE: This drawing is for illustration purposes and not based on a Plan of Survey.

SOURCE: Pinestone Engineering Ltd., Bracebridge, ON 2006  
Lemay + Youkel, Burlington, VT 2006  
Ken Fowler Enterprises, St. Catharines, ON 2006



SCALE	PROJECT NO.	DATE INITIATED	BY
N.T.S.	15205	January 23, 2007	CB

**NOTE: This is a conceptual phasing plan and may be subject to change. The plan will be implemented through zoning in conformity with the Official Plan.**