

PLANNING COMMITTEE - NOTICE OF PUBLIC MEETING

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES

Take notice that the Council for the Corporation of the Township of Muskoka Lakes will be considering a proposed amendment to the Official Plan of the Corporation of the Township of Muskoka Lakes pursuant to the provisions of Sections 17 and 21; and a proposed amendment to Zoning By-law 2014-14 pursuant to the provisions of Section 34; Planning Act, R.S.O., 1990., as amended.

These applications have been deemed complete in accordance with Sections 22(6.4) and 34(10.4) of the **Planning Act R.S.O., 1990, as amended**. Zoning By-law Amendment Application ZBA-22/23 was deemed complete on January 31, 2024 and Official Plan Amendment Application OPA-64 was deemed complete on October 2, 2025. For more details, visit the [Engage Muskoka Lakes page](https://engagemuskokalakes.ca/minett-redevelopment-project) dedicated to these applications (<https://engagemuskokalakes.ca/minett-redevelopment-project>).

File No.: OPA-64 & ZBA-22/23

Roll No.: 4-14-058, 4-14-063, 4-14-066

By-law No.: To Be Assigned

Owner:	2666940 Ontario Inc. & 2665556 Ontario Inc. 3200 Highway 7 Concord, ON., L4K 5Z5		
Address & Description:	1048 Juddhaven Road, 1112 Juddhaven Road, Units #1-7, Not Assigned Lot 23, Part of Lots 24 & 25, Concession 11, Parts 1-4, Plan BR-1608, Part 5, Plan 35R-21398, Parts 4-6, Plan 35R-7006 (Medora)		
Zoning:	4-14-058: Community Commercial – Resort Holding (C1CA-H), Environmental Protection (EP1) 4-14-063: Community Commercial – Marina Holding (C2-H), Community Commercial - Marina Flood Fringe (C2-F), Community Commercial - Marina Flood Fringe Holding (C2-FH), Environmental Protection (EP1), Community Residential – Waterfront (R4) 4-14-066: Community Commercial – Resort Holding (C1CA-H)	Lake Rosseau (Category 1 Lake)	Schedules: 60
Meeting Date: Tuesday, November 25th 2025 at 9:00 a.m.			





Take further notice that this public meeting will be held in a hybrid forum with electronic Zoom participation, and in-person format for those wishing to attend in-person. The meeting will be held in the **Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, ON**. Should you wish to view an electronic copy of the Notice of Public Meeting for the above-noted application, please visit <https://www.muskokalakes.ca/planning-notices/> or scan the QR code.

Explanation of the Purpose and Effect:

An Official Plan Amendment Application and Zoning By-law Amendment Application have been submitted to permit the development of Phase 1 of a larger redevelopment plan for lands owned by Cleveland's House Inc., located in the Resort Village of Minett. The proposed redevelopment plan includes the lands associated with Cleveland's House Resort, Wallace Bay Marina, the Rock Golf Course, and the surrounding area. The submitted applications apply only to a portion of the lands, as shown on the Key Map below. Future development phases may require further applications.

Details of the proposed redevelopment plan for Phase 1 are noted in Table 1 below.

Table 1: Proposed Redevelopment Plans for Phase 1

Feature	Description
Wellness Centre	Includes 3 indoor sport courts for tennis, padel tennis and squash, a gym, a spa, a yoga studio, exhibition rooms, 8 retail spaces, a restaurant, food and beverage facilities, and 5 office spaces.
Marina	Includes a primary marina building, workshop and boat storage areas, and a maximum of 215 boat slips as permitted through Official Plan Amendment 56 (the location and extent of which are to be determined at a later phase of development).
Outdoor Sport Courts	Includes 8 tennis courts, 1 basketball court, 4 padel tennis courts and 4 pickleball courts, for a total of 17 sport courts.
Tennis Pavillion	Approximately 4,650 square feet in size, includes a café, changing rooms, a retail store, racket stringing areas and a viewing platform.
Viewing Tower	Approximately 365 square feet in size and 118 feet in height.
Cabins	A total of 48 cabins are proposed which range in size and design. There are 10 different cabin designs proposed, which range in size from 334-6,846 square feet in size.



Access Points	5 access points are proposed; 3 from Juddhaven Road, 1 from of 1112 Juddhaven Road (Private), and water access from Lake Rosseau.
Beach Areas	Includes 1 public and 1 private beach.
Water and Wastewater Treatment Plant	Includes a new water intake, booster station, feeder watermain, sewage pumping system, sanitary force mains and a municipal water and wastewater treatment plant, to be assumed by the District Municipality of Muskoka once complete and operational.

The purpose of Official Plan Amendment Application OPA-64 is to amend OPA 56, being an Official Plan Amendment regulating development in the Resort Village of Minett. The details of the proposed amendment are detailed in Table 2 below.

Table 2: Proposed Amendments to OPA 56

OPA 56 Policy	Proposed Amendment
C1.5.2.3: No development shall be permitted within wetlands with the exception of conservation uses that may include trails or boardwalks.	Permit resort commercial accommodation units, recreation uses, resort commercial uses including sport courts and trails and boardwalks within wetlands.
C1.5.2.4: Development adjacent to wetland areas may be permitted, provided a study is submitted to the satisfaction of the District and Township which indicates that it will not result in any of the following: A) Loss of wetland function; B) Conflict with existing site-specific wetland management practices; and/or C) Loss of contiguous wetland area.	Stipulate that the study be prepared through the Master Development Agreement or Site Plan Approval Process and include the following wording: "In the event that these tests cannot be met by development within or adjacent to the wetland, enhancement and/or compensatory measures may be considered to permit development, to the satisfaction of the District or Township."
C1.5.3.7: The District of Muskoka has completed flood plan mapping and this mapping shall be implemented in the Township's implementing zoning by-law in accordance with Section C1.7.2 of this Plan. This mapping should be referenced when considering any development or site alteration in the Minett Resort Village. New habitable buildings are not permitted in the floodplain; however, conservation uses that may include trails or boardwalks may be permitted. Updates to the limits of the floodplain may be considered	Permanent habitable buildings are not permitted in the flood plan's elevation limits, however, in addition to conservation uses, recreation and resort related uses such as sport courts and resort commercial accommodation units are permitted within the flood plain.



through future studies, with any proposed changes subject to the approval of the Township and District.”	
C1.5.4.5: A minimum 20 metre setback from any shoreline shall be required for all development, excluding shoreline structures, open decks, minor accessory structures and recreational and other amenities, including any portion of a proposed wellness centre that is two or less storeys in height. A lesser setback shall not be permitted for any form of commercial or residential accommodation. Structures deemed to be legal non-complying that are being re-constructed in-situ are exempt from this policy.	Permit resort commercial accommodation units that are two storeys or less within the required 20 metre shoreline setback.

The purpose of Zoning By-law Amendment ZBA-22/23 (266694 & 2665556 Ontario Inc.), as applied for by the applicant, is to rezone the subject lands from Community Commercial – Marina Holding (C2-H), Community Commercial – Marina Flood Fringe (C2-F), Community Commercial – Marina Flood Fringe Holding (C2-FH), Environmental Protection (EP1), Community Commercial – Resort Commercial Holding (C1CA-H) and Community Residential – Residential Waterfront (R4) to “C1CA – XX” and “EP1-XX”. ZBA-22/23 also seeks a number of exemptions to establish permitted uses, required setbacks for buildings and structures, permitted gross floor area, height and parking and loading requirements. Table 3 below summarizes the exemptions the applicant has applied for.

Table 3: Proposed Exemptions

Exemption	ZBL 2014-14 Section(s)	Description	Permitted ¹	Proposed
A	5.2.1	Permitted Main Uses Within the C1CA-XX Zone	• Hotel • Motel • Restaurant • Tourist Resort	• Wellness Centre • Artist Studio • Convenience Store • Cultural Centre • Residential Dwelling Unit • Golf Course • Marina • Office • Personal Service Shop • Place of Amusement • Recreational Establishment • Restaurant



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				• Retail Store • Staff Quarters • Tavern
B	5.2.3	Minimum Interior Side Yard Setback	20 Feet	16.7 Feet
C	5.2.3	Minimum Rear Yard Setback	25 Feet	12.8 Feet
D	. ²	Maximum Gross Floor Area	-	20,000 Square Feet
E	5.2.3	Maximum Height for Buildings Measured from Established Grade ³	45 Feet (per Township Definition of Height) ³	60.7 Feet (Recreational and Wellness Pavilions)
				47.6 Feet (Commercial Buildings)
				118.1 Feet (Viewing Tower, Fireplace)
				36.4 Feet (Cabins)
F	3.28	Minimum Number of Parking Spaces	. ⁴	398 Spaces
G	3.29	Minimum Number of Loading Spaces	. ⁴	0 Spaces
H	8.1.1	Permitted Uses Within the EP1 Zone	All structures, buildings and facilities necessary in conjunction with: i) The production of cranberries excluding buildings and structures; ii) Flood control; iii) Erosion control; and iv) Provision of pedestrian access such	In addition to the permitted uses listed in Section 8.1.1, the following uses shall also be permitted within lands in the EP1-XX Zone: i) Cabins not Exceeding 333.7 Square Feet; and ii) Recreational Buildings not Exceeding 1,248.6 Square Feet.



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			as a boardwalk but not including shoreline structures.	
I	- ²	No Holding Provisions (-H) Shall Apply to the Lands	-	No Holding Provision (-H) Shall Apply to the Lands

¹ The items listed under the "Permitted" column refer to the existing C1CA and EP1 Zone permissions within Comprehensive Zoning By-law 2014-14.

² The applicant did not cite a section of By-law 2014-14 to apply for this exemption from.

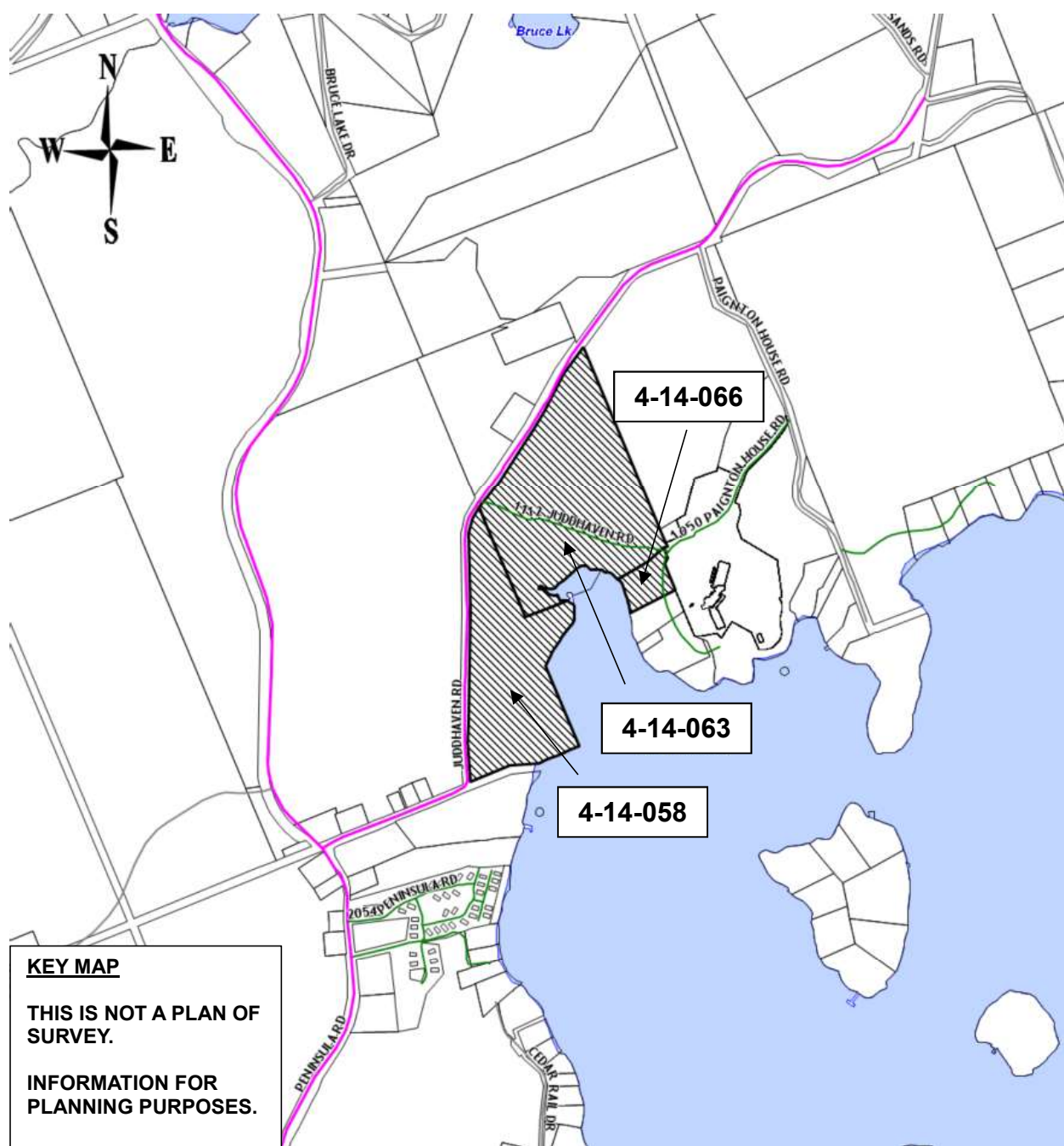
³ Comprehensive Zoning By-law 2014-14 defines height as the vertical distance between the lowest finished ground surface at the exterior of the building and the highest point of the roof. "Established Grade" is not defined in By-law 2014-14.

⁴ Information required for staff to calculate the required number of parking spaces has not been provided to date.

A key map of the subject property, the applicant's zoning sketch and any drawings, a draft Zoning By-law (prepared by the applicant) and a draft Official Plan Amendment (prepared by the applicant) are included in this notice.



KEY MAP



For more information, please contact the Planning Division weekdays between 8:15 a.m. and 4 p.m. at the Municipal Office, or at planning@muskokalakes.ca or by phone at (705) 765-3156. **Please quote the file number noted above.**



How to Participate:

Submit Comments in Writing



Submit comments to planning@muskokalakes.ca, deliver in-person, or mail to P.O. Box 129, 1 Bailey Street, Port Carling, ON, P0B 1J0.

Personal information collected in response to this Notice of Public Meeting will be used to assist staff and Council to process this application and will be made public.

Active Participation In-Person or on Zoom



Hybrid meetings are held at 9:00 a.m. on the above-noted meeting date in Council Chambers at the Municipal Office. For more information about participating, please visit www.muskokalakes.ca/speaking-at-a-meeting

Watch the Meeting Online



You can access the meeting from YouTube on the Township of Muskoka Lakes YouTube Channel. If the live webcast fails, the meeting recording will be posted under the Government Portal on www.muskokalakes.ca

FAILURE TO PARTICIPATE IN MEETING: If you do not participate in the meeting it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF PASSING & APPEALS: If you wish to be notified of the decision of the Council of the Township of Muskoka Lakes in respect to this application, you must make a written request to planning@muskokalakes.ca.

Furthermore, if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Muskoka Lakes 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 Township of Muskoka Lakes before the by-law is passed, the person or public body is not entitled to appeal the decision. 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.

Notwithstanding the above, subsection 21(7) and 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated at the Township of Muskoka Lakes this 15th day of October, 2025.

Crystal Paroschy, Clerk
Corporation of the Township of Muskoka Lakes



SITE PLAN

NOT TO SCALE

Revision	Date	Description	Notes	Niall McLaughlin Architects		
-	27/05/2025	Issued for Information - with Area Schedule		JOB:	Muskoka Cabins and Masterplan	Bedford House
A	05/06/2025	Issued for Coordination		CLIENT:	Mitchell Gokhar	125-133 Camden High Street
B	23/06/2025	Issued for Coordination		SCALE:	1:1250 @ A1	London NW1 7JR
C	15/07/2025	Issued for Coordination		DATE FIRST ISSUED:	02.05.2025	T: +44 (0) 20 7485 9170
D	16/07/2025	Issued for Coordination		DRAWING:	Proposed Site Plan - Phase 1	F: +44 (0) 20 7485 9171
				REFERENCE:	2105-M-SK-100	E: info@niallmclaughlin.com
				REVISION:	D	W: www.niallmclaughlin.com
				STATUS:	Stage 1	

PROPOSED ZONING BY-LAW 2025-XXX

BY-LAW 2023-_____

A By-law to **By-law 2014-14**, as amended

1. This By-law applies to the lands shown on Schedule "A" attached, legally described as

PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23.
2. By-law 2014-14 as amended, is further amended by rezoning the lands subject to this By-law to the Zoning By-law Map, and applying the following zone labels to the lands: **C1CA – XX and EP1 – XX**, as shown on Schedule "B".
3. The intent of this By-law is to amend By-law 2014-14 as follows:
 - 3.1 By zoning the lands outlined on Schedule "A" attached from:

C1CA-H2 Community Commercial, EP1 Environmental Protection, C2-F Community Commercial, C2-FH Community Commercial, R4 Residential Waterfront, and C1CA-H Community Commercial

to:

C1CA – XX and EP1 – XX

As outlined on Schedule "B". For the purposes of this Zoning By-law Amendment, the lands will be considered as one lot.
4. By modifying the subsections to Section **12 – EXCEPTIONS to By-law 2014-14:**

Exception XXX	CLEVELANDS HOUSE INC.	Parent Zone C1CA
File XXXXX	PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23.	Amending By-law 2023-_____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted on the Schedule "B" to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
C1CA – XX (Village Core Area and Resort Commercial Area)		
Special Zone Exemptions		
Permitted Uses <i>In addition to the permitted uses under Table 5.2.1, the following additional uses shall be permitted as main uses on lands zoned C1CA – XX:</i> wellness centre, artist studio, convenience store, cultural centre, residential dwelling unit, golf course, marina, office, personal service shop, place of amusement, recreational establishment, restaurant, retail store, staff quarters, and tavern.		
Setbacks <i>Notwithstanding Table 5.2.3, the Minimum Interior Side Yard Setback shall be = 5.1 m</i> <i>Notwithstanding Table 5.2.3, the Minimum Rear Yard Setback shall be = 3.9m</i>		

Gross Floor Area

Total Gross Floor Area: 20,000 m²

Height

Notwithstanding Table 5.2.3, the Maximum Height for buildings, measured from established grade, shall be as follows:

- Recreational and Wellness Pavilions: 18.5m
- Commercial Buildings: 14.5 m
- Accessory Structures (viewing tower, fireplace): 36.0 m
- Cabins: 11.1 m

Parking and Loading

Notwithstanding Table 3.28, the Required Parking Space requirement shall be as follows:

- Total Spaces: 398 spaces
- Residential Spaces: 57 spaces
- Non-Residential Spaces: 341 spaces

Notwithstanding Table 3.29, the Loading Space requirement shall be as follows:

- 0 spaces

EP1 – XX (Wetland Area)

Permitted Uses

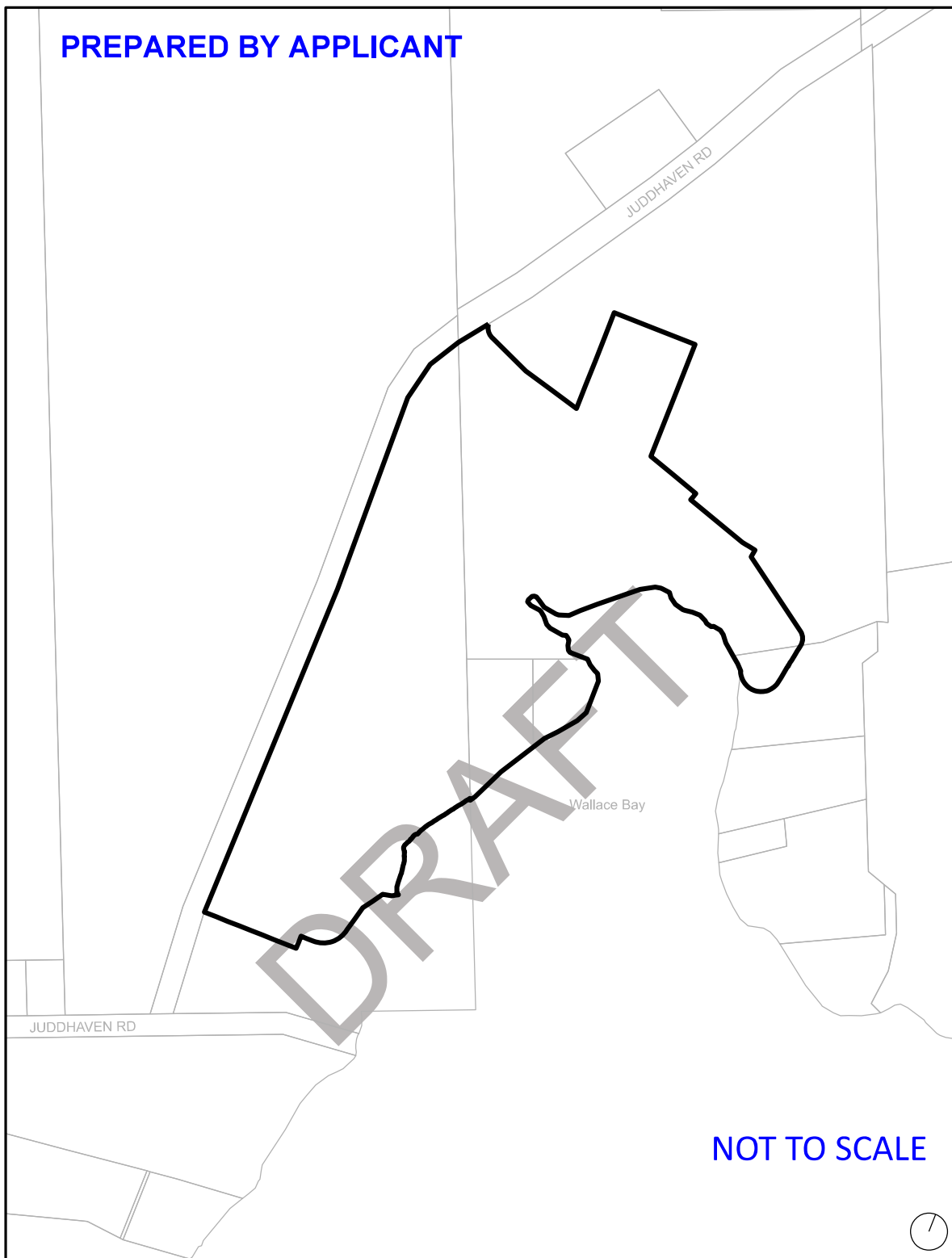
In addition to the permitted uses under Section 8.1.1, the following additional uses shall be permitted on lands zoned EP1–XX:

- Cabins not exceeding 31 m²
- Recreational buildings not exceeding 116 m²

5. HOLDING PROVISION

For the purposes of this By-law, no holding provisions shall apply to the lands shown on Schedule "A" attached hereto.

PREPARED BY APPLICANT



NOT TO SCALE

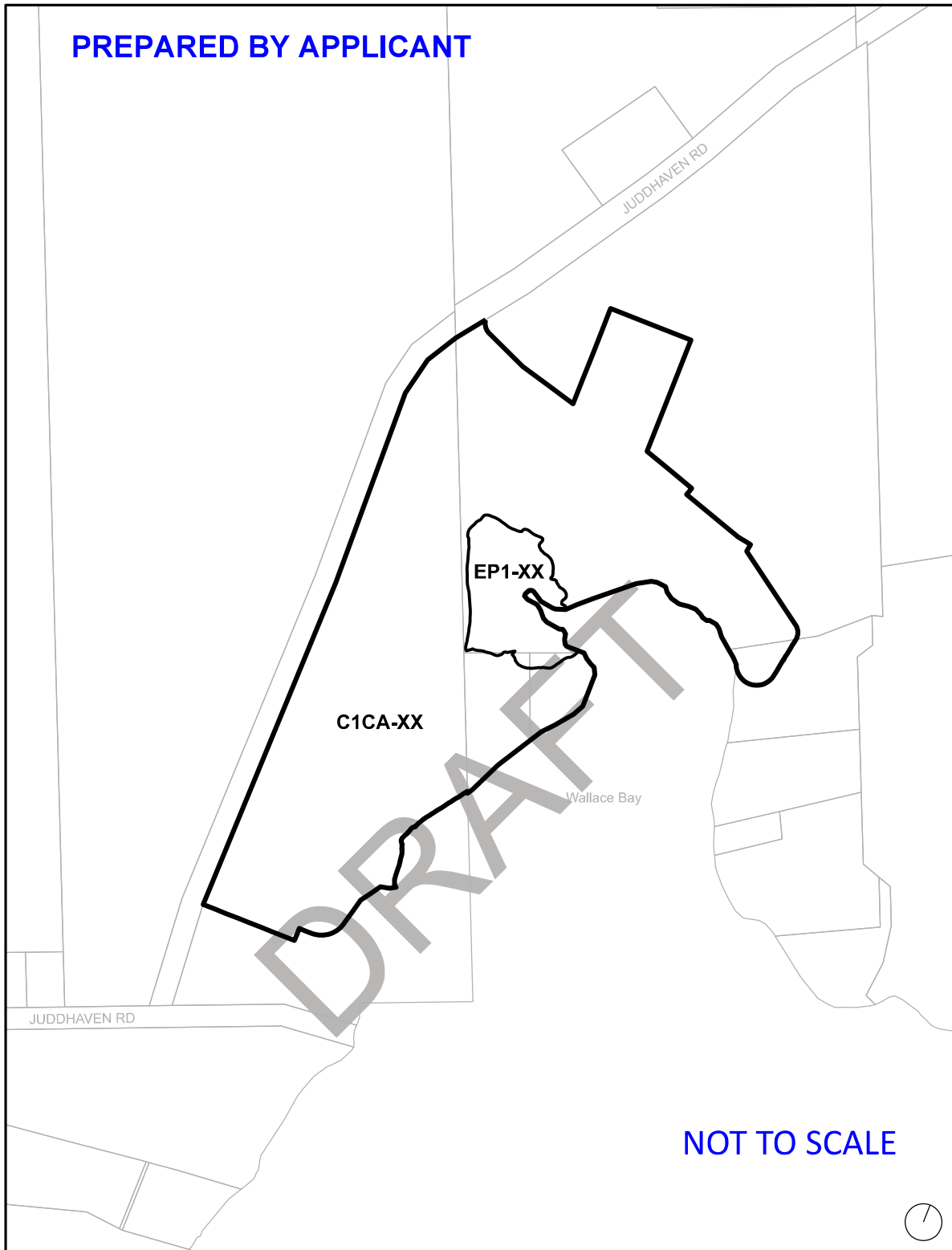
THIS IS SCHEDULE 'A' TO BY-LAW _____

—— LANDS SUBJECT TO AMENDMENT

LEGAL DESCRIPTION:

PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23

PREPARED BY APPLICANT



THIS IS SCHEDULE 'B' TO BY-LAW _____

—— LANDS SUBJECT TO AMENDMENT

LEGAL DESCRIPTION:

PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23

**AMENDMENT NUMBER ____
TO THE OFFICIAL PLAN OF THE
TOWNSHIP OF MUSKOKA LAKES
(2666940 Ontario Inc. and 2665556 Ontario Inc.)**

SECTION 1 COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein shall constitute Amendment Number ____ to the Official Plan of the Township of Muskoka Lakes.
- 1.2 Sections 1, 2, 3, 4, 6 and 7 herein do not constitute part of the formal Amendment but provide general information respecting the Amendment.

SECTION 2 LANDS SUBJECT TO THE AMENDMENT

- 2.1 The lands subject to the amendment are located in the Resort Village of Minett and consist of a portion of the lands described as PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23, as shown hatched on Schedule A affixed hereto.
- 2.2 The land subject to this Amendment is more particularly shown on Schedule 'A' attached hereto.

SECTION 3 PURPOSE OF THE AMENDMENT

- 3.1 The purpose of this proposed Official Plan Amendment is to:
 - Permit Resort Commercial Accommodation Units and recreation uses within wetland areas as defined by the Environmental Impact Study, on lands designated as Environmental Wetland (EW), Village Core (VC), Resort Commercial 1 (RC1), Resort Commercial 2 (RC2), and Residential 2 (R2), as identified on Schedule B attached hereto.
 - Expand criteria under Policy C1.5.2.4 to apply to development or development within wetland areas.
 - Permit Resort Commercial Accommodation Units and other recreational amenities to be within floodplain limits.
 - Facilitate an integrated resort development and support the tourism function of Minett.
- 3.2 The effect of this proposed Official Plan Amendment is to allow for a range of uses to be permitted throughout the site to support an integrated resort, while enhancing natural features as feasible.

SECTION 4 BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands subject to the amendment are in Resort Village or Minett and designated Environmental Wetland (EW), Village Core (VC), Resort Commercial 1 (RC1), Resort Commercial 2 (RC2), and Residential 2 (R2), in the 2023 Township of Muskoka Lakes Official Plan.
- 4.2 The Official Plan Amendment application has been submitted to accompany a Zoning By-law Amendment application (ZBA-22/23) to rezone the Phase 1 of the Cleavelands House Resort redevelopment from C1CA-H2 Community Commercial, EP1 Environmental Protection, C2-F Community Commercial, C2-FH Community Commercial, R4 Residential Waterfront, and C1CAH Community Commercial to C1CA – XX and EP1 – XX.
- 4.3 The proposal aligns with the long-term vision for the Resort Village of Minett, supporting the tourism function of the area while introducing enhancements to the natural features to remain on-site post development. Site design will be further advanced through the Site Plan Control process.

SECTION 5 THE AMENDMENT

- 5.1 Schedule B (Minett Land Use) under OPA 56 of the Township of Muskoka Lakes Official Plan is hereby amended by redesignating the lands shown hatched on Schedule "A" attached hereto from " Environmental Wetland (EW), Village Core (VC), Resort Commercial 1 (RC1), Resort Commercial 2 (RC2), and Residential 2 (R2) to Environmental Wetland (EW – XX), Village Core (VC – XX), Resort Commercial 1 (RC1 – XX), Resort Commercial 2 (RC2 - XX), and Residential 2 (R2 -XX).
- 5.2 A new Exception will be added to the Township of Muskoka Lakes Official Plan as follows:

Exception XX:

1. Within wetland areas, as identified, through an EIS, the following policies will apply:
 - a. No development shall be permitted within wetlands with the exception of conservation, recreation, or resort-related uses that may include trails, boardwalks, sports courts, or Resort Commercial Accommodation Unit(s), subject to C1.5.2.4.
 - b. In accordance with Policy C1.5.2.3, development within or adjacent to wetland areas may be permitted, provided that through the Master Development Agreement, or Site Plan Approval process, a study is submitted to the satisfaction of the District and Township which indicates that it will not result in any of the following:
 - i. Loss of wetland function;
 - ii. Conflict with existing site-specific wetland management practices; and/or
 - iii. Loss of contiguous wetland area.

If (a), (b), or (c) are not met, enhancement and/or compensatory measures may be considered to permit development, to the satisfaction of the District or Township.

- c. The District of Muskoka has completed flood plain mapping and this mapping shall be implemented in the Township's implementing zoning by-law in accordance with Section C1.7.2 of this Plan. This mapping should be referenced when considering any development or site alteration in the Minett Resort Village. New permanently habitable buildings are not permitted in the floodplain's elevation limits; however, conservation, recreation, or resort-related uses that may include trails, boardwalks, sports courts, and/or Resort Commercial Accommodation Unit(s) may be permitted. Updates to the limits of the floodplain may be considered through future studies, with any proposed changes subject to the approval of the Township and District.
- d. A minimum 20 metre setback from any shoreline shall be required for all development, excluding shoreline structures, open decks, minor accessory structures and recreational and other amenities, including any portion of a proposed wellness centre, or Resort Commercial Accommodation Unit that is two or less storeys in height. A lesser setback shall not be permitted for any form of commercial or residential accommodation. Structures deemed to be legal non-complying that are being re-constructed in-situ are exempt from this policy.

SECTION 6 IMPLEMENTATION

- 6.1 The changes to the Official Plan of the Township of Muskoka Lakes as described in this Amendment shall be implemented in accordance with the Official Plan of the Township of Muskoka Lakes and Sections 17 and 21 of the *Planning Act* R.S.O 1990.

SECTION 7 INTERPRETATION

- 7.1 The boundaries as shown on Schedule A attached to this Amendment are approximate only and not intended to define the exact limits of the defined area except where they coincide with roadways, watercourses and other clearly defined physical features. Where the general intent of the 2023 Official Plan of the Township of Muskoka Lakes is maintained, minor adjustments to the boundaries for the purposes of the zoning by-law implementing the Official Plan may be permitted without the requirement of an amendment to the Plan.



THIS IS SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT _____

— LANDS SUBJECT TO AMENDMENT

LEGAL DESCRIPTION:

PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23



THIS IS SCHEDULE 'B' TO OFFICIAL PLAN AMENDMENT _____

_____ LANDS SUBJECT TO AMENDMENT

OPA 56 - LAND USE DESIGNATIONS

- RESORT COMMERCIAL (RC1)
- RESORT COMMERCIAL (RC2)
- RESIDENTIAL 2 (R2)
- VILLAGE CORE (VC)
- ENVIRONMENTAL WETLAND (EW)

WETLAND FUNCTION

- LOW FUNCTIONING WETLAND
- MODERATE FUNCTIONING WETLAND
- HIGH FUNCTIONING WETLAND

LEGAL DESCRIPTION:

PART OF LOTS 22 & 23, CONCESSIONS 10, 11 & 12 AND PART OF LOT 24, CONCESSION 11 AND PART OF THE BED OF LAKE ROSSEAU IN FRONT OF LOT 23, CONCESSION 11 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11, IN FRONT OF LOT 23