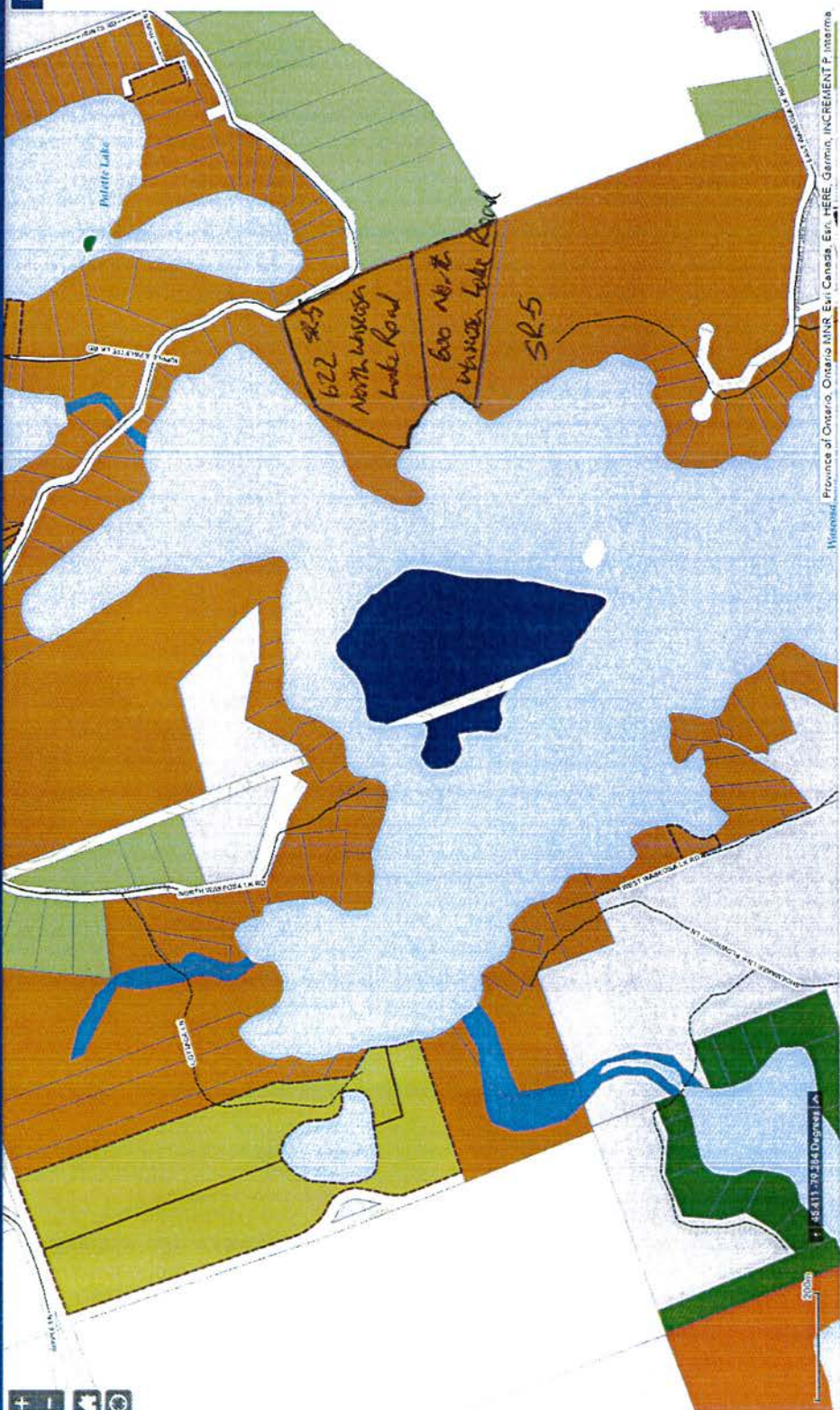


APPENDIX D

- ☐ Points of Interest
- ☒ Base Data
- ☐ Transit Bus
- ☐ Winter Snow Plowing
- ☒ Roads
- ☒ Zoning
- ☒ Parcels
- ☐ Bylaws
- ☒ Parks Trails & Cemeteries
- ☐ Planning
- ☐ Wards & Councilors
- ☐ Contours 50cm



APPENDIX E



THE DISTRICT MUNICIPALITY OF MUSKOKA

70 PINE STREET, BRACEBRIDGE, ONTARIO P1L 1N3
Telephone (705) 645-2231 Fax (705) 645-5319 1-800-461-4210 (705 area code)
www.muskoka.on.ca

September 25, 2008

Mr. Bruce Howlett
Lake Waseosa Ratepayers Association

Dear Mr. Howlett:

RE: Lake System Health Program
Lake Waseosa - Change of Lake Status

In July 2007, the District Municipality of Muskoka adopted Official Plan Amendment No. 32 (Lake System Health). This Official Plan Amendment established policies to enhance shorelines and protect recreational water quality.

Based on the recreational water quality model as detailed in the report prepared by Gartner Lee Limited in 2005 entitled *Recreational Water Quality Management in Muskoka*, the lakes and rivers in Muskoka have been classified as having high, moderate or low sensitivity to phosphorus. Lake Waseosa was identified as being of moderate sensitivity.

Where the phosphorus loading to a lake exceeds 50% of the undeveloped phosphorus load, the lake is considered "Over Threshold" for phosphorus loading. "Over Threshold" lakes require a higher level of development control to protect the long-term health of the lake. In 2007, Lake Waseosa was identified as being "Over Threshold".

In August 2008, in response to concerns with data for several specific lakes, for example Lake Joseph, the District Municipality of Muskoka retained Gartner Lee Limited to review its water quality data. This review included identifying any

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2/2

outliers, recalculating long-term means, and making recommendations as to whether or not the threshold status of a lake should change. You can review a full copy of the Gartner Lee Report at <http://muskoka.fileprosite.com/contentengine/Link.aspx?ID=7696&Direct=1>.

The long-term mean for Lake Waseosa was 12.52 µg/L using existing data. The measurement from 2001 of 27.1 µg/L was identified as a potential outlier and confirmed based on statistical testing. The new long-term average is 10.6 µg/L. This value is lower than the modeled threshold value of 11.48 µg/L; therefore, Lake Waseosa is no longer considered to be "Over Threshold".

All development applications on Lake Waseosa will, therefore, now be subject to the standard policies applicable to lakes with moderate sensitivity.

If you would find it helpful, we would be please to meet with you and your association to explain the change in status for Lake Waseosa. If you have any questions, please contact me at jbrouse@muskokaheritage.org or by phone at 705-645-7393.

Yours truly,



Judi Brouse
Director of Watershed Programs

Cc: C. Doughty, Mayor
G. Young, District Councillor
T. Sararas, Director of Development Services

Managing Our Legacy Together

APPENDIX F



THE DISTRICT MUNICIPALITY OF MUSKOKA

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

70 PINE STREET, BRACEBRIDGE, ONTARIO P1L 1N3

Telephone (705) 645-2231 OR 1-800-461-4210 (705 area code) Fax (705) 646-2207

www.muskoka.on.ca

January 7, 2019

Tanya Calleja, Clerk
Town of Huntsville
37 Main Street East,
Huntsville, Ontario
P1H 1A1

VIA EMAIL ONLY

Dear Ms. Calleja:

Re: CONCURRENT COMMENTS
Consent Applications B/76/18/HTE (Ball, Gailits, Rowland)
Zoning Amendment Application Z/66/18/HTE
Part of Lots 10 & 11, Concession 11
Chaffey, Town of Huntsville

Recommendation

District staff would not be opposed to the above noted applications provided the appropriate development control techniques are used to implement the recommendations of the Scoped Environmental Impact Study prepared by FRI Corp. Ecological Services, dated November 2018, regarding building envelopes, docking envelopes and construction mitigation measures.

Notice of Committee and Council's decisions respecting the above noted applications is requested.

Analysis

The subject properties are located within the "Waterfront" designation of the Muskoka Official Plan (MOP). It is our understanding that the above noted applications would establish an easement for parking and access in favour of the two island properties on Treasure Island. We also understand that the island properties will be rezoned from Conservation Holding (C-H) to Shoreline Residential Five (SR5) to permit each island property to be developed with one single detached dwelling. We further understand that the mainland property will be rezoned to permit a reduced side yard setback for a dock and to recognize the property as a waterfront landing.

The Ministry of Natural Resources and Forestry has identified "Type 1" and "Type 2" fish habitat along the frontage of Treasure Island. In support of the applications, a Scoped Environmental Impact Study prepared by FRI Corp. Ecological Services, dated November 2018, was prepared. The report identifies potential building envelopes, docking envelopes and construction mitigation measures to avoid impacts to natural heritage features and species at risk which can be implemented through appropriate development control techniques.

Although a species at risk assessment has been completed, it does not appear that the Ministry of Natural Resources and Forestry (MNRF) was consulted on the appropriateness of the outcomes. Therefore, District staff would also recommend that the MNRF be contacted to

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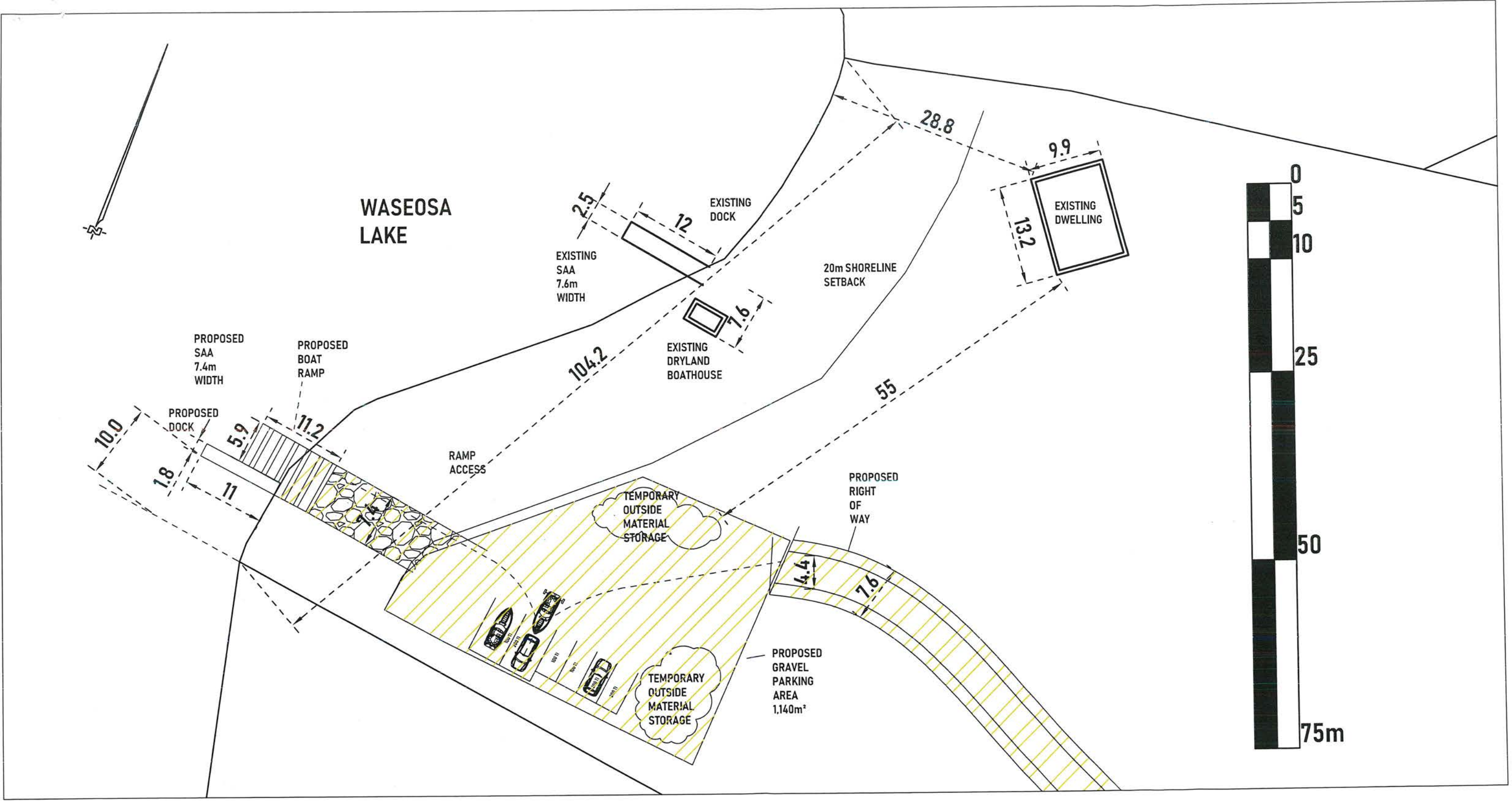
ensure that the proposed development will not have any negative impacts on species at risk or their habitat.

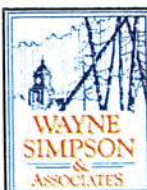
Yours truly,

A handwritten signature in black ink, appearing to read "Scott Joyce". The signature is written in a cursive, flowing style.

Scott Joyce, BAA, MAES, MCIP, RPP,
Planner

APPENDIX G



PROJECT: WATERFRONT ACCESS DETAIL	LEGAL DESCRIPTION: PART OF LOT 12, CONCESSION 11 FORMER TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA PART 5, 35R-16204	 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: MAY 6, 2019
CLIENT: ROWLAND	LOCATION: 600 NORTH WASEOSA LAKE ROAD		SCALE: METRIC
			REVISION No.: 1
		WSA FILE No.: 1650	FILE NAME: WATERACCESS.dwg

APPENDIX H

Schedule E2

WATERBODIES WHERE A WATER QUALITY INDICATOR HAS BEEN CONFIRMED IN ACCORDANCE WITH THE POLICIES OF SECTION C2.6 OF THE MUSKOKA OFFICIAL PLAN

WATERBODIES WHERE LONG-TERM PHOSPHORUS CONCENTRATIONS EXCEED 20 MICROGRAMS/LITRE

Ada Lake (ML)
Barron's Lake (GB)
Bass Lake (GR)
Brandy Lake (ML)
Three Mile Lake (ML)

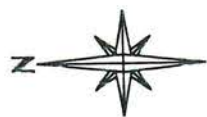
WATERBODIES WITH A LONG-TERM STATISTICALLY SIGNIFICANT INCREASING TREND IN PHOSPHORUS CONCENTRATION

None

WATERBODIES WITH A CONFIRMED AND DOCUMENTED OCCURRENCE OF A BLUE-GREEN (CYANOBACTERIAL) ALGAL BLOOM

Bruce Lake (ML)
Stewart Lake (GB/ML)
Three Mile Lake (ML)
Peninsula Lake (HT/LOB)

APPENDIX I



RESIDENTIAL

LAKE WASEOSA

RESIDENTIAL

EXAMPLE 185m²
DWELLING

15m AMENITY
AREA AS PER ZBL

FRI - IDENTIFIED
DEVELOPMENT
ENVELOPES

SUBJECT LANDS
10.5ha±

SHORELINE SETBACK

FRI - IDENTIFIED
SHORELINE
DEVELOPMENT
ENVELOPES

FRI - IDENTIFIED
DEVELOPMENT
ENVELOPES

EXAMPLE 185m²
DWELLING

15m AMENITY
AREA AS PER ZBL

EXAMPLE 12m BY
3m DOCK

TYPE-2 FISH HABITAT

TYPE-1 FISH HABITAT

LAKE WASEOSA



PROJECT:	CONCEPTUAL SKETCH	LEGAL DESCRIPTION:	PART OF LOT 11, CONCESSION 11 & 12 FORMER TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA	WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-78 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 799-0092 FAX: (705) 799-0094 info@wmsimpson.com	DATE:	NOVEMBER 26, 2018
CLIENT:	ROWLAND	LOCATION:	TREASURE ISLAND	WSA FILE No.:	SCALE:	METRIC
				1650	REVISION No.:	
					FILE NAME:	TREASUREISLANDACCESS.dwg