



WHITE LAKE SCIENCE

White Lake: Land Tenure and Land Use



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Foreword

This document was originally commissioned in 2014 to French Planning Services, Inc. by the White Lake Preservation Project (WLPP). The WLPP was co-founded by Janet Taylor who has substantially re-written and updated the document largely into its present form.

The White Lake Preservation Project disbanded in March of 2020. However, the scientific arm of the organization continued its work under the auspices of the White Lake Property Owners Association. Annual reports and all published information on White Lake can be found on the [White Lake Science Website](#).

White Lake Land Tenure and Land Use (2018)

The purpose of this document is to provide information on how White Lake was developed, to undertake an inventory of residential and commercial development and to provide an estimate of the potential for new lot creation.

1. General Description of Current Land Use Patterns

The existing land use pattern is a result of past land management practices, limited road access, and the abundance of wetlands along the shorelines of White Lake. Map 1 illustrates the location of Crown and private land and Map 2 illustrates types of access (public road, private road, by water) to shoreline properties. Less than 20% of the shoreline is Crown land. The land base surrounding White Lake is equally divided between Crown and private land.

The character of White Lake is established by its many bays, undeveloped crown land shorelines and abundance of wetlands. Table 1 illustrates the total shoreline lengths (mainland, islands, and wetlands) for each municipality.

Table 1 - White Lake Shoreline Length - Mainland, Islands, Wetlands by Municipality

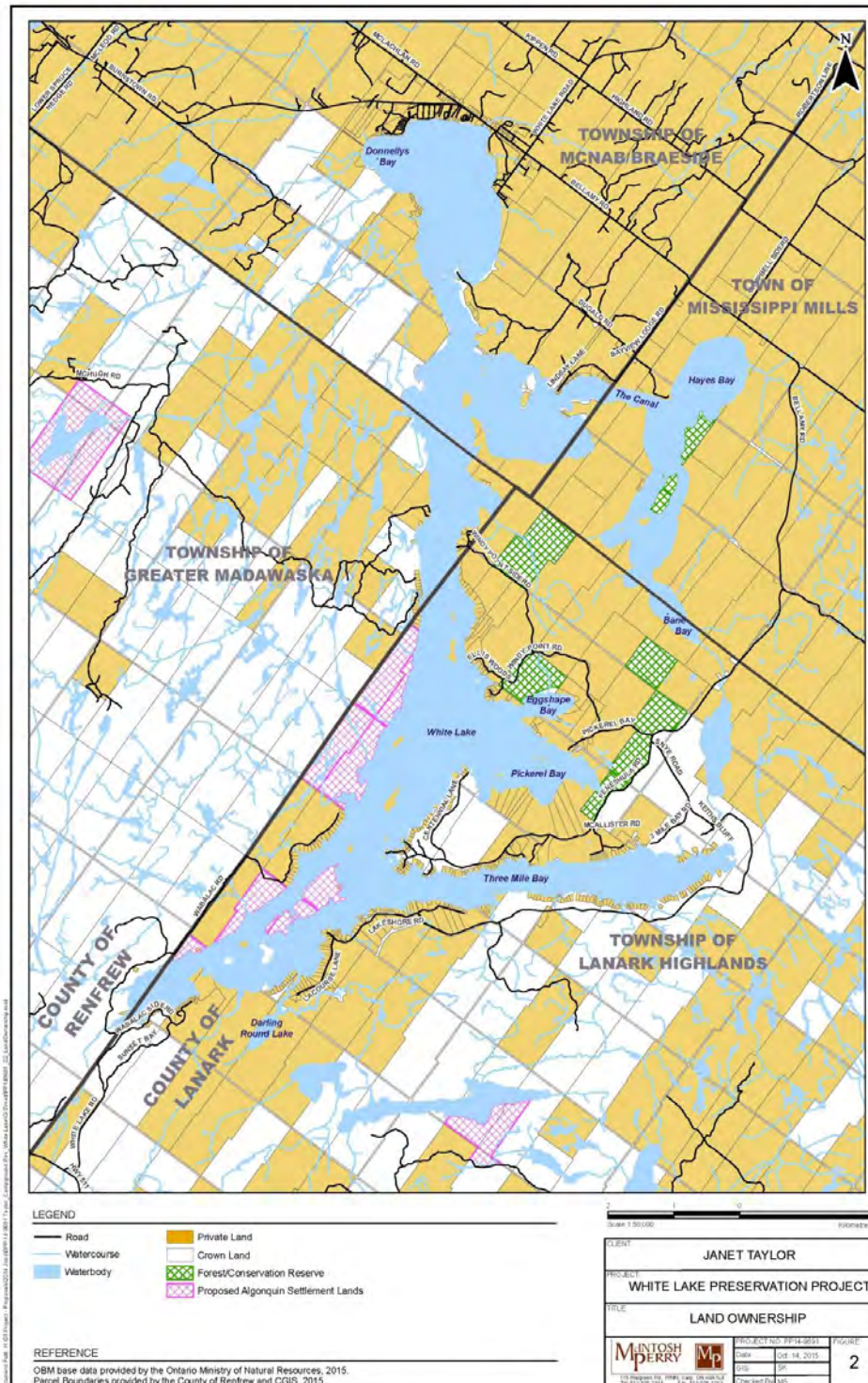
	Total Shoreline (km)	Non- Wetland Shoreline (km)	Wetland Shoreline (km)	Percentage Wetland Shoreline
Greater Madawaska	9.570	6.664	2.906	30.4%
Island	0.139		0.000	
Shoreline	9.431		2.906	
Lanark Highlands	65.362	52.382	12.980	19.9%
Island	15.094		1.920	
Shoreline	50.268		11.060	
McNab-Braeside	25.666	14.070	11.596	45.2%
Island	3.140		0.583	
Shoreline	22.526		11.013	
Mississippi Mills	18.189	5.372	12.817	70.5%
Island	2.774		1.556	
Shoreline	15.415		11.261	
Lake Total	118.787	78.488	40.299	33.9%
Island	21.147	17.088	4.059	19.2%
Shoreline	97.640	61.400	36.240	37.1%

(Source: MNRF, 2016)

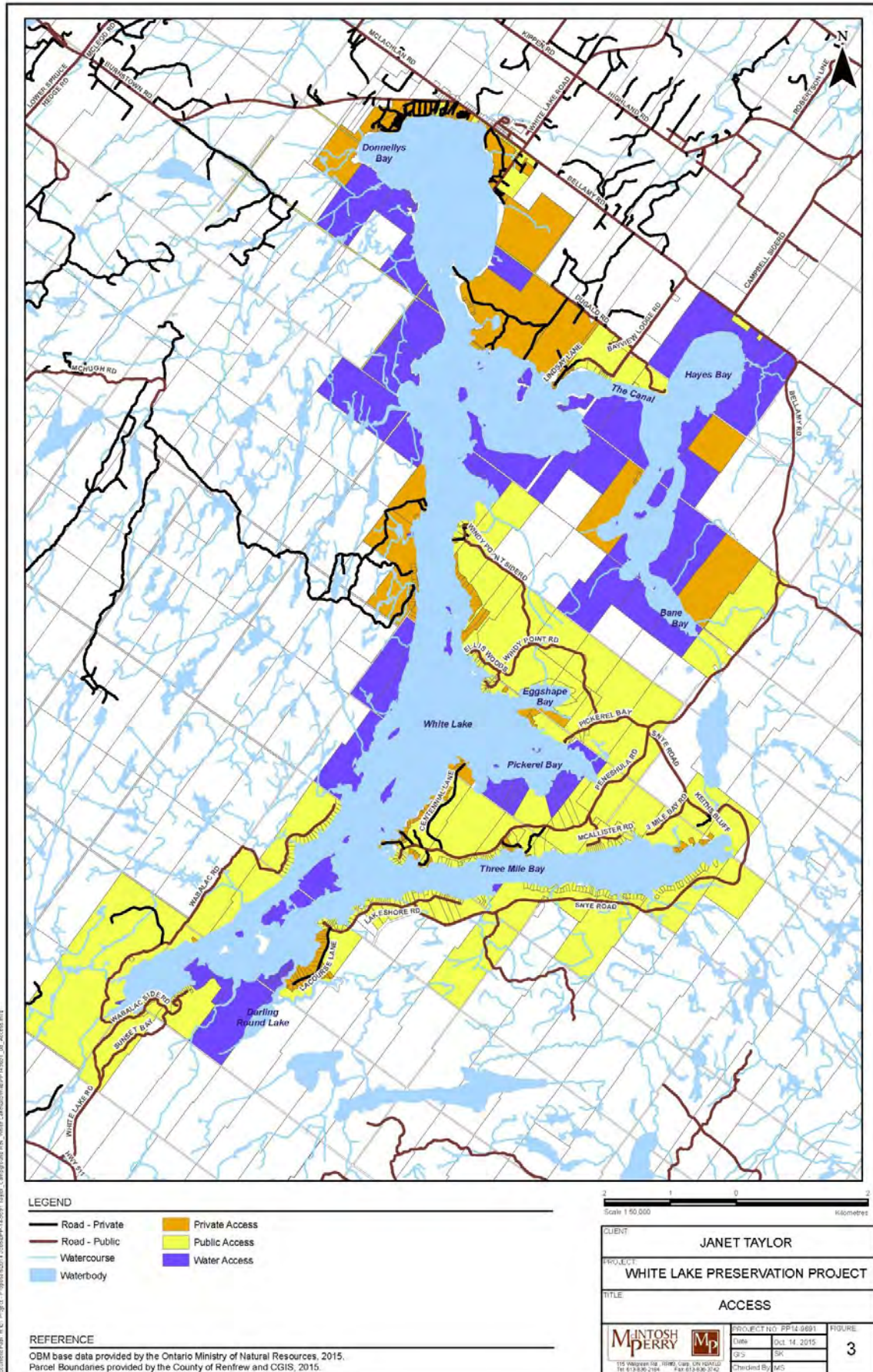
The western shoreline is mostly undeveloped. Along this shoreline there are pockets of residential development that are interspersed with substantial portions of undeveloped Crown land. About 5 kilometers of this Crown land shoreline is subject to the Algonquin Land

Claim Settlement Agreement. The western shoreline contributes to the remote and undeveloped character of the lake.

Map 1 - Land Ownership



Map 2 - Access



The eastern shoreline is extensively developed private land with smaller parcels of Crown land shoreline in Three Mile Bay and Pickerel Bay. The shoreline along Three Mile Bay, Pickerel Bay, the Canal, and the Hamlet of White Lake Village is more densely developed and contains a mixture of both residential and large tourist commercial properties. Many of the lots were created before the *Planning Act* established subdivision control and are undersized according to today's standards. As well, there appears to be a current trend of traditionally smaller cottages being replaced or expanded into larger 4 season homes.

Portions of the Crown land in Hayes Bay and Pickerel Bay have been designated as a Provincial Conservation Reserve to protect wetlands and other specific features. According to an inventory conducted in 1985, there are 51 islands on White Lake of which 25 are entirely Crown lands, and 2 are partially crown and private land, the remaining islands are privately owned, most with cottage development. Many of the Crown islands are under .02 hectares and are exposed rocks with no vegetation. Island properties and other mainland areas require long term mainland parking and boat access facilities to ensure access by water to their properties (see Map 2). Ferris 1985 MNR 1985 Integrated Resource Management Plan.¹

2. History of Shoreline Development

According to the White Lake Integrated Resource Management (IRM) Plan (MNR 1985), the Province of Ontario began disposing of Crown land on White Lake as individual cottage lots and island lots as early as 1912. On the east shore opposite Birch Island, 66 lots were severed as summer resort parcels dating back to 1938. The majority of summer resort land parcels were sold in the 1950's. Disposition dates for other islands are listed below:

• Curley's Island	1912
• Stanley Island	1912
• Birch Island	1912
• Ross Island	1912
• Bogs (McLaughlin's) Island	1913
• Waba Island	1924
• Avalon Island	1927

A large number of cottage lots were made available on Crown lands by registered plan of subdivision. Table 2 lists the lots created through the Crown Land Cottage Disposition Program. Six Crown Land subdivisions were prepared for White Lake. The total number of crown shoreline seasonal residential lot dispositions was 171 lots.

Most subdivision plans included a Crown shoreline reservation of 66 ft (20.1m). The Crown retained the shoreline reserves on the waterfront lots because, historically, waterways were the primary transportation routes. Shoreline reserves were established to ensure that the travelling public could gain access to and from waterways without trespassing on private

¹ [The Integrated Resource Management Plan](#) can be downloaded from the [White Lake Science website](#).

property (Lands Files, April 1980). This reserve was also intended to ensure adequate protection of the shoreline environment and the implementation of Ministry programs (Ferris, 1985, MNR Integrated Resource Management Plan, Part 1).

Table 2 - Crown Land Disposition - White Lake - Darling and Bagot Townships

	Date	No. of Lots
Individual Severances		
Shoreline Lots	1938-1970	64
Island Lots	1912-1957	12
Registered Plans of Subdivisions		
Darling Township		
1. Plan No. 1715	24/03/1950	11
2. Plan No. 2057	27/06/1960	25
3. Plan No. 2058	27/06/1960	30
4. Plan No. 12649	21/07/1961	12
5. Plan No. 13182	18/12/1961	3
Others (previous lots within subdivision)		2
Bagot Township		
6. Plan No. 359	21/07/1966	12
Total Crown Dispositions	Shoreline Seasonal Residential Lot	171

3. Land Use Inventories 1983 - 2018

Five land development inventories, including private and commercial properties, have been carried out for White Lake. A land inventory is a count of the development that has taken place on the lake and includes everything from permanent residences to campsites. Early inventories were used as background information for assessing the level of development and, for Ferris (1985), in the preparation of a Lake Plan. The inventories of 2015 and later were all carried out as a part of the input required for modelling lakeshore capacity.

In this document the data from 4 of the 5 inventories have been placed in one table for comparison. Data from one of the inventories carried out by MNRF as part of the [Draft Environmental Evaluation Report Algonquin Land Claims August 2017](#) is not available. The document itself has now been archived but can still be downloaded as of December 2019. As each of the inventories was carried out using somewhat different terminology, the common terminology adopted for the purposes of creating one table is that found in the [Ontario Lakeshore Capacity Handbook](#).

Table 3: Residential Land Use Patterns Developed Since 1986				
Residential	Ferris 1985²	Hutchinson Nov. 2015³	French Planning July 2016	Taylor Feb. 2018⁴
Permanent (Including mobile homes)	24 ⁵ + 35 ⁶	86	610 ⁷	209
Extended Seasonal	464	98		289
Seasonal (Island/Boat-in)	11	73		47
Vacant Lots of Record		134		114
Totals	534	391	610	659

Table 4: Commercial Land Use Patterns Developed Since 1986				
Commercial	Ferris 1985	Hutchinson Nov. 2015	French Planning July 2016	Taylor Feb. 2018
Resorts- total number of resorts	14	3	10	-
Resorts - Rental Cottages	25	16	54 ⁸	-
Trailer Park (total number of sites)	500 ⁹	557	773 ¹⁰	-
Campgrounds/Tent Trailers/RVs (total number of sites)		198	52	-
Total Number of Sites	525	771	879	-

² Ferris PS (1985) White Lake Integrated Resources Management Plan, Part II, Ministry of Natural Resources

³ Hutchinson Environmental Sciences Ltd. (2015), Lakeshore Capacity Assessment for White Lake

⁴ Taylor did not recount trailer parks, campgrounds etc. as that had been carried out recently and did not need further refining for the modelling, although it would be useful to do so now as there has been significant expansion in the last 5 years.

⁵ Permanent

⁶ Mobile Homes

⁷ Includes all lots of record – residences, extended season, seasonal, vacant lots, plus residences associated with commercial properties and mobile homes.

⁸ Includes rental trailers.

⁹ Total number of sites for trailers, tent trailer and campsites.

¹⁰ Includes 69 “camp sites” for-White Lake RV Park which is trailer park.

i. Ferris: Ministry of Natural Resources 1985

This inventory of private and commercial development on White Lake is part of an extensive “White Lake Integrated Resources Management Plan” that was prepared by the Ministry of Natural Resources in 1983. The Introduction indicates that the Plan was carried out “to identify lake resource problems and provide a means of ameliorating present and future environmental inputs that result from continued and uncontrolled shoreline development, growing recreational use and commercial development.”

Assessments completed in February and June of 1983 included a detailed count of all private shoreline and island cottages visible from the water as well as those in the backshore. The village of White Lake was the largest permanent residential area on the Lake. The 1983 assessment did not include the residences set back from the Lake in White Lake Village. Ferris, 1985 remarked that lot counts have varied considerably in the past due to inconsistencies in data collection and aerial counts that included non-dwelling buildings other than cottages (i.e. accessory buildings). This inventory also included Commercial Tourist Establishments.

ii. Hutchinson: November, 2015

This inventory was carried out as input for a lakeshore capacity modelling exercise carried out by Hutchinson Environmental Sciences Ltd for a private client. With respect to residential lots the data was obtained from the County of Lanark, the County of Renfrew, and the Municipality of Mississippi Mills. The development counts were supplemented with an evaluation of satellite imagery and web searches. In the case of Commercial properties, this was done to determine the number of trailers, campsites, or cabins because this information was not provided from other sources. The count for vacant lots was provided by the municipalities and under the “full buildout modelling scenario”, the lots were assigned occupancy categories in the same ratio as that which currently existed. The total number of properties within 300 m of the shoreline was reported as 391.

iii. Inventory of Private Lands: French Planning Services Inc. 2016

The inventory was conducted using the County of Renfrew GIS (Geographic Information Systems) and MNRF Land Information Ontario System mapping services. It includes all private land parcels and excludes Crown land, rights of way, shoreline road allowances, road allowances that lead to water, and other publicly owned land including water access points since these lands cannot be privately developed. Vacant lands have been included in the total lot count because it is assumed that most vacant lots are existing lots of record and will eventually be developed.

Table 4 indicates that according to this survey of White Lake completed in 2016, there were 553 privately owned existing lots of record located along the shoreline of White Lake,

including rural, residential, and commercial properties. There were 521 residential lots on the mainland and 19 island lots (including permanent, seasonal, rural, and vacant).

There were 10 lots zoned for resort or tourist commercial uses, and 3 lots zoned for other uses, including a lumber retail yard, community museum, and a property zoned Hamlet Commercial on Point Road.

Table 5 - Accommodation Units - Properties Zoned Tourist Commercial and Mobile Home Park

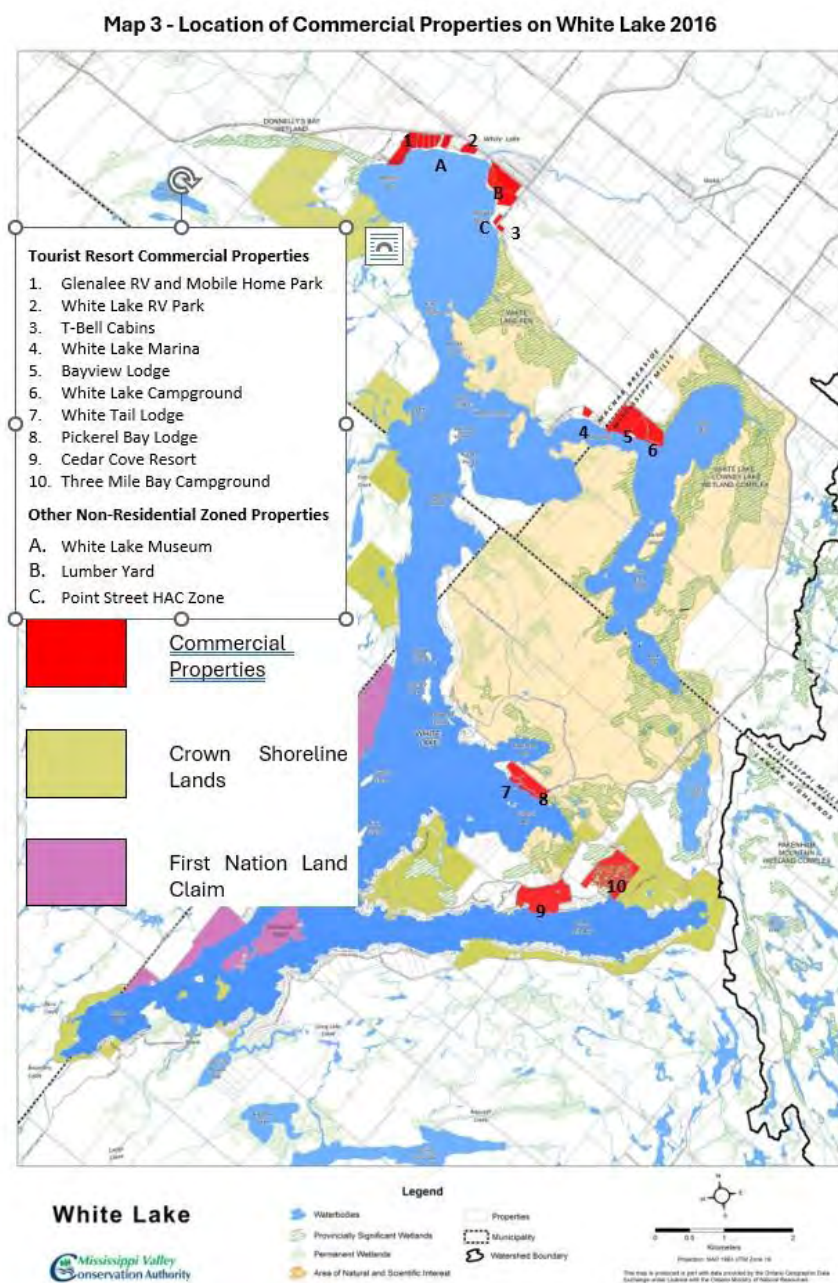
	Residence	Mobile Homes	Rental Cabins or Trailers	Trailer Sites	Transient Trailer Sites	Camp Sites	Restaurant	Marina	Total Units
McNab-Braeside									
1. Glenalee RV and Mobile Home Park	1	60	-	169	-	-	-	-	230
2. White Lake RV Park	1	-	-	-	-	69	-	-	70
3. T-Bell Cabins	1	-	7	-	-	-	-	-	8
4. White Lake Marina	1	-	-	-	-	-	-	1	2
Mississippi Mills									
5. Bayview Resort	1	-	12 cottages 4 chalets	178	-	-	-	-	195
6. White Lake Campground	1	-	-	39	-	-	-	-	40
Lanark Highlands									
7. White Tail Lodge	1	-	5	-	-	-	-	-	6
8. Pickerel Bay Lodge	1	-	10	-	-	35	-	-	46
9. Cedar Cove Resort	1	-	12 cabins 3 trailers	276	29	-	1	(gas)	322
10. Three Mile Bay Campground	1	-	1	42	-	17	-	-	61
Greater Madawaska									
TOTALS	10	60	54	704	29	121	1	1	980

SOURCES:

1. Glenalee trailer sites from air photo - mobile home units from McNab-Braeside
2. campinginontario.ca/WhiteLakeRVPark
3. www.t-bellcottagerentals.com
5. www.bayviewlodge.org
6. Hutchinson Report
7. www.whitelakeon.com/iwhitetail.html
8. www.pickerelbay.com
9. www.cedarcove.ca and confirmed by owner
10. www.3milebaypark.ca

Table 5 provides a list of tourist commercial properties and the type of accommodation units on each site. Map 3 illustrates their location on the lake. The inventory included various types of accommodation units, cabins, trailer sites, and camp sites and assumed 1 residence (or managers unit) per tourist commercial property. In total, there were 980 tourist commercial accommodation units on the lake, almost twice the number of residential lots (553).

Table 5 was compiled by French Planning in 2016. The sources of all numbers are provided in the footnotes. This is the only inventory available of the 10 tourist commercial properties by individual property. Some of these properties may have expanded significantly since 2016 and a more systematic recount should be carried out.



Zoning maps for the 4 municipalities are provided in Appendix 1. An air photo for each tourist commercial property is provided in Appendix 2, including site maps when they were available. The air photos illustrate the general layout of the development of each property. Property lines are illustrated (light grey) but do not accurately illustrate the proper location. Instead, they were used to generally illustrate the scope and layout of the property. Appendices are in a separate document.

There are also 3 properties that are zoned to permit commercial and rural uses in addition to the tourist commercial properties (Table 6). All are located in McNab-Braeside. Air photos that illustrate the properties are provided in Appendix 1.

Table 6 - Other Commercial and Rural Land Uses 2016

	Zone	Land Use
McNab-Braeside		
White Lake Museum	Community Facility (CF)	Community Museum
Lumber Yard	Rural Exception E-10 (RU E-10)	Lumber Yard
1178 Point Road	HAC - Hamlet Commercial	3 residences

(Source - Township of McNab-Braeside)

iv. Taylor Inventory 2018

The Taylor inventory was prepared as input for a Lakeshore Capacity study that was carried out on White Lake by Bev Clark¹¹ in January of 2018. This inventory was a further refinement of that carried out by French Planning which made no attempt to identify which properties on the Lake were permanent residences and which were extended seasonal residences. The distinction is required to carry out the Lakeshore Capacity study which weights the contribution of properties to the phosphorous load according to the way in which the property is used i.e. permanent residence vs seasonal cottage.

Maps of the whole of White Lake were prepared by McIntosh Perry. The references included GIS data provided by the Ministry of Natural Resources and Forestry, 2017, parcel data provided by Renfrew County and Canada Geographic Information System 2015 and imagery provided by Esri¹² 2010. The maps showed the lots in each of the four Townships up to 300 m from the lake shore.

For 3 of the 4 townships i.e. Lanark Highlands, Mississippi Mills, and McNab Braeside; the maps provided civic addresses for those lots which had buildings on them. Vacant lots did not for the most part have civic addresses indicated on the maps.

¹¹ Bev Clark is a retired senior research scientist from the Ministry of the Environment, Conservation and Parks. He was the director of the Lake Partner Program from its inception and both collected research data and contributed to the development of the Lakeshore Capacity Model used by the Ontario government.

¹² Esri is a company that specializes in GIS and remote sensing.

McIntosh Perry also provided spreadsheets with the civic address and the tax role number for each lot in three townships. By visiting each of the Township offices and referencing the property tax rolls, it was possible to distinguish permanent residences from seasonal properties. For Greater Madawaska which has only a small part of the lake, the information on the properties came from one of the property owners which was verifiable by boat. Most of the properties in Greater Madawaska were boat-in and thus classed as seasonal residences for purposes of the Capacity Study.

To identify the location of vacant lots on the Lake, use was made of Concession and Lot numbers.

4. Potential for Development - New Residential Lot Creation: 2016

A preliminary assessment was conducted by French Planning in 2016 to determine the potential for new residential lots based on available private land that had enough shoreline lot frontage to meet the local zoning by-law standards. The standard for Lanark Highlands and Mississippi Mills was 60 meters of lot frontage and for McNab Braeside and Greater Madawaska; 40 meters. Sixty meters was adopted as the standard as it was used in Lanark County and in many municipalities in Ontario. This is a conservative estimate based on the physical length of shoreline located outside of Provincially Significant Wetlands (PSW) to be subdivided. This is not based on any form of lake capacity, but strictly on the existing undeveloped land and the requirement of 60 m of shoreline lot frontage.

The assessment was completed using land assessment property information provided by the Ontario Ministry of Natural Resources and Forestry Land Information System and confirmed by using the County of Renfrew GIS mapping services in Madawaska Highlands and McNab-Braeside (Lanark County does not have a GIS mapping service). The assessment was conducted while referring to the applicable local Zoning By-law and Official Plan to determine land use constraints such as Provincially Significant Wetlands. The estimate is based on the physical capability for new lot creation based upon useable shoreline frontage and sufficient lot area outside of Provincially Significant Wetlands and other known constraints. This estimate is provided without the benefit of more detailed studies (e.g., lake capacity, environmental impact studies) that are normally required through the municipal lot creation process.

While White Lake can be considered a large inland lake in its geographic area, there are limited opportunities for additional lot creation partially due to the large tracts of Crown land, the abundance of wetlands along the shoreline, and the relatively few vacant shoreline areas with frontage greater than 120 meters.

Table 7 provides a conservative estimate that 49 new shoreline lots could have been created on White Lake through infilling in 2016. The Township of McNab-Braeside had the greatest potential for new lots (28), followed by Greater Madawaska (11), Lanark Highlands (6), and Mississippi Mills (4). While these numbers were a preliminary estimate, they do indicate that

potential future lot creation is limited. Since 2016 there has been significant new construction.

Table 7 - Estimation of Potential for New Residential Lots on White Lake by Municipality in 2016

	Potential Lots	%
Greater Madawaska	11	22
McNab-Braeside	28	58
Mississippi Mills	4	8
Lanark Highlands	6	12
TOTAL	49	100

Consideration must also be given to the potential development of the Crown Lands under the Algonquin First Nation Land Claim. Not including the islands, the land along the western shoreline measures a length of about 5 km (5000 m). Although it is impossible to determine what will occur on the Crown lands subject to the land claim, it is possible to estimate the number of traditional linear shoreline subdivision lots. Based on a requirement of 60 m lot frontage a total of about 80 lots could be created on these lands.

Table 8 - Estimated Physical Capacity for Shoreline Lots

Existing Lots	553
Residential	540
Commercial	10
Other	3
Potential Lots	129
Private Land	49
Algonquin Land Claim	80
TOTAL	682

The total physical shoreline capacity for residential lots is 682 which included 553 existing shoreline lots, 49 new lots to be created on private land and an estimate of 80 shoreline lots potentially created on the lands subject to the Algonquin First Nation land claim (Table 8).

5. Commercial Development Potential

A detailed assessment of additional development capacity on commercial properties has not been completed. However, from a preliminary assessment it appears that 7 of the 10 commercial tourist properties are currently developed at or near their maximum potential (Glenalee Park, White Lake RV Park, T-Bell Cabins, White Lake Marina, Bayview Resort, White Tail Lodge and Cedar Cove Resort). However, three properties (Pickerel Bay Lodge,

Three Mile Bay Campground and White Lake Campground) may have vacant land that is zoned for tourist commercial use that could allow for additional development. Some new development has taken place since 2016 which should be counted.

The White Lake Campground is currently subject to an Official Plan Amendment and a Zoning By-law amendment to permit an additional 110 units, for a total of 150. Pickerel Bay Lodge and Three Mile Bay Campground are both located in Lanark Highlands and are zoned Commercial Resort (CR). From air photos it appears that only a portion of these properties have been developed, and there may be space for additional development in accordance with the current zoning regulations. However, a significant portion of the property associated with the Three Mile Bay Campground appears to consist of locally significant wetlands but does not have an Environmental Protection zone. Further information would be required to complete a more detailed analysis.

New commercial development involves a change in zoning to permit a new commercial use to be established and has not been assessed due to the unknown scenarios, land use constraints and the possible variations that could be explored. However, establishing new commercial development may be possible because of the minimal size requirements for new commercial lots in local zoning by-laws (Lanark Highlands - 60m, Mississippi Mills - 30m, and Greater Madawaska and McNab-Braeside

6. Crown Land

i. General Crown Land and Shorelines

The Crown land shorelines and surrounding back lands in the watershed are located in a Multiple Natural Resource area (G396). This is the largest management unit in southern Ontario and stretches through 5 MNRF Districts (North Bay, Algonquin Park, Bancroft, Pembroke and Kemptville).

Policy Report G396 states that resource management will be directed to multiple use management which includes standard management practices combined with the concept of sequential use. Within this area Crown land will not be disposed of for cottaging or seasonal recreation camps (hunt camps), however, other Crown land disposition may be considered subject to MNR planning, approval policies and procedures. New and existing road development and maintenance, crown land recreation (camping), hunting and fishing are permitted.

The following commercial activities are permitted in these areas, subject to MNRF review and approval: aggregate extraction, bait fishing, commercial fishing, commercial fur harvesting, commercial hydroelectric development, commercial power generation development, commercial timber harvesting, commercial tourism existing, mineral exploration and development, peat extraction and wild rice harvesting.

ii. White Lake Conservation Reserve

[The White Lake Conservation Reserve \(C46\)](#) comprises an area of 188 hectares of Crown land located in the geographic townships of Darling (Lanark Highlands) and Pakenham. The White Lake Conservation Reserve fell entirely within the proposed White Lake Area of Natural and Scientific Interest (ANSI) which had been established for its representation of several unique earth and life science features. The Conservation Reserve was selected as representative of Crown land sites within the ANSI (MNR, 2003, White Lake Conservation Reserve C46 - Statement of Conservation Interest)

The management guidelines indicate that there will be no sale of Crown land within the White Lake Conservation Reserve (WLCR) and that new land use permits will generally not be granted, although each situation may be examined on a case-by-case basis. Mineral exploration and mining, commercial forest harvesting, and the extraction of aggregate or peat are not permitted. New transmission lines, pipelines and road corridors will be discouraged. Camping in the WLCR is permitted however, no infrastructure will be provided for this use. The purchase of adjacent private lands, with the aim of increasing ecological connectivity and natural heritage value representation within the WLCR may be considered. Similarly, the Crown land immediately to the southeast of the forest reserve may be considered as a future addition to the WLCR.

However, in 2017 Amendment No. 5 was adopted by Lanark County Council to re-designate the White Lake Wetlands candidate ANSI from “Area of Natural and Scientific Interest” to” Rural Area”, “Provincially Significant Wetland” and “Provincial Park and Conservation Reserve”. In effect this has resulted in less protection for the wetlands of this area as much of the wetlands covered by the “Candidate ANSI” designation are now without protection.

Appendix 1

Portions of Zoning Maps Applicable to White Lake

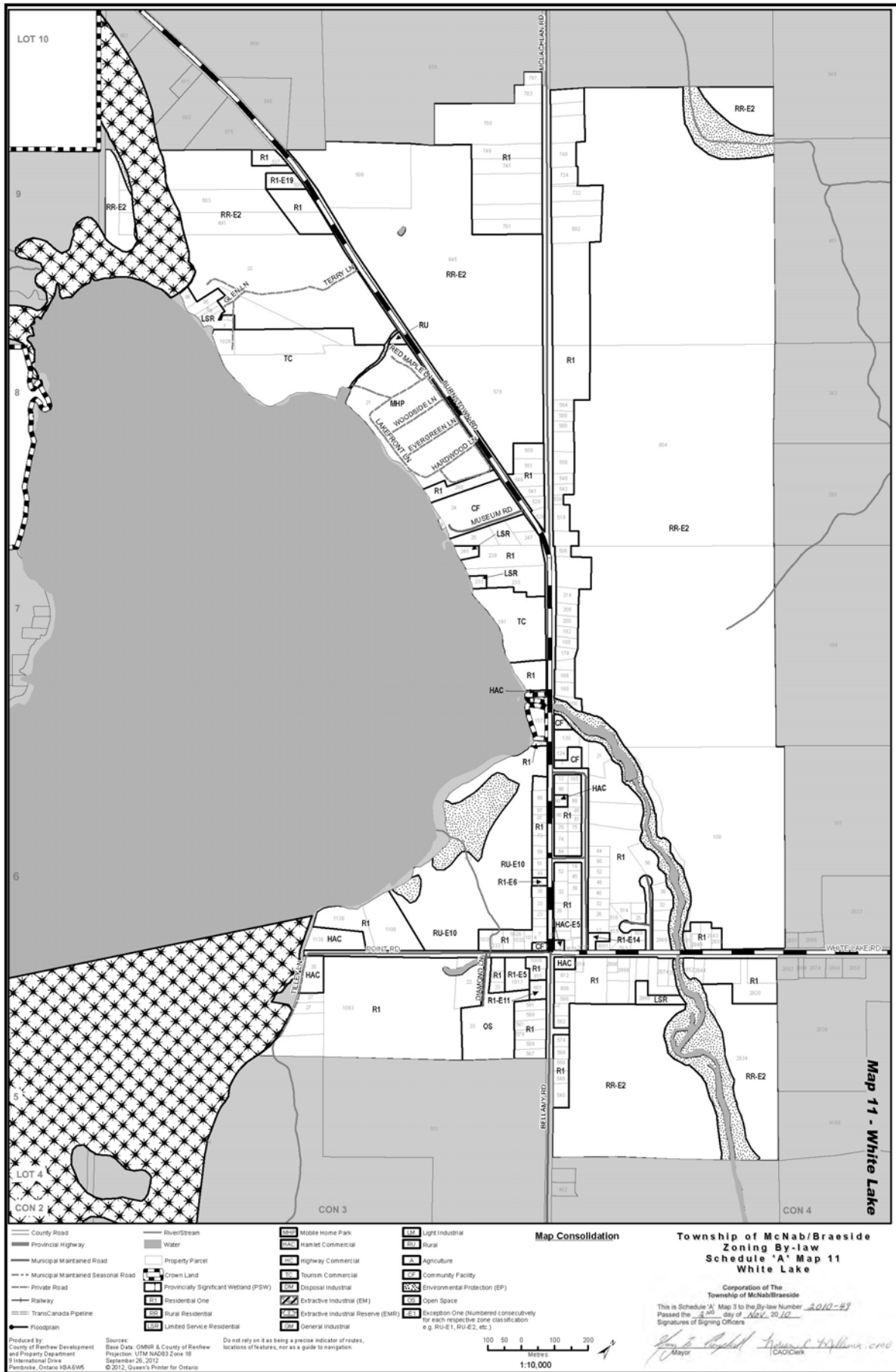
McNab Braeside

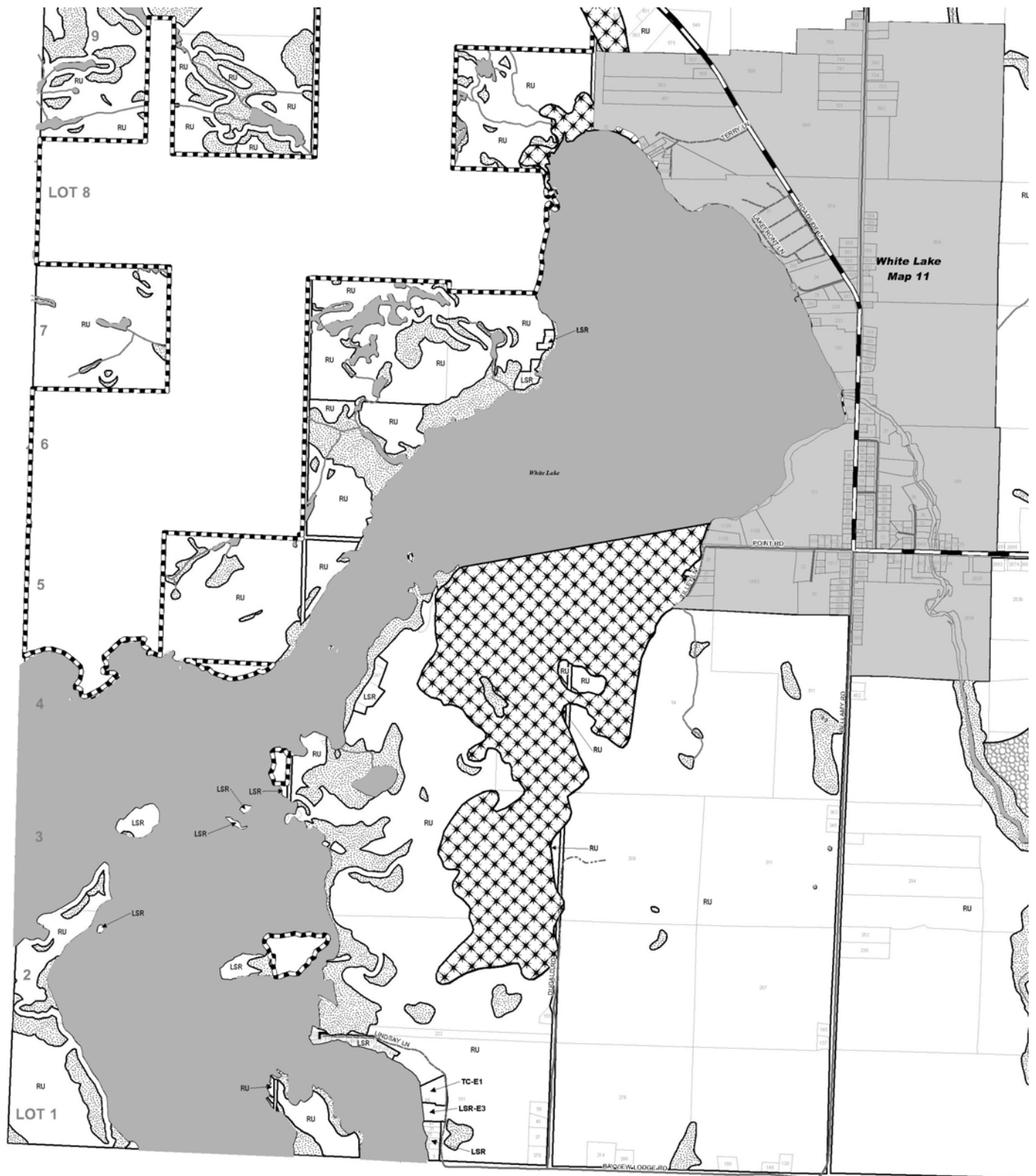
Mississippi Mills

Lanark Highlands

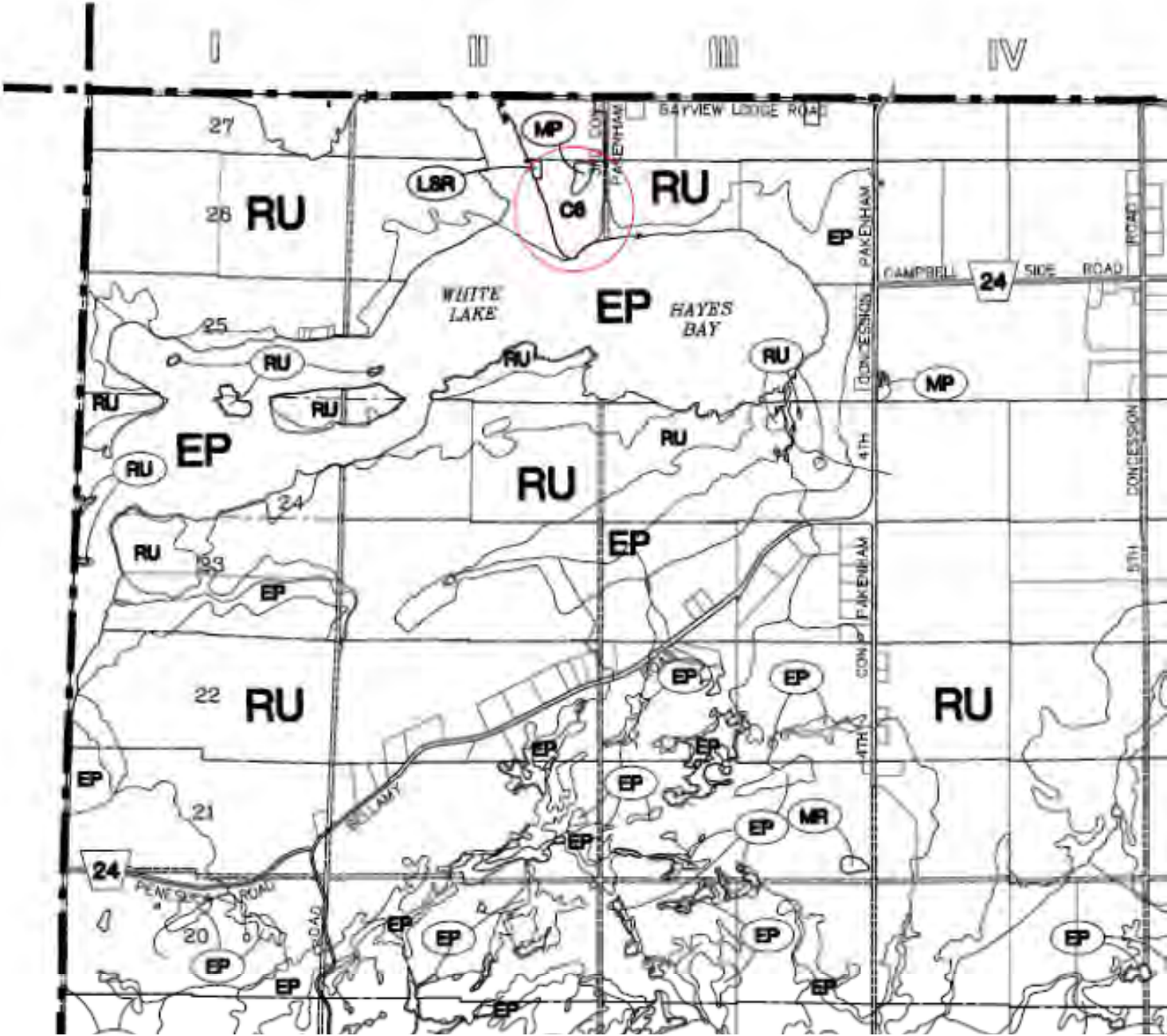
Greater Madawaska

McNab-Braeside Zoning Maps

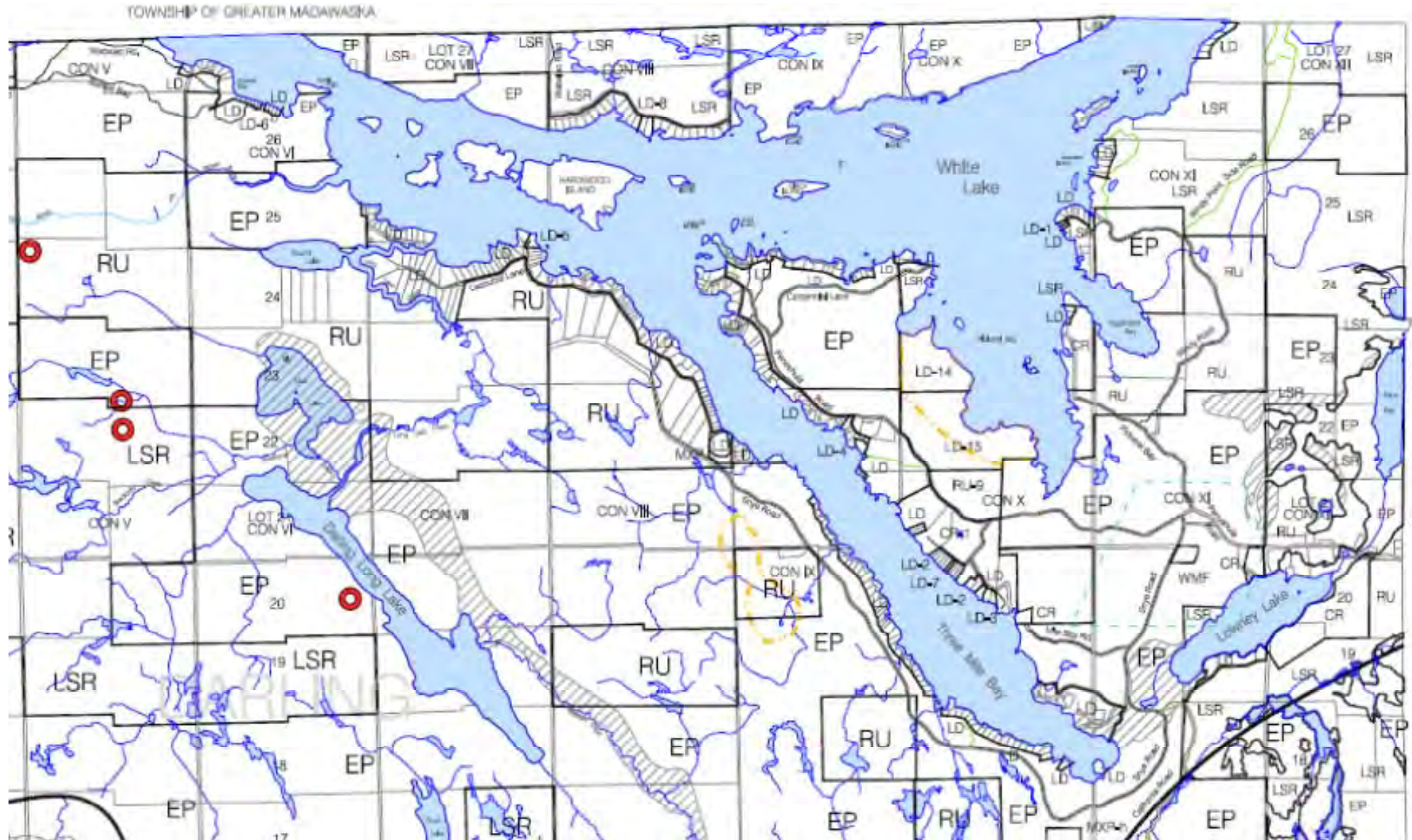




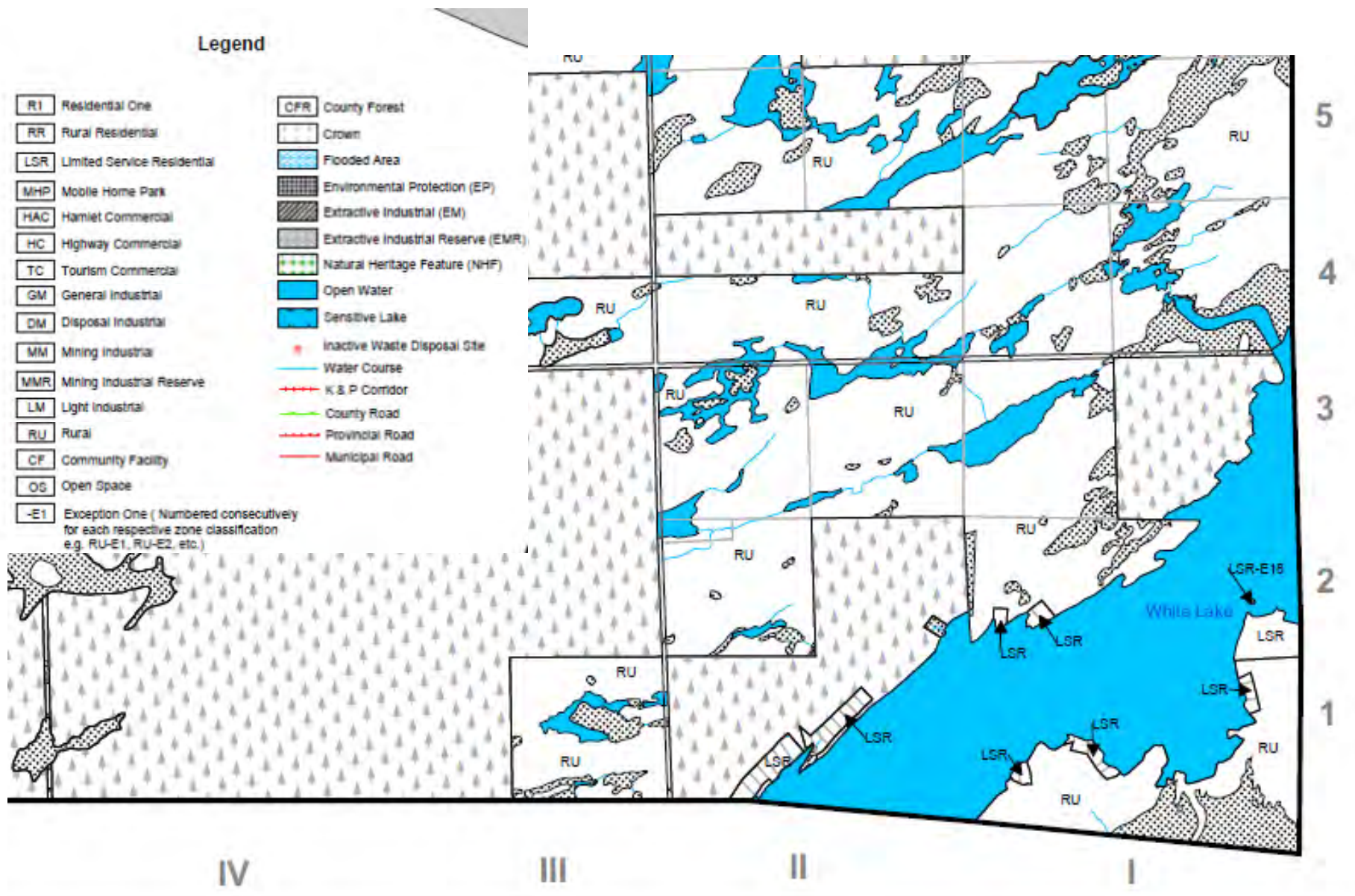
Mississippi Mills Zoning Map



Lanark Highlands Zoning Map



Greater Madawaska Zoning Map



Appendix 2

Air Photos and Site Maps of Tourist Commercial Properties on White Lake

Glenalee RV and Mobile Home Park

White Lake RV Park

T-Bell Cabins

White Lake Marina

Bayview Resort

White Lake Campground

White Tail Lodge

Pickerel Bay Lodge

Cedar Cove Resort

Three Mile Bay Campground



Glenalee RV and Mobile Home Park

Notes:



Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major \ Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

Projection: Web Mercator



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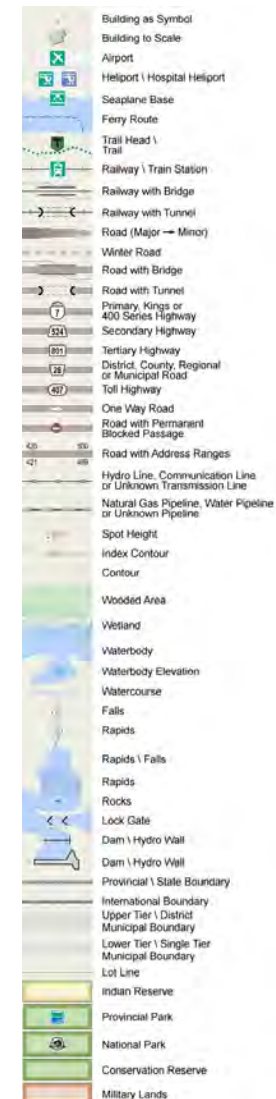
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Legend



0 0.2 km

Projection: Web Mercator



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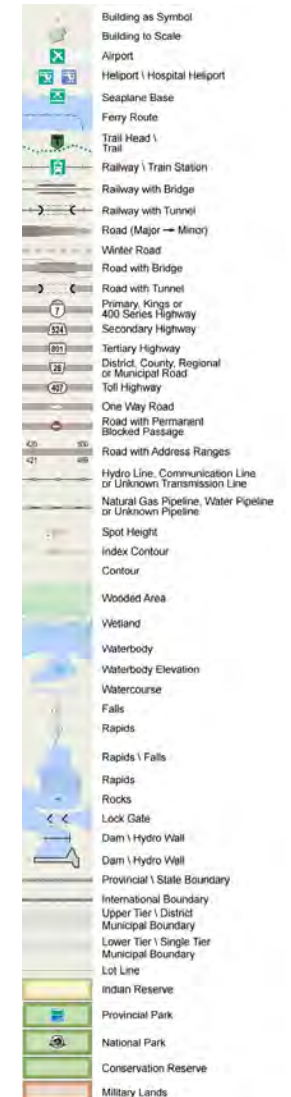


Glenalee - MHP Zone

Notes:



Legend



0 0.2 km

Projection: Web Mercator



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White Lake Trailer Park

Notes:



Legend

	Building as Symbol
	Building to Scale
	Airport
	Heliport \ Hospital Heliport
	Seaplane Base
	Ferry Route
	Trail Head \ Trail
	Railway \ Train Station
	Railway with Bridge
	Railway with Tunnel
	Road (Major -> Minor)
	Winter Road
	Road with Bridge
	Road with Tunnel
	Primary, Kings or 400 Series Highway
	Secondary Highway
	Tertiary Highway
	District, County, Regional or Municipal Road
	Toll Highway
	One Way Road
	Road with Permanent Blocked Passage
	Road with Address Ranges
	Hydro Line, Communication Line or Unknown Transmission Line
	Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
	Spot Height
	Index Contour
	Contour
	Wooded Area
	Wetland
	Waterbody
	Waterbody Elevation
	Watercourse
	Falls
	Rapids
	Rapids \ Falls
	Rocks
	Lock Gate
	Dam \ Hydro Wall
	Dam \ Hydro Wall
	Provincial \ State Boundary
	International Boundary
	Upper Tier \ District Municipal Boundary
	Lower Tier \ Single Tier Municipal Boundary
	Lot Line
	Indian Reserve
	Provincial Park
	National Park
	Conservation Reserve
	Military Lands

0 0.1 km

Projection: Web Mercator



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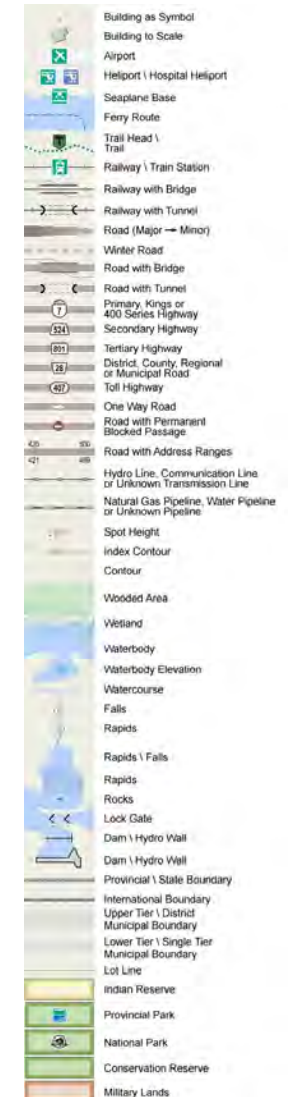
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Legend



0 0.1 km

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White Lake Marina

Notes:



Legend

	Building as Symbol
	Building to Scale
	Airport
	Heliport \ Hospital Heliport
	Seaplane Base
	Ferry Route
	Trail Head \ Trail
	Railway \ Train Station
	Railway with Bridge
	Railway with Tunnel
	Road (Major -> Minor)
	Winter Road
	Road with Bridge
	Road with Tunnel
	Primary, Kings or 400 Series Highway
	Secondary Highway
	Tertiary Highway
	District, County, Regional or Municipal Road
	Toll Highway
	One Way Road
	Road with Permanent Blocked Passage
	Road with Address Ranges
	Hydro Line, Communication Line or Unknown Transmission Line
	Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
	Spot Height
	Index Contour
	Contour
	Wooded Area
	Wetland
	Waterbody
	Waterbody Elevation
	Watercourse
	Falls
	Rapids
	Rapids \ Falls
	Rocks
	Lock Gate
	Dam \ Hydro Wall
	Dam \ Hydro Wall
	Provincial \ State Boundary
	International Boundary
	Upper Tier \ District Municipal Boundary
	Lower Tier \ Single Tier Municipal Boundary
	Lot Line
	Indian Reserve
	Provincial Park
	National Park
	Conservation Reserve
	Military Lands

0 0.1 km

Projection: Web Mercator



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Bayview Lodge

Notes:



Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major \ Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.2 km

Projection: Web Mercator



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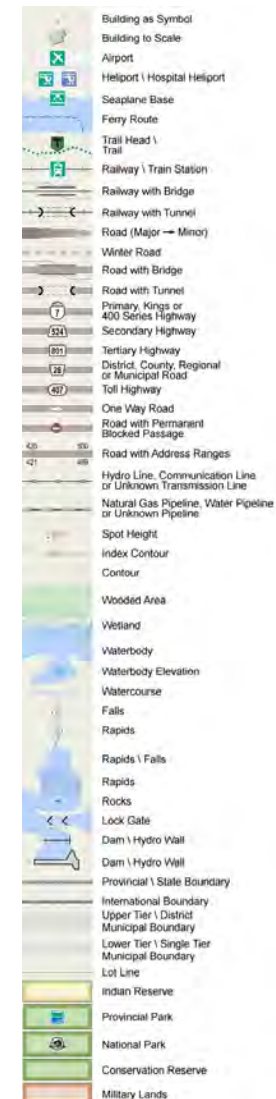


White Lake Campground

Notes:



Legend



0 0.2 km

Projection: Web Mercator



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White Tail Lodge

Notes:



Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major \ Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.0 km

Projection: Web Mercator



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Pickarel Bay Lodge

Notes:



Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major \ Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
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- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.2 km

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Pickarel Bay Lodge

Notes:



Legend

	Building as Symbol
	Building to Scale
	Airport
	Helipoint \ Hospital Helipoint
	Seaplane Base
	Ferry Route
	Trail Head \ Trail
	Railway \ Train Station
	Railway with Bridge
	Railway with Tunnel
	Road (Major -> Minor)
	Winter Road
	Road with Bridge
	Road with Tunnel
	Primary, Kings or 400 Series Highway
	Secondary Highway
	Tertiary Highway
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	Toll Highway
	One Way Road
	Road with Permanent Blocked Passage
	Road with Address Ranges
	Hydro Line, Communication Line or Unknown Transmission Line
	Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
	Spot Height
	Index Contour
	Contour
	Wooded Area
	Wetland
	Waterbody
	Waterbody Elevation
	Watercourse
	Falls
	Rapids
	Rapids \ Falls
	Rocks
	Lock Gate
	Dam \ Hydro Wall
	Dam \ Hydro Wall
	Provincial \ State Boundary
	International Boundary
	Upper Tier \ District Municipal Boundary
	Lower Tier \ Single Tier Municipal Boundary
	Lot Line
	Indian Reserve
	Provincial Park
	National Park
	Conservation Reserve
	Military Lands

0 0.2 km

Projection: Web Mercator



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Cedar Cove Resort

Notes:



Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
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- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
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- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

Projection: Web Mercator



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LEGEND

	Seasonal Sites		Propane
	Pull Thru Tourist Sites		Parking
	Short Term Tourist Sites		Gates
	Cottages 1-12 & Parkside		Dock Units
	20 - MAIN FLOOR - Reception - Offices - The Lakeside Grill & Licensed Patio		Westwood
	21,22 - BOTTOM FLOOR - Store - Marina - tackle - Live Bait - boats & motors etc. - Washrooms (for the pool)		Swimming Pool
	RV Rental Sites B3, E2, E29		Washhouse/Laundrymat
	Leaf Pile		Washroom
	Garbage Dumpster / Recycling		Maintenance Shop
	Sports Park - Volleyball & Basketball Courts - Softball & Soccer Field		Train Station
	Boat Launch		Canoe Racks
	Gas		Horseshoes
	Fish Cleaning Station		Fire Pit
	Dock		Bocce Ball
	Drilled Well		Outdoor Pavilion
	Boat Trailer Storage		

CEDAR COVE RESORT

100 CEDAR COVE RD, RR2
WHITE LAKE, ON CANADA K0A 3L0

T: 613.623.3133 F: 613.623.5962
www.cedarcove.ca
email: vacation@cedarcove.ca





Three Mile Bay Campground

Notes:



Legend

	Building as Symbol
	Building to Scale
	Airport
	Helipoint \ Hospital Helipoint
	Seaplane Base
	Ferry Route
	Trail Head \ Trail
	Railway \ Train Station
	Railway with Bridge
	Railway with Tunnel
	Road (Major -> Minor)
	Winter Road
	Road with Bridge
	Road with Tunnel
	Primary, Kings or 400 Series Highway
	Secondary Highway
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	Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
	Spot Height
	Index Contour
	Contour
	Wooded Area
	Wetland
	Waterbody
	Waterbody Elevation
	Watercourse
	Falls
	Rapids
	Rapids \ Falls
	Rocks
	Lock Gate
	Dam \ Hydro Wall
	Dam \ Hydro Wall
	Provincial \ State Boundary
	International Boundary
	Upper Tier \ District Municipal Boundary
	Lower Tier \ Single Tier Municipal Boundary
	Lot Line
	Indian Reserve
	Provincial Park
	National Park
	Conservation Reserve
	Military Lands

0 0.1 km

Projection: Web Mercator



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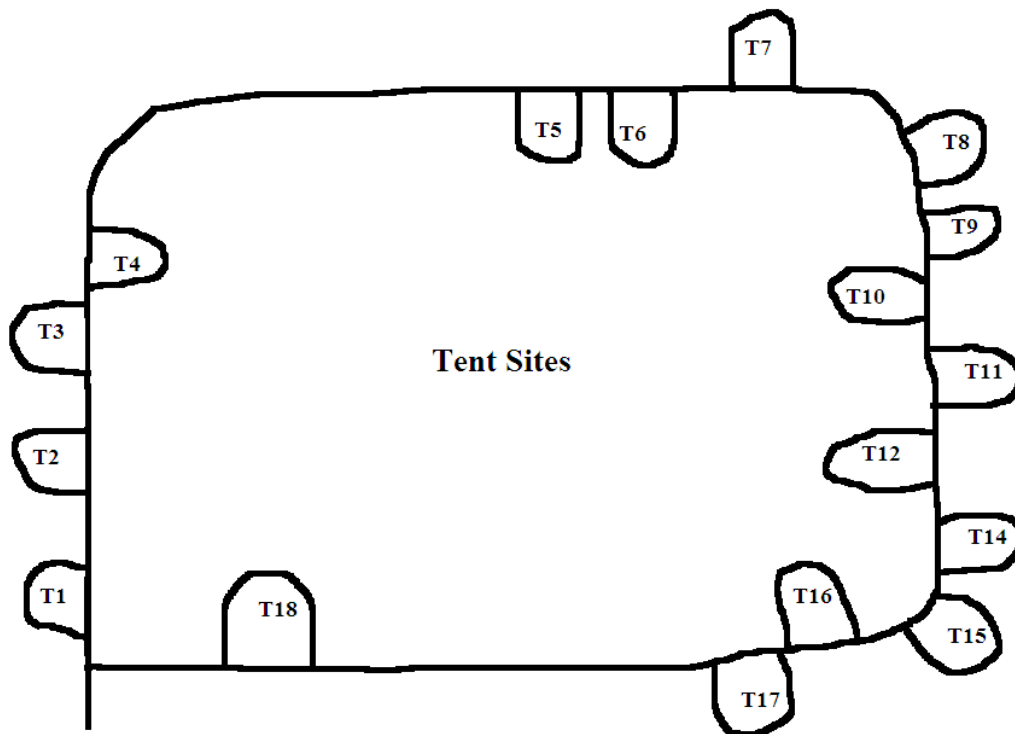
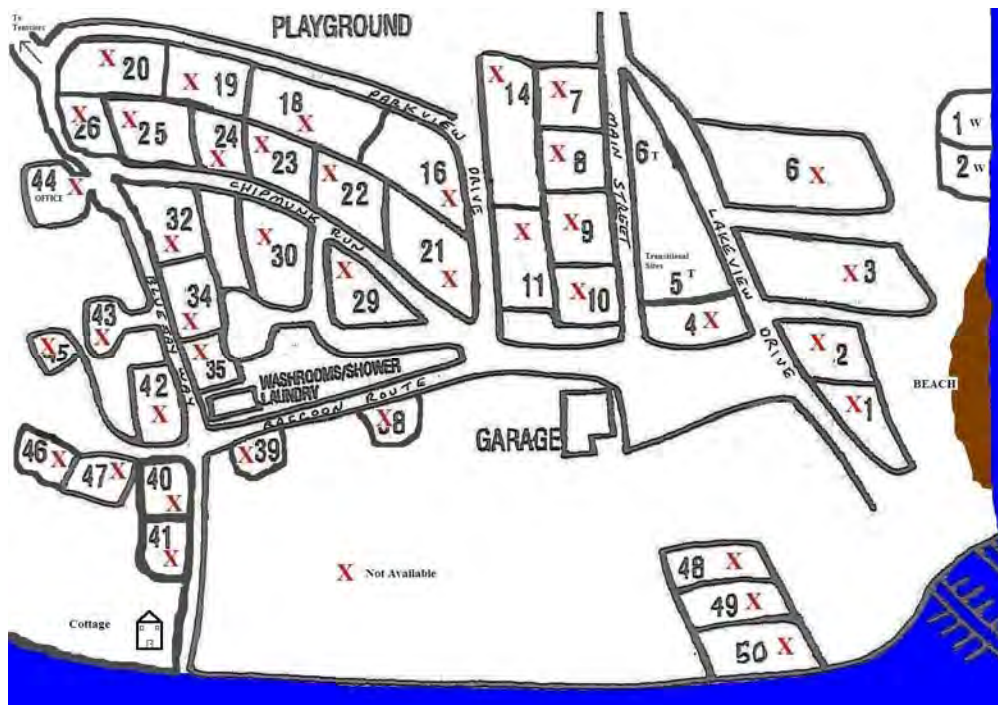
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Three Mile Bay Campground

from www.3milebaypark.ca



Appendix 3

Air Photos and Site Maps of Other Commercial/Industrial Properties on White Lake

**White Lake Museum
Lumber Yard (In Village of White Lake)
Point Road**



Legend

- Building as Symbol
- Building to Scale
- Airport
- Helipoint \ Hospital Helipoint
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major \ Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
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- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District
- Municipal Boundary
- Lower Tier \ Single Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.1 km

Projection: Web Mercator



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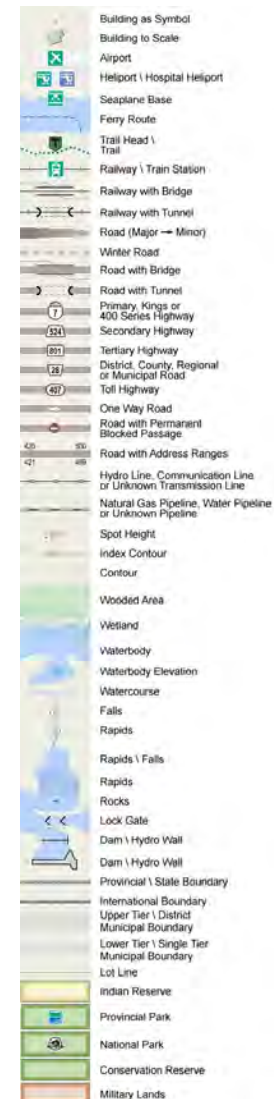


Lumber Yard

Notes:



Legend



0 0.3 km

Projection: Web Mercator



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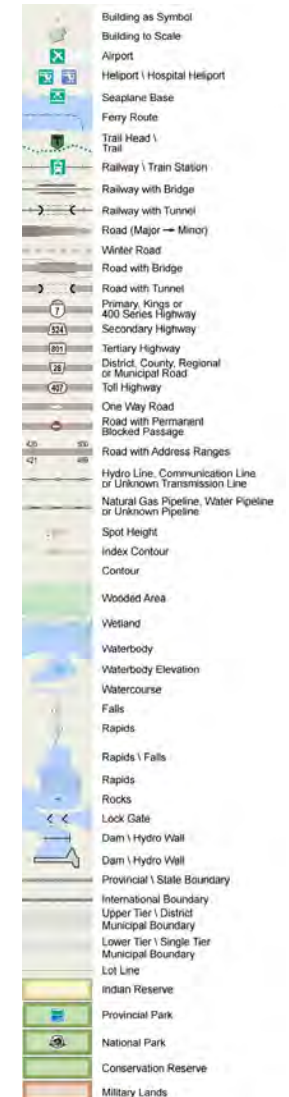
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Legend



0 0.1 km

Projection: Web Mercator



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