

The Dobson Property

23165 Hwy 35, Lake Of Bays

Planting plan created by The District Municipality of Muskoka

Survey Date: 12/25/2025





Schedule A:

Plants & Property

Land Characteristics

This planting plan is designed based on the land characteristics identified during the day of the site visit. Plants are chosen according to the soil and light conditions on your property. The number of plants chosen for each planting compartment takes into account the square metre area of the space, as well as the amount of current vegetation cover. **Your property is part of ecoZone: 5b**

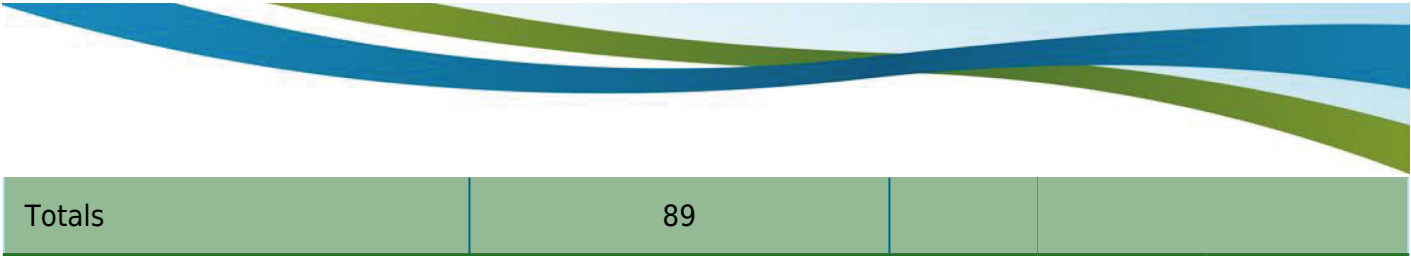
Land Characteristics by Compartment

	Length	Width	Area	pH	Soil	Moisture	Light	Height
A	5m	4m	20m ²	acidic	sandy	normal	partial sun	any
B	5m	4m	20m ²	acidic	sandy	normal	partial sun	any
C	3.4m	0.25m	0.8m ²	acidic	sandy	normal	partial sun	max 2m
D	5.4m	4m	21.6m ²	acidic	sandy	normal	partial sun	any
	18.8m	3.06m	62.4m ²					

Plant Selection Summary

The following shrubs and trees are chosen for their suitability and survivability given the current soil and light conditions in each compartment on your property, as well as preferable features.

Plant Species	A	B	C	D	Potted	Bareroot	Wildflower
Shining Willow	1				1		
Sweet Gale	2				2		
Narrow Leaved Meadowsweet	5	2			7		
Witch Hazel	1	1			2		
Ninebark	1	1			2		
Red Osier Dogwood	2	2			4		
Fragrant Sumac	2	4			6		
Common Juniper	4	2			6		
Canada Mayflower	5	8					13
Bush Honeysuckle		1		1	2		
Canada Yew		3			3		
Blue Flag Iris		3					3
Smooth Wild Rose			4		4		
Alternate-Leaved Dogwood				1	1		
Wild Bergamot				6			6
Wild Columbine				6			6
Wild Geranium				6			6
Black-Eyed Susan				6			6
Oswego Tea (Red Bergamot)				6			6
Purple Coneflower				3			3
Subtotal	23	27	4	35	40	0	49



Plant Information

The following table summarizes key information about each plant selected for your property.



Shining Willow

Height: 10m

The Shining Willow is a relatively large deciduous shrub, which grows up to 10 m in height. The shiny leaves are 5-11 cm long and 1-5 cm wide, which are what give this Willow its name. They are lance shaped, with dark green color on the top, and light green on the bottom. Flowers bloom from May to June and range in colour from yellow to a green/brown.



Sweet Gale

Height: 1-2m

Sweet Gale is a medium-sized shrub which grows into a thick bush about 1-2 m tall. This species produces 1-8 cm long, oblong-lanceolate leaves which are finely toothed at the tip and are spirally arranged. When bruised, these leaves give off a pleasant aroma. Male and female catkins are produced on separate plants. The seeds are dispersed from the female plants via water, as they float on two corky bracts. This shrub also provides a good food source for bird species that eat the seeds including Grouse, Chickadees, and Bluebirds. Mammal species like Beavers and White-Tailed Deer also browse on the twigs and leaves of this plant.



Narrow Leaved Meadowsweet

Height: 1-2m

The Narrow Leaved Meadowsweet is an erect, deciduous shrub, which grows in the shape of a mound to a height of 1-2m. This species develops numerous branches and branchlets, giving it a sparse appearance. Leaves produced are simple and narrow with sharply toothed borders growing alternately along the branches. These bright, light green leaves appear crowded, as they grow close together on the stocks and branches. During the fall, leaves turn a yellow-red or yellow-orange colour. Small white to light pink flower clusters appear in the spring growing in a dense, narrow pyramid at the terminal ends of the branches. During late summer to early fall, these flowers produce smooth, papery seed pods.



Witch Hazel

Height: 4-9m

The Witch Hazel is a deciduous understory shrub, with a broad and rounded crown which typically grows 5-9m. This species can sometimes take on the form of a tree. Witch Hazel is most recognizable for its 2 cm long, spidery, bright yellow flowers, which bloom during late fall. Leaves produced are alternate, simple, 6-15 cm in length, and obovately shaped. These leaves are dark green on top with paler undersides and turn yellow during the autumn. Witch Hazel leaves produce hairs on their principal veins, are asymmetrical at their base, scalloped, and sometimes coarsely toothed. In addition, the leaves contain 5-7 straight, parallel, ascending veins per side. The twigs are slender, zigzagged, tawny, and smooth when mature. Witch Hazel fruiting bodies are short, thick, light brown capsules that become woody upon maturation. This species is typically multi-stemmed with two or more trunks, which are crooked and 10-15 cm in diameter.



Ninebark

Height: 2-3m

The Common Ninebark is a very hardy, large (2-3m in height), deciduous shrub naturally occurring within riparian zones. This species is often planted as an ornamental shrub for its exfoliating bark which reveals reddish-light brown inner bark. This shrub is multi-stemmed with numerous horizontal and ascending branches creating a full, round shape. The Common Ninebark produces dull green, ovate to round shaped leaves with three to five lobes per leaf. During the fall the leaves turn brilliant yellow or dark purple. Between May and June, showy, bell-shaped flowers bloom in clusters on the terminal ends of the branches. During the summer, these flowers give way to small green or green-yellow berries which turn a bright red upon ripening.



Red Osier Dogwood

Height: 1.5-4m

The Red Osier Dogwood is a medium-sized, deciduous shrub native throughout Northern and Western North America which typically grows to 1.5-4m. This species is multi-stemmed with numerous erect and ascending bright red branches that create a loose and spreading form. Leaves produced are simple, two-toned with a dark green upper side and light green underside. They are arranged opposite each other along the branches. During the fall, the foliage turns a brilliant red to dark purple. Clusters of small, creamy white flowers form on the terminal ends of the branches between June and July. The Red Osier Dogwood produces blueish-white fruiting bodies during late summer, which may persist throughout the winter. This shrub's berries provide an important winter food source for numerous species, from large deer to small wintering birds.



Fragrant Sumac

Height: 1-2m

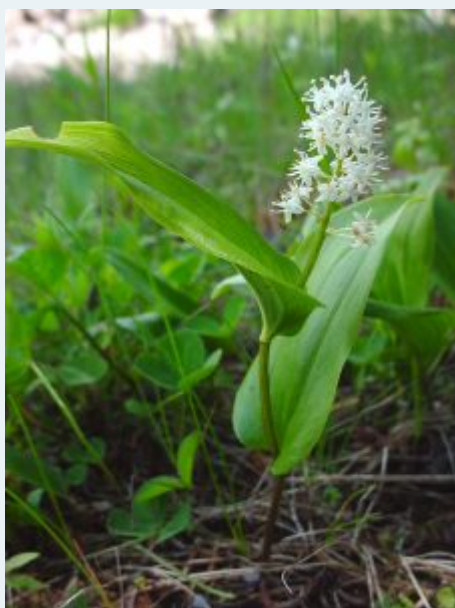
The Fragrant Sumac is a medium-sized deciduous shrub within the Cashew family. This species grows between 1-2 meters in height, is multi-stemmed, and produces a round, dense crown composed of erect and spreading branches. Between March and April, small yellow flower clusters bloom on the terminal ends of the branches prior to leaf development. Fruit development begins during late summer. Small, red, hairy berries are produced and can remain on the plant throughout the winter. Male catkins develop on the plant in September. Fragrant Sumac leaves are simple and arranged alternately along the branch. Leaves produced are simple and trifoliate with a large center lobe, appearing similar to Poison Ivy. During the spring and summer, the leaves are light green to green-yellow in colour turning a bright yellow to red or dark purple in autumn. Crushed leaves and stems of the Fragrant Sumac produce a fragrant citrus aroma, hence the common name. The aroma of this shrub is attractive to butterfly species, making it the perfect addition to any butterfly garden. The roots of the Fragrant Sumac are shallow, fibrous, and spread rapidly, making it an ideal choice for stabilizing shorelines and mitigating erosion on steep slopes. Unlike other Sumac species, Fragrant Sumac is significantly less aggressive and easily maintained.



Common Juniper

Height: 1 m

The Common Juniper is a small, low spreading coniferous shrub with stiff branches which typically grows 1m in height. This species can occasionally grow upright in favorable conditions. The Common Juniper is found across North America as well as Greenland, Europe, Siberia, and Asia. This species grows green needles with sharp tips found in whorls of 3 on branches. The seed cones of this plant resemble berries and grow along mature branches. The seed cones of Common Juniper begin green and take eighteen months to ripen, turning a dark purple or black colour and developing a blue wax coating.



Canada Mayflower

Height: 20 cm

Canada Mayflower is a herbaceous perennial wildflower that grows up to 20 cm tall. This plant may also be known by the common name False Lily of the Valley. This species has 1-3 leaves that are large, smooth, alternately arranged, oval shaped with pointed tips, have prominent veins, and have entire margins. The flowers are small, creamy white colored, have 4 petals, 4 stamens, appear in spiked raceme clusters, and bloom between May and June. In late summer, the flowers are replaced with round speckled pale red berries that each contain two seeds. Canada Mayflower can form colonies along fibrous rhizomes. The flowers are beneficial for pollinator species, like bees.



Bush Honeysuckle

Height: 1m

The Bush Honeysuckle is a small, hardy, deciduous shrub that rarely grows taller than 1 m in height. The leaves are simple, oppositely arranged, ovate shaped, and have finely toothed margins. During the spring and summer, the leaves are dark green in colour, then in the fall they take on a variety of colours ranging from a deep purple to light yellow. The flowers are small, showy, yellow to orange colored, trumpet shaped, appear in clusters on the tips of branches, and bloom between June and July. The flowers are beneficial to pollinator species, including hummingbirds and butterflies. The roots of the Bush Honeysuckle are fibrous, giving it the ability to form thickets and making it an ideal shrub to plant for erosion control.



Canada Yew

Height: 2m

The Canada Yew, also referred to as the American Yew or Ground Hemlock, is a small coniferous shrub which grows as an understory shrub from Ontario to Newfoundland. Preferring moist, loamy soils, this species is found along shorelines, riparian zones, marshes, and swamps. Rarely reaching heights of 2.5 meters, this species produces sprawling, staggering branches sprouting from a multi-stemmed base. Leaves produced are flat, dark green needles, arranged in two flat rows on either side of the branch. Over the winter and spring, this shrub develops a scaly seed cone with each cone housing one seed. By late summer to early fall, the cones develop into a red berry. This shrub provides shelter and food for many different bird species. Though poisonous to humans when ingested, the Canada Yew is harvested for its toxins and used in cancer research.



Blue Flag Iris

Height: 0.5 m

The Blue Flag Iris is a showy perennial wildflower that typically grows about 0.5 m in height. This plant may also be known by the common name Harlequin Blue Flag. The leaves are light green, sword-shaped, slightly arched or erect, and appear growing out as a cluster around the base of the plant. The attractive blue flowers start to bloom in the early spring, emerging from a tall flowering stalk that can reach up to 1 m. The flowers are beneficial to pollinator species, like bees and butterflies. The seeds are also beneficial to wildlife species, like birds and small mammals.



Smooth Wild Rose

Height: 1.5m

The Smooth Wild Rose is a shrub species that grows about 1.5 m tall. The name is derived from the fact that it is almost thornless with only a few sharp thorns present near its base. This native shrub is best known for producing beautiful pale pink flowers with five saucer-like petals surrounding a yellow center. The Smooth Wild Rose produces bright red rose hip fruiting bodies which develop during the summer and persist throughout the winter. Leaves produced are alternate and compound, consisting of 5-7 serrated, egg-shaped leaflets.



Alternate-Leaved Dogwood

Height: 5-10 m

The Alternate-Leaved Dogwood is a tall, deciduous shrub or small tree species that can grow 5-10 m in height. This plant may also be known by the common name Pagoda Dogwood. It can be grown either in the form of a single stem tree or multi-stemmed shrub comprised of two or three smaller trunks. The leaves are ovate shaped, alternately arranged, have prominent veins, have a pointed tip, and have entire margins. The flowers are showy, fragrant, whitish yellow, appear in flat clusters, and bloom between May and June. These flowers produce clusters of dark blue berries. The flowers are beneficial for pollinator species while the berries are beneficial for wildlife species. The root system is valuable for controlling erosion and stabilizing loose soil. This plant is often used as a small ornamental tree in landscaping. The common name comes from the fact that all other Dogwood species have oppositely arranged leaves.



Wild Bergamot

Height: 1 m

Wild Bergamot is a perennial wildflower species that is member of the mint family and can grow about 1 m tall. Its stems are light green and smooth with abundant branching on the upper half. The leaves are oppositely arranged, broadly lanceolate shaped, 6-10 cm long, and have toothed edges. The also leaves emit a aromatic minty/oregano scent when crushed. The flowers are showy, pink/lavender coloured, appear on the ends of flowering stems, and bloom between July and September. The flowers bloom in the center of the head first, moving outwards creating a wreath. The flowers are beneficial to pollinator species, like bees and butterflies. This wildflower spreads well and can be used to naturalize un-vegetated areas. The roots can be useful for controlling erosion and stabilizing shorelines.



Wild Columbine

Height: 0.5 m

Wild Columbine is a perennial wildflower that grows about 0.5 m tall and is popular among gardeners due to its beautiful red and yellow coloured flowers. These flowers are nodding flowers, meaning that they droop downwards off the end of the branch. They have five sepals and five petals that stretch upwards creating five long spurs out the back. The leaves are attractive, compound and made up of 9-27 leaflets, appear in groups of three, and are rounded or broadly egg-shaped with rounded lobes. The sweet nectar of this wildflower is a great attractant to hummingbirds and butterflies.



Wild Geranium

Height: 70 cm

Wild Geranium is a herbaceous perennial wildflower species that grows up to 70 cm tall. The leaves on the wildflower are basal with 5-7 deeply divided toothed lobes, ranging between 10-13 cm wide. Due to the shape of the leaves, Wild Geranium is often mistaken for Canada Anemone. It is often found in meadows and forests, preferring partial to full shade with moist loamy soil. Wild Geranium is an ideal wildflower for erosion control because it forms colonies through its rhizome system. The small petaled purple flowers attract a variety of bees and butterflies, making it a great addition to your garden for pollinators. Wild Geranium has also been used for many medicinal purposes due to its astringent properties. The rhizomes are dried and ground to be used for mouth ulcers, inflamed gums, and sore throats.



Black-Eyed Susan

Height: 1 m

Black-Eyed Susan is a popular biennial or a short-lived perennial wildflower species that typically grows about 1 m in height. Its leaves are green, alternately arranged, lance shaped, and covered with bristly hairs giving the leaf a grey/green colour. The flowers are daisy-like, have 8-20 yellow ray florets surrounding numerous dark brown disk florets, and blooms between June and September. The flowers are beneficial to pollinator species, like bees and butterflies. The seeds are also beneficial to wildlife species, like birds and small mammals. This flower blooms for long periods.



Oswego Tea (Red Bergamot)

Height: 50 cm

Oswego Tea is a showy perennial wildflower species that typically grows about 50 cm in height. This plant may also be known by the common names Red Bergamot or Scarlet Beebalm. The leaves are dark green, oval shaped, have a minty fragrance. The unique flowers are bright red and grow in dense rounded clusters, with individual tubular flowers that bloom between May and October. The beautiful flowers of Oswego Tea attract various pollinator species like hummingbirds, butterflies, and bees. The Oswego Tea plant is susceptible to a common fungal disease, called powdery mildew, when planted in dry soils. Historically, the leaves of the plant have been used for antiseptic purposes, as well as poultices to heal minor wounds and skin infections.



Purple Coneflower

Height: 1m

Purple Coneflower is a perennial wildflower that typically grows about 1 m tall. This plant may also be known by the common name Echinacea. The leaves are dark green coloured, alternately arranged, lance shaped with pointed tips, and have serrated margins. The flowers are showy, pale purple to pink, have 15-20 toothed petals, appear atop erect stems, and bloom between June and August. This wildflower spreads well and can be used to naturalize un-vegetated areas. The roots can be useful for controlling erosion and stabilizing shorelines. This flower blooms for long periods. The flowers are beneficial to pollinator species, like bees and butterflies. The seeds are also beneficial to wildlife species, like birds and small mammals.

Compartment A

Naturalization Area

Grasses in place of mayflower. Some native grasses to consider include Bottlebrush Grass (part-shade) or Indian Grass, Big Bluestem, or Little Bluestem, all of which prefer full sun.

- ⚖ PH: acidic
- 🌱 DEPTH: potted
- 💧 MOISTURE: normal
- 🌾 SOIL TYPE: sandy
- 📏 PLANT HEIGHT: any
- ☀ LIGHT CONDITIONS: partial sun



Shining Willow

1



Sweet Gale

2



Narrow Leaved Meadowsweet

5



Witch Hazel

1



Ninebark

1



Red Osier Dogwood

2



Fragrant Sumac

2



Common Juniper

4



Canada Mayflower

5

Compartment B

Naturalization Area

Grasses in place of mayflower. Some native grasses to consider include Bottlebrush Grass (part-shade) or Indian Grass, Big Bluestem, or Little Bluestem, all of which prefer full sun.

- ⚖️ PH: acidic
- 🌱 DEPTH: potted
- 💧 MOISTURE: normal
- 🌾 SOIL TYPE: sandy
- 📏 PLANT HEIGHT: any
- ☀️ LIGHT CONDITIONS: partial sun



Narrow Leaved Meadowsweet

2



Ninebark

1



Fragrant Sumac

4



Witch Hazel

1



Red Osier Dogwood

2



Common Juniper

2



Canada Mayflower

8



Bush Honeysuckle

1



Canada Yew

3



Blue Flag Iris

3

Compartment C

Naturalization Area

- ⚖ PH: acidic
- 🌱 DEPTH: potted
- 💧 MOISTURE: normal
- 🌾 SOIL TYPE: sandy
- 📏 PLANT HEIGHT: max 2m
- ☀ LIGHT CONDITIONS: partial sun



Smooth Wild Rose

4

Compartment D

Naturalization Area

- ⚖️ PH: acidic
- 🌱 DEPTH: potted
- 💧 MOISTURE: normal
- 🌀 SOIL TYPE: sandy
- 📏 PLANT HEIGHT: any
- ☀️ LIGHT CONDITIONS: partial sun



Bush Honeysuckle

1



Alternate-Leaved Dogwood

1



Wild Bergamot

6



Wild Columbine

6



Wild Geranium

6



Black-Eyed Susan

6



Oswego Tea (Red Bergamot)

6



Purple Coneflower

3



Schedule B

Financial Summary

Project by: The District Municipality of Muskoka

Shoreline Re-Naturalization Starter Kit includes: free site visit, customized re-naturalization planting plan for your shoreline property, native plants including free bare root (small) and potted (large) plants and wildflowers, coconut fibre pads to deter grass from growing around new plantings, tree guards for all deciduous trees, mulch for your wildflowers, Plant Care Guide with instructions on how to take care of your new plants, Habitat Creation Guide and a Wildflower Garden Guide.

Our planting plans are created onsite with you and provide detailed information and plans to re-naturalize your shoreline property. We take photos of areas for planting and overlay native plants that are well suited to your property based on site conditions such as soil type and sunlight availability.

We will work with you to create a plan that works for you including options for low growing plants in areas where views are important.

Item	Quantity	Cost/Item	Subtotal
Starter Kit fee			\$300
Free potted plants	20	\$0	\$0
Paid potted plants	20	12.00	240.00
Free bareroot plants	0	\$0	\$0
Free wildflowers	30	\$0	\$0
Paid wildflowers	19	6.00	114.00
Total costs			654.00



Schedule C

Project Agreement

Stewardship Agreement

Please indicate your agreement to this proposed plan by signing the following Stewardship Agreement and submitting it, along with your financial contribution, to:

The District Municipality of Muskoka

70 Pine Street Bracebridge, Ontario P1L 1N3

Plant Availability

Please note that plant species may need to be changed based on plant stock availability at the time of ordering.

Project Completion

Upon receiving your signed stewardship agreement and financial contribution, a date will be booked for you to pick up your Natural Edge Kit. The District Municipality of Muskoka will supply all plants and materials. If you are paying for the planting to be completed for you, a date will be arranged for The District Municipality of Muskoka to plant your shoreline, bringing the plants and materials with them. If there are particular dates that you would prefer, we will do our best to accommodate your requests.

The Natural Edge Stewardship Agreement with The District Municipality of Muskoka

Agreement made this _____ Day of the Month of _____ in the Year _____.

BETWEEN Jan Dobson 23165 Hwy 35 Dorset Ontario (*Hereinafter* AND **The District Municipality of Muskoka** 70 Pine Street called the *OWNERS*)
Bracebridge, Ontario P1L 1N3 (*Hereinafter* called *DMM*)

WHEREAS the Owners and DMM have met and discussed plans for shoreline naturalization on the specified area(s) in Schedule A existing on the Owners' land;

WHEREAS the Owners indicate approval of the project as proposed; and

WHEREAS the project is, or will be for the benefit of the Owners and others;

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. This Agreement shall be in effect for a period of 5 years, commencing with the date of this Agreement.
2. The Owners and DMM agree that the areas where the work is to be performed is as described in Schedule A.
3. The Owners agree to pick up their Natural Edge Starter Kit from DMM's office and plant their shoreline within two days of receipt. The Owners will provide "after" photos of the work completed to be used for reporting purposes. If the Owners wish to have the planting completed for them, then DMM or it's contractors, employees and agents will complete the planting at cost, as indicated in Schedule B.
4. If the planting is to be completed by DMM, then the Owners grant DMM, its contractors, employees and agents, the right to enter the property to perform the work agreed upon as outlined in Schedule A. In addition, DMM, its contractors, employees and agents may inspect the work performed for the purposes of monitoring the project and survival assessment, with prior agreement with Owners for date and time of inspection.
5. The Owners agree to contribute the "Landowner contribution" and pay the costs indicated in Schedule B.
6. In instances where the Owners are to pay DMM for work to be performed (outlined in Schedule A), the Owners agree to provide payments to DMM prior to the commencement of that operation. Failure of payment shall constitute a breach of this Agreement and the Owners agree that this Agreement will be terminated and thereupon the Owners agree to pay DMM the estimated costs of the operations of the project completed to date, if any.
7. The Owners agree, if necessary, to perform a reasonable amount of maintenance, which is described in the Native Plant Care Guide, available at naturaledge.watersheds.ca.
8. If a contractor is required to perform the work outlined in Schedule A, then the contractor carrying out the work on the land described will be required to take out and furnish evidence of a comprehensive policy of public liability and property damage coverage. The contractor and their workers will be required to be in good standing with the Workplace Safety and Insurance Board (WSIB) prior to performing the work.
9. The Owners agree not to remove, destroy or alter the project without prior consultation and approval of DMM. Pruning and trimming planted nursery stock, or adding replacement native nursery stock is exempt.
10. The Owners agree not to mow the planted area.
11. The Owners do acknowledge that DMM, its contractors, employees and agents, having performed said works, are not under further obligation with respect to survival of nursery stock, inspection, or maintenance.
12. The Owners, in the absence of negligence, hereby remise, release and forever discharge DMM, its contractors, employees and agents from all claims and demands for injuries, including death, loss, damages and costs in any way related to or connected with installation and maintenance of the work described or resulting from any deleterious effects of the work to the land or to the lands and buildings thereon retained by the Owners.

IN WITNESS WHEREOF the parties have agreed to the contents of this plan; SIGNED:

The District Municipality of Muskoka

Jan Dobson

Representative Signature:

Owner Signature:





About this program

About The District Municipality of Muskoka

The District of Muskoka is an upper-tier municipality that has monitored water quality in Muskoka area lakes since 1980. Since 2002, the Muskoka Water Strategy has provided integrated and strategic initiatives for the protection of Muskoka's water resources. The purpose of the strategy is to guide and minimize the impact of human activities on water resources; ensure human and environmental health; and preserve the quality of life in Muskoka.

This program was created by Watersheds Canada

We believe that every person has the right to access clean and healthy lakes and rivers in Canada. At Watersheds Canada, we work to keep these precious places naturally clean and healthy for people and wildlife to continue using for years to come. We love working with others to meet the needs of local communities, whether you're a concerned citizen, a landowner, a lake association looking for help, or a coalition of groups interested in activating your local community.