

EXCERPTS FROM MUNICIPALITY OF TEMAGAMI OFFICIAL PLAN

MAY 24, 2007

2.17 WATERFRONT DEVELOPMENT

It is a goal of the Municipality to maintain shorelines and the area between the shoreline and any buildings in their natural state and as a vegetative buffer, to protect the visual and environmental integrity of the lakes. The principle of development in the vegetative buffer shall be minimal disturbance on the ground, shrub and canopy layers.

Natural vegetation within the setback shall be disturbed as little as possible, consistent with passage, safety and provision of views and ventilation.

In order to implement these policies and to protect the natural shoreline, the Municipality may use the policies of this Plan, the provisions and standards in the Zoning By-law, site plan control and the issuance of building permits. As a guide, the following policies shall apply to the natural shoreline:

While the Zoning By-law establishes a minimum lot frontage, a wider lot should be considered where the extra width will better respond to the natural landscape, shoreline and the character of the waterbody;

Lot lines should follow existing features and terrain and should be configured to minimise conflicts with abutting properties at the shoreline;

The natural waterfront landscape should prevail with the buildings blending into the landscape;

Native species should be used for buffers or where vegetation is being restored;

Rockfaces, steep slopes, vistas and panoramas should be conserved;

Buildings should not exceed the height of the tree canopy;

Building mass and coverage should be limited in relation to the lot size and frontage;

Site alterations on lots should be limited and the maximum amount of natural vegetation should be retained on a lot;

Roads, trails, temporary construction accesses should generally follow the contours of the land, fit into the landscape and wherever possible not run directly perpendicular to the waterbody;

A setback from the flood elevation or the normal or controlled high-water mark shall be set out in the Zoning By-law, in order to:

Protect the riparian and littoral zones and associated habitats;

Protect adjacent surface water quality from phosphorous loading;

Prevent erosion, siltation and nutrient migration;

Maintain shoreline character and appearance; and
Minimise the visual impact of development.

The following incursions are permitted within the natural vegetative buffer/setback provided they are carefully designed and include a site plan drawing accompanying the building permit application;

Meandering pathways or access points to the shoreline that are constructed of permeable material no wider than 2 metres;

Pruning of trees for viewing and ventilation purposes. Ventilation clearing around buildings should be limited to 3 metres and viewing corridors should be limited to 6 metres;

Removal of trees for safety reasons;

Within the setback area, a Shoreline Activity Area is permitted. The Shoreline Activity Area is a portion or cumulative portions of a shoreline frontage of a lot where accessory shoreline structures such as boathouses, docks, pumphouses, gazebos and decks are permitted, as well as access to the water for activities such as swimming or boat launching. To maintain an appropriate balance between a natural shoreline and built form, the Shoreline Activity Area should be focused within a defined area and be limited in extent. The extent of the Shoreline Activity Area shall be a function of the shoreline frontage and the primary use of the lot and shall be set out in the Zoning By-law.

EXCERPTS FROM MUNICIPALITY OF TEMAGAMI

ZONING BY-LAW 06-650

May 24, 2007

SECTION 5 – DEFINITIONS

SHORELINE ACTIVITY AREA shall mean the percentage or cumulative percentages of a shoreline frontage of a lot located within fifteen (15) metres of the normal or controlled high water mark where shoreline activity area structures are permitted. (See Plate #8)

SHORELINE ACTIVITY AREA STRUCTURES shall mean those structures that are located in the shoreline activity area and include land based boathouses, storage

units, pumphouses, gazebos, boat launch facilities, decks and similar buildings and structures.

6.38 SHORELINE ACTIVITY AREA

To maintain the natural viewscape and to protect the environmental integrity of the shoreline on waterfront lots there is a limit on the total area of structures within fifteen (15.0) metres of the normal or controlled high water mark.

The total area permitted for shoreline activity area structures varies directly with the size of the Shoreline Activity Area (SAA) (see plate #8). The SAA is calculated by multiplying the shoreline frontage by 15 metres.

- a) On remote or rural residential lots the maximum total area of all structures within the SAA shall be the lesser of ten percent (10.0%) of the SAA or one hundred (100.0) square metres for lots less than eight tenths (0.8) of a hectare. If a lot is greater than or equal to eight tenths (0.8) of a hectare then the maximum area for all SAA structures is the lesser of one hundred and sixty (160.0) square metres to only allow for a second dry land boathouse or ten percent (10.0%) of the shoreline activity area, whichever is less.

Notwithstanding the above the total lot coverage shall not exceed eight percent (8.0%).

- b) For tourist commercial or institutional lots the maximum area of all structures within the SAA is thirty three (33.0%) of the SAA; and
- c) For marinas the maximum area of all structures within the shoreline activity area is fifty percent (50.0%) of the shoreline activity area.

Disturbances in the natural vegetation adjacent to the shoreline of Lake Temagami shall be limited to the following:

- a) Meandering pathways or access points to the shoreline constructed of permeable materials no wider than two (2.0) metres, pruning of trees for viewing and ventilation purposes. Ventilation clearing around buildings shall be limited to three (3.0) metres and viewing corridors shall be limited to six (6.0) metres, and the removal of trees for safety reasons; or
- b) Twenty five percent (25%) of the shoreline, whichever is the lesser.