

Lakeshore Properties Guide



May 31 , 2019

We have assembled this Lakeshore Properties Guide to assist you in finding the resources you may need to navigate the water front experience.

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Please note the content provided is for information purposes only and should not be taken as an endorsement.

Sale / Building Information

Process

- Lakeshore Representative takes the client out and they want to buy the lot
- Lakeshore Representative gives them an offer to purchase, and witness signatures.
- Client signs offer and provides a cheque for \$5,000
- Lakeshore Representative explains the (free) Ambassador Program and encourages the client to use this valuable resource

Lakeshore Representative explains 4 or 5 year time covenant on the property (this is also explained in the Agreement of Purchase and Sale)

- The City executes the Agreement of Purchase and Sale, deposits the \$5000 cheque, and sends a fully executed copy back to the client advising them that they should engage a lawyer. The City utilizes Kearns Law Office for the closing transaction; therefore the client will need their own lawyer, if desired.
- Client now owns land and wishes to start clearing for driveway etc.

An EMS address sign (911) has been erected at the most probably location of your driveway.

It may be moved if the it interferes with your preferred driveway location.

A Lakeshore Representative erected the sign on your behalf so that Emergency Personnel will be able to find your property. You will have to pay for the sign when you obtain your first building permit.

The client is responsible to keep track of the time covenant. The Building Department and City Clerk monitor the covenant deadline and may give notice approximately 6 months prior to deadline. The covenant is registered on the property title.

Building Permit

When you go to the building department tell them you are a new waterfront owner and wish to receive a [Waterfront Property - Permit Application Information Package](#)

Within it you will find:

1. An 'Application for a Permit to Construct or Demolish'.
 - (a) two (2) complete sets of Building Plans, to include a detailed site plan (include all proposed structures on property with all measurements. You may prepare your own or enlist the services of a land surveyor.
 - (b) a Sewage System Permit and Inspection Notice (yellow copy);
from Algoma Health Unit (they can be reached at: (705) 848-2314 or toll free at 1-888-211-6749)
 - (c) drawings for all Engineered components, including floor and truss layouts.
2. An 'Agent Authorization Form' You must fill out and sign if you are going to have your Contractor act on your behalf; i.e. picking up your permits, overseeing your project, etc.
3. A 'Schedule 1 - Designer Information' Form. (this must be filled in by the Registered Designer who is drawing up your building plans, making sure to include their Registration # and their Qualification #). If you are designing your own cottage, then you must fill out Section A, and Section D - 3rd Paragraph, declaring that "homeowner is drawing them".
4. A sample drawing of a radon gas/soil provision plan. (example provided)
5. The 'Declaration of Applicant for Building Permit' form. If the applicant is not a 'registered builder' with the Home Warranty Program (Tarion Warranty Corp.), then he will have to fill out Sections A & C. If

the applicant is a registered builder, or he has a registered builder working for him, then he must fill out Sections A & B.

6. An "Energy Efficiency Design Summary "is required for any dwelling that will have year round occupancy. This is to determine energy efficiency of the entire house as a system. Details on insulation, windows / doors and heating / ventilating systems will be required.
7. A 'Permit Application Review Checklist' To make sure you have all the documents required, in order to obtain your Building Permit.
8. A 'Notice of Project' form - Ministry of Labour for compliance with the Occupation and Health and Safety Act.
9. A Notice stating that a Final Inspection and an Occupancy Permit must be completed prior to occupying the building.
10. An insert explaining the Building Permits fee structure - for future work

If you have any questions pertaining to the above information, please do not hesitate to contact the Building Controls Department at:

Phone: 705.848.2287 ext. 2119 (between 8:30 AM and 4:30 PM)

Fax: 705.461.7289

Email: building@city.elliottlake.on.ca

** A complete application could take up to two weeks to be approved.

Requirements

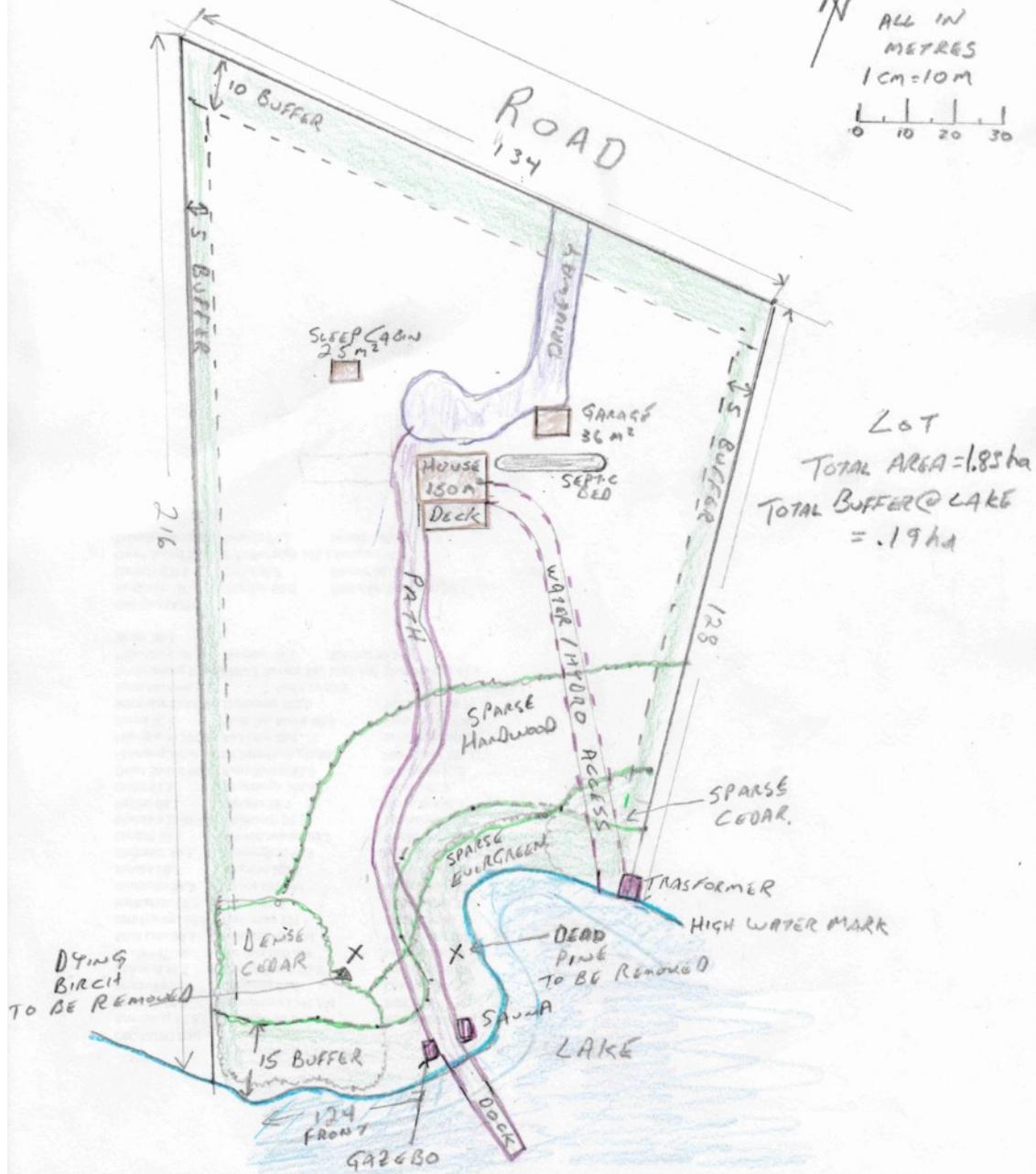
City of Elliot Lake LOT DEVELOPMENT PLAN REQUIREMENTS

A Lot Development Plan shall:

- Be clear and legible
- Show the legal description and address of the lot
- Be drawn to scale not less than 1"=40'0" or a metric ratio of not less than 1:1000
(1"=30' is OK, 1"=50' is NOT 1:500 is OK, 1:2000 is NOT)
- Show the boundary dimensions of the lot, with the road and lake frontages labeled, and the high water mark and the north direction indicated.
- Be provided on a paper size of not less than 8 1/2" x 11" and not larger than 11" x 17".
- Clearly delineate all perimeter buffer areas including the shoreline buffer area- with dimensions and area calculations for the shoreline buffer area.
- Describe the general characteristics of the existing tree stands. i.e. conifer, hardwood, brush
- Accompany the plan with the report of a qualified Arborist or Forester where a disturbance can not be identified.
- Show all proposed buildings, field beds, driveways and improvements to be on the site.
- Show all building and accessory structure setbacks.
- Show all proposed disturbances within the buffer areas — describing the purpose of the disturbance and providing the dimensions and areas of each disturbance.
- Summarize by notation, the total areas and percentage of the disturbance to the shoreline buffer area.
- Satisfy the general quality of information shown on the attached sample.

1238 LOST LANE

Nov 26, 2018



Summary of Shoreline Residential By-Law

This section is a brief summary of the by-law that affects waterfront dwellings and does not contain the entire by-law. The intent is to highlight points that may affect the way you design and maintain your waterfront property. For more specific information please refer to the entire by-law (Consolidated Excerpt from Zoning By-law B Y-LAW NO. 03-8) available at the City of Elliot Lake. (705) 848-2287

Water and Sewage

5.14 Water and Sewage Disposal Services - permits are required

Permitted Uses

21A.1 Each lot may contain only one family dwelling

Building Restrictions

21A.2 Building line from lake is a minimum of 20 metres from High Water Mark
Building line from rear lot line is minimum of 12.0 metres
Building line from another lot line is minimum of 6 metres
Building height (main building) is maximum of 10.5 metres
Ground floor area of dwelling on lots of .81 hectares or less is a minimum of 65 sq. metres
Ground Floor Area of dwelling on lots greater than .81 hectares is a minimum of 111.48 sq. metres
Lot coverage is maximum 10% for main building
10% for accessory buildings
15% for all buildings
Balconies, canopies and unenclosed porches/decks may project a maximum of 5 metres
Only one Commercial vehicle may be parked on the property
Recreational vehicles used as seasonal dwellings are not allowed unless authorized

Each Lot shall have a buffer area in which:

- no trees shall be removed
- no roots or root systems, herbs, grasses, or the duff layer shall be removed
- no lawn shall be established or maintained
- no use of fertilizers, pesticides, herbicides or dust suppressant

A Shoreline Buffer of 15 metres from the High Water Mark

A Perimeter Buffer from the rear lot line of 10 metres

A Perimeter Buffer from any other lot line 5 metres

A maximum 2 metre wide pedestrian pathway from the dwelling to the shoreline

A maximum 4 metre wide utility access route

This area shall be restored immediately to original grade and vegetation must be planted.

Buffer Area Exceptions

The following exceptions may be permitted within the Buffer Area upon **approval of a Lot Development Plan**:

Along the side or rear lot line up to a maximum of 9 metres width for driveway to provide vehicular and pedestrian access from the road onto the lot.

Water Access Only properties up to a maximum of 4.5 metres width for access from the water

The lands located in a shoreline buffer area shall be maintained in a natural state unless it poses a safety hazard then:

Dead or decaying vegetation can be removed or relocated within the buffer

Dead or decaying standing trees may be felled and left to decay on the forest floor

Trees within the shoreline buffer area may be removed, as shown in a **Lot Development Plan** to alter the Buffer Area or to allow the construction of an accessory structure or building:

A maximum of 20% of the trees

A maximum width of disturbance shall be 10 metres width in total for road-access lots and
12.5 metres width in total for water-access lots

Any area within the buffer zones and not noted as an exception; shrubs will not be removed but may be selectively pruned.

Accessory Buildings

One(1) detached private garage per lot:

Building line from street lot line: same as main building.

Building line from side lot line and rear lot line: 3 metres

Building height, maximum: 6 metres and may contain intermediate floors

Ground floor area, maximum: 111.5 sq. metres and not to exceed ground floor area of main building.

One (1) sleep cabin per lot:

Floor area: maximum 25 sq metres

Building height maximum: 5 metres

Location: behind main bldg.

building line from other lot line: 3 metres

Land-based Boat House (storage only)

Floor Area, maximum : 25 sq. metres

Height, Maximum: 1 storey

Location: Distance from high water mark, minimum 3 metres

Building line from other lot line, minimum 3 metres

Water-based Boat House (storage only) **Also see MNRF Summary**

Height, Maximum: 1.5 storeys

Location: Projection from lot 3 metres

Building line from other lot line, minimum: 6 metres

Gazebos, Saunas, Decks on Waterfront properties only

Height, Maximum: 1 storey

Location: Distance from high water mark: 3 metres

Building line from other lot line: 6 metres

Other accessory buildings

Building height: 1 storey

Location: Building line from street lot line: same as main bldg

Building line from other lot line: 3 metres

Definitions

21. A.3

Boat House: means a building or structure or part thereof, used for the storage, shelter of private boats, personal watercraft or other forms of water transportation and equipment accessory to their use, but shall not be used for human habitation nor be equipped with pressurized potable water or sanitary facilities.

Buffer Area: means a portion of a lot around the perimeter of the lot where existing vegetation is maintained or re-established in its natural predevelopment state, or native vegetation is planted for the purpose of protecting natural vegetation and minimizing the visual impact of any buildings or structures on the lot.

Buffer Area, Shoreline: means the portion of the Buffer Area adjacent to the High Water Mark.

Disturbance: means removal, damage or destruction in any way of trees and/or the placement of accessory buildings within the Buffer Area.

Duff Layer: means forest floor cover including organic matter on the forest floor such as leaves, needles, and mosses.

Grasses: means many species of grass such as quack grass, timothy and sedge.

Herbs: includes many species of weeds and flowers such as trillium, lily, cattail, buttercup.

Dwelling- Seasonal/Recreational: means a single detached dwelling containing one (1) dwelling unit constructed as a secondary place of residence and is not the principal place of residence of the owner or occupier thereof.

High Water Mark: means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark and as established by an Ontario Land Surveyor.

Lawn: means an area of cultivated grass or any area of mowed grass.

Lot Development Plan: means a Plan submitted in accordance with the Municipality's Site Plan Control By-law.

Lot Line, Street: means any lot line or high water mark that divides a lot from the street.

Public Boat Launch: means public land designated by the appropriate authority and developed and maintained by the authority as a public access to a navigable water body.

Shrubs: immature trees and/or low vegetation or bushes including but not limited to Dogwood, Cranberry, Alder, Elder, Willow, Blueberry, Labrador-Tea.

Sleep Cabin: means an accessory building or structure located on the same lot as the principal building or structure, the accessory use being for sleeping accommodations in which neither cooking or sanitary facilities or pressurized water shall be provided.

Street: means a public highway, or a private thoroughfare of not less than 15.24 metres in width, which affords a principal means of vehicular access to the abutting lots, or in the case of a water frontage lot, only the lake or river frontage is to be considered the street.

Tree: means a self supporting woody plant with a diameter of 10.2 cm (4") measured by caliper or more measured from outside the bark 1.4 m (4'7") above existing grade of the ground adjoining its base or where there are multiple stems on a tree, means the total of the diameters of the three largest stems measured approximately 1.4 m above existing grade.

Ministry of Natural Resources and Forestry Summary

(for full text please go to: <https://www.ontario.ca/page/crown-land-work-permits>)
(some clarification has been included)

Work Done Within the Water or Up to the Property Line

How and when you need a work permit for projects on Crown land and shore lands.

(Shore lands are defined as lands covered or seasonally inundated by the water of a lake, river, stream or pond and may include private, municipal or Crown lands - high water mark)

Overview

In Ontario, the use of Crown land and shore lands is regulated under the *Public Lands Act*. There are some exceptions, including provincial parks and conservation reserves. By law, you must get a work permit from the Ministry of Natural Resources and Forestry for certain activities on Crown land and shore lands before any work can take place. It is an offence to work on Crown land and/or shore lands without a work permit when one is needed.

This applies to any public land managed by the Ministry of Natural Resources and Forestry, including:

- the beds of most lakes and rivers
- shore lands covered or seasonally inundated by the water of a lake, river, stream or pond - high water mark

It does not apply to:

- federal lands and water bodies (e.g., the Trent-Severn and Rideau Canal waterways)
- private land, **unless the work potentially affects Crown land, such as shore lands**

Source law

Find a complete set of provincial rules:

Public Lands Act, Section 14

http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p43_e.htm#BK17

Ontario Regulation 239/13

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_130239_e.htm

Regulation 975

http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_900975_e.htm

When you do NOT need a work permit

Activities that do not require a work permit:

- undertake minor road maintenance on public land
- place a registered ice fishing hut on the ice
- install a water line, service cable or heat loop for private residential use - **refer to Municipal By-law**
- remove a dock or boat house (crib rock left untouched, or no dredging required and less than 15 square meters physical contact)
- construct or place structures that are in physical contact with 15 square meters or less of the shore lands fronting your property (e.g. docks, single-storey boathouses)
(inside the cribs clean rocks, from dry land, from an licenced aggregate source - Aggregate Resources Act.)

Other activities are exempt, provided you follow the rules as laid out in the ministry's regulations. If you follow all of the rules you don't need a permit to:

- dredging shore lands previously dredged (recently with permit)
- maintain, repair or replace erosion control structures on shore lands
- relocate rocks on shore lands - **see section below**
- remove invasive aquatic plants - **see section below**

- use pressure treated wood - however it is discouraged

When you need a work permit

Activities that require a work permit:

- build a new erosion control structure or change the dimensions of an existing erosion control structure
- the placement of fill on shore lands (infilling lake or river bed , or building an erosion control structure) for any other purpose
- create a new dredge or expand an existing dredge
- construct a building or place a structure or combination of structures that are in physical contact with more than 15 square meters of shore lands (e.g. docks with large cribs)
(inside the cribs clean rocks, from dry land, from an licenced aggregate source - Aggregate Resources Act.)
- remove native aquatic vegetation along the shoreline - **see section below**
- remove or displace logs

Other approvals

Before you start any work, find out whether additional authorizations are required.

You should consult your **local Municipality** to determine if they have Official Plan policies or **zoning bylaws** in place that might affect, prohibit or control the construction and placement of a structure on Crown land and shore lands. You should also check with other government agencies that may have an interest in your proposal

- the Ontario Ministry of the Environment and Climate Change (water quality)
- Fisheries and Oceans Canada (protect fish habitats)
- Transport Canada (Navigable Waters Protection Program, if it interferes with a navigable waterway)

You may also want to discuss the project with neighbours before starting work.

Relocate rocks on shore lands

The rules for moving boulders or rocks in a body of water in Ontario.
Effective June 1, 2017.

The basics

In Ontario, the beds of most water bodies are Crown land.

The Ministry of Natural Resources and Forestry (MNRF) manages these lands under the *Public Lands Act*.

You can only conduct work on shore lands directly in front of your property

You can move shore land rocks, if you follow the rules listed below.

When you do NOT need a work permit

You do **not** need a work permit under the *Public Lands Act*, if you can follow **all** of these rules. You:

1. are the waterfront property owner or conducting work on behalf of the property owner
2. keep rocks randomly placed in the water and do not use them to form erosion control structures
3. do not clear an area wider than 6 metres
4. ensure the cleared area forms a channel that runs at a right angle to the shoreline
5. only clear one channel per property
6. clear the same area up to a maximum of 6 metres if you have cleared an area in the past under a work permit
7. properly install and maintain sediment controls around the area if sediments (e.g., sand, silt) will be disturbed, and remove them only when work is complete and sediments have settled
8. use, operate or store any wheeled or tracked machinery/equipment on dry land, or on a barge or vessel
9. do not carry out work during fish spawning season or during the time of other critical fish life stages as set out in the In-water Work Timing Window Guidelines

Figures 1 and 2: Relocate rocks on shore lands

These diagrams are for purposes of illustration only.

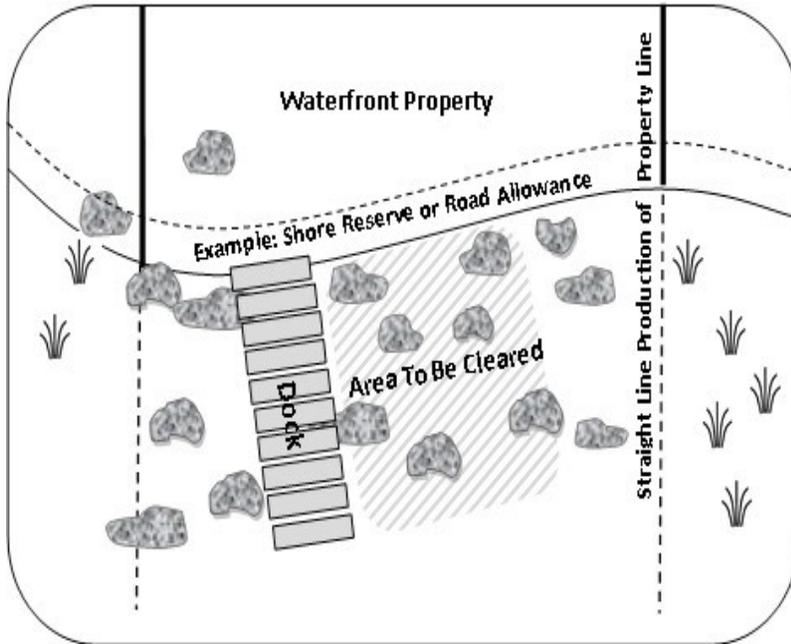


Fig. 1 Relocating Rocks on Shore lands — Existing Features

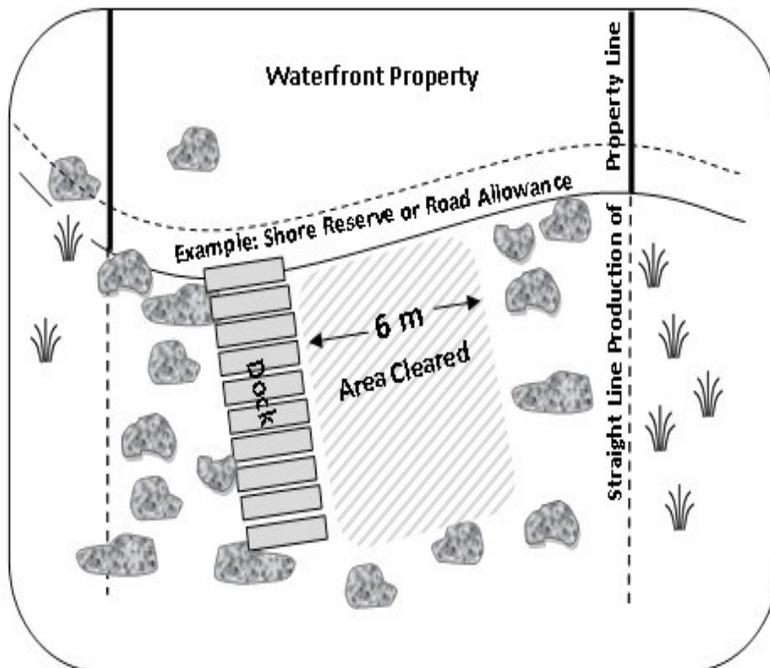


Fig. 2 Relocating Rocks on Shore lands — Exempted from Work Permit

When you need a work permit

You need a work permit to relocate rocks, if you can't meet all of the rules in this article.

If you can't follow the rules, or work **without** a work permit when one is needed, you may be charged and fined.

You may also want to discuss the project with neighbours, before starting work. You could be found responsible for damage to another person's property associated with this work.

Using machinery

Machinery should be kept in clean condition and free from fluid leaks.

Remove native aquatic plants (you need a permit)

The rules for removing native aquatic plants that occur naturally in Ontario.

Effective June 1, 2017.

The basics

In Ontario, the beds of most water bodies are Crown land.

The Ministry of Natural Resources and Forestry (MNRF) manages these lands under the *Public Lands Act*.

In the Elliot Lake area a work permit is required.

Remove invasive plants

Identify invasive plants

Refer to the Field Guide to Aquatic Invasive Species to help identify the plants before you remove them.

Guide: [how to identify invasive plants \(http://viewer.zmags.com/publication/43e38be9#/43e38be9/1\)](http://viewer.zmags.com/publication/43e38be9#/43e38be9/1)

Report invasive plants

To report sightings, call the Invading Species Hotline:

Toll-free: 1-800-563-7711 or visit www.eddmaps.org/ontario (<http://www.eddmaps.org/ontario>) to report on-line.

Using machinery

Machinery should be kept in clean condition and free from fluid leaks.

Bottom mats

The use of bottom barriers such as mats or blankets to control aquatic vegetation **does not qualify** under these rules. Their use requires approval from the Ministry of Natural Resources and Forestry.

Remember that removing plants does not give you any right, title or interest in the Crown land.

Septic Systems - Sewage

Algoma Public Health

Septic Systems Regulations

Algoma Public Health Community Centre

705.848.2314

The Ministry of Municipal Affairs and Housing (MMAH) delegated Algoma Public Health to enforce the provisions of the Building Code Act as they relate to sewage systems. The Code and Guide for Sewage Systems governs the design, construction, operation, and maintenance of various classifications of sewage systems located within properties. It only addresses sewage systems up to 10,000 litres capacity serving one lot.

Systems larger than 10,000 litres per day and off-lot (communal) sewage systems are regulated under the Ontario Water Resources Act. Approvals are issued by the Ministry of the Environment, Conservation and Parks (MOECP).

Application Procedure

DID YOU KNOW: Building Permits are required to construct or demolish sewage systems except Class 1 providing that fees have been paid and the application is complete and accompanied by a design layout. Only the property owner or a qualified installer may construct a sewage system.

You need to know the following to put your application together.

STEP 1 – What are you going to build? Hydraulic load for plumbing fixtures, floor area, and the number of bedrooms are used to calculate the daily design sewage flows. Complete the 1st page of the “Design Calculations.”

STEP 2 – What is your site like and can it absorb sewage or will it require fill? A test hole to a depth of 1.5m is required in the area of the leaching pit of the leaching bed. Stop digging if you encounter impermeable soils. Complete the Property Soil Profile and Percolation Rate (T) description contained on the 2 page of the “Design Calculations.” If you have clay soils you may need to complete the Contact Area Calculation as well. This determines the amount of property to be filled for the leaching bed plus the mantle area.

STEP 3 – You will then need to complete the calculation for A) the septic tank and B) the leaching bed or filter bed or C) the leaching pit or D) the holding tank.

STEP 4 – After completing the design calculations you need to transfer the calculations to the “design Layout” form and provide a sketch of the layout of the proposed system including a side profile if the system is elevated. Include information relating to your water supply and your neighbour’s water supply.

STEP 5 – Complete the standard “Application for a Permit to Construct or Demolish under the Ontario Building Act” (<http://www.algomapublichealth.com/environment-inspections/sewage-system-building-permits/>)

If possible install septic systems that exceed minimum requirements and strive for zero impact, And continue to maintain these systems in good working order.

Septic Systems Contractors

Algoma Bio–Septic Technologies	Blind River	705.356.3200
CED Land Development	Sudbury	705.562.8666
J I Enterprises	Blind River	705.356.7568
Rainbow Concrete Industries Ltd.		705.848.3587

Peter Pappano	Sudbury	705.669.9344
Wendell Farquhar Trucking		705.848.6565

Emergency Services

Emergency	911
Ambulance	705.848.4444
Elliot Lake Fire Department	705.848.3232
Ontario Provincial Police	705.848.6975
Report Forest Fire	310.3473

Medical/Health Care Services

St. Joseph's General Hospital	705.848.7181
Elliot Lake Family Health Team	705.848.8955
STP Health Care Services	705.461.9436
Algoma Health Unit	705.848.2314
Huron Lodge at Home Services	705.848.2019
Home Instead Senior Care	705.848.1900
Counseling Centre of East Algoma	705.848.2585

Pharmacies

Elliot Lake Pharmachoice	705.848.0004
Shopper's Drug Mart	705.848.7125
Freitag's Remedy's RX	705.848.1026
Rexall	705.848.2451
No Frill's Drugstore Pharmacy	705.461.6299

Lawyers

Aube Law Office	705.848.6993
Berthelot & Knox Associates Barristors & Solicitors	705.848.2208
Brown & Fabris Law Office	705.848.0808

City Departments

General Inquiries

	705.848.2287
Chief Administrative Officer	Ext: 2132
Personnel	Ext: 2117
Treasury (Taxes)	Ext: 2109
Water Bills	Ext: 2108

City Clerk and Building Services

	705.848.2287
City Clerk	Ext: 2103
lesley.sprague at city.elliottlake.on.ca	
Building Services Office	Ext: 2119
Building at city.elliottlake.on.ca	
By-Law Enforcement	Ext: 2119
Animal Control	Ext: 2122

Community Services

	705.848.2287
Welcome Centre	Ext: 2406
Cemetery	Ext: 2103
Recreation and Culture	Ext: 2404
Library	Ext: 2800
Nuclear and Mining Museum	Ext: 2402
Lester B. Pearson Civic Centre	Ext: 2400
Pool	Ext: 2500
Parks	Ext: 2600
Centennial Arena	705.461.7215
Environmental Control	
Water Treatment Plant	Ext: 2700
Public Works	Ext: 2600
Engineering	Ext: 2123
Sewage Treatment Plant	705.461.7229
Fire Services	705.848.3232

General Services

Service Utilities

Hydro One	1.888.664.9376
Union Gas	1.888.774.3111
Reliance Energy	1.888.718.6466

Television and Telephone Providers

The Source (Bell-satellite)	705.848.2366
Shaw Direct (satellite)	1.866.782.7932
Bell Expressvu (satellite)	1.888.673.3788
Bell Canada	310.2355
Eastlink	1.888.345.1111
Vianet	705.847.9996
Rogers	1.855.381.7834

Internet Service Providers

Bell Sympatico	310.7873
Vianet	705.847.9996
Eastlink	1.888.345.1111
Rogers	1.855.381.7834

Financial Institutions

Bank of Montreal	705.848.2211
Bank of Nova Scotia	705.848.3667
CIBC	705.848.2266
Royal Bank of Canada	705.461.1922
Toronto Dominion/Canada Trust	705.461.9203
Northern Credit Union	705.848.7129

Investment Companies

Edward Jones	705.461.1221
Investor's Group Financial Services	705.848.6793
RBC Dominion Securities	705.759.6100

Fitness Centres

Municipal Pool/Fitness Centre	705.848.2287 Ext: 2500
T-Zone	705.848.2222
Vitfit Klub	705.848.7888
In Motion Fitness	844.600.5622

Insurance

Cambrian Berthelot Insurance Brokers Ltd	705.848.3658
Brokerlink	705.848.7187

Miscellaneous

Licence Bureau – Service Ontario/Pension Transfers	705.848.7133
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Fast Food and Bakeries

Country Style/Esso To Go	Hwy 108 North	705.848.4932
Elliot Lake Meats & Deli (Lunch)	4 Prince Edward Walk	705.461.3658

Hillside Shop & Save	Hillside Drive South	705.848.6575
Kentucky Fried Chicken	3 Kilborn Way	705.848.9171
McDonald's	Hwy 108 North	705.848.8118
Michelle's Bakery	Brunswick Walk	705.578.3113
Subway	275 Hillside Drive South	705.848.8030
Tim Horton's	261 Hwy 108 North	705.848.5220
Topper's Pizza	259 Hillside Drive South	705.461.1717

Casual Dining

Bankside Café	33 Elizabeth Square	705.461.3170
Dunlop Lake Lodge	Dunlop Lake, Hwy 108	705.848.8090
Fireside Classic Grill	14 Oakland Plaza	705.461.3711
Gem Family Restaurant	80 Hergott Avenue	705.848.0394
Regie's Too	23 Newfoundland Walk	705.578.5030
Jackleggers	290 Hillside Drive South	705.461.8888
Laurentian Lodge	Flack Lake, Hwy 108	705.848.0423 (seasonal)
Maple Restaurant	180 Ontario Avenue	705.848.3371
Mum's Place	4 Prince Edward Walk	705.461.3816
Putter's at Stone Ridge Golf Course	71 Nordic Mine Road	705.848.2175 (seasonal)

Accommodations

Dunlop Lake Lodge	Dunlop Lake, Hwy 108	705.848.8090
Hampton Inn by Hilton	279 Hwy 108 North	705.848.4004
Laurentian Lodge	Flack Lake, Hwy 108	705.848.0423
Pam's Bed & Breakfast	28 Albert Street	705.847.0078
Red Rose Bed & Breakfast	25 Albert Street	705.848.4716

Fire Department

Scope of Emergency Services Provided

General

Services are intended to provide assistance for the protection of life and property and the welfare of the community, to the level of training and equipment of the Fire Department.

Provision of services shall be commensurate with the emergency location and the accessibility of the location, as deemed appropriate by the first responding company, in their discretion. "Similar service" shall be provided in "similar circumstances" throughout the City.

With respect to the delivery of the described services it is the objective of the Fire Department to:

- Urban Area: within 8 km of the fire station, after receiving dispatch, have adequate resources and personnel on-site at emergencies in 10 minutes or less for 90% of the calls.
- Rural Area: beyond the 8km from the fire station after receiving dispatch, have adequate resources to protect exposures and the spread of fire, minimum expectation would be exterior attack with no expected rescue component.

Rescue

Shall consist of:

- Vehicle extrication to the level of training and equipment available.
- Where possible to carry out removal of victims from burning structures as rapidly as possible, given that each situation must be dealt with on the basis of its own unique circumstances.
- Removal of victims from toxic atmospheres, provided that such removal can be accomplished with the equipment carried on the fire apparatus.
- Ice and water rescue to the level of training and equipment available.
- Assistance shall be provided to other agencies to effect rescues necessitated by natural or man-made disasters, falls from heights, lost & missing persons, vehicle accidents and similar occurrences.

Burning Permit

Residents must apply for a fire permit. They are available at the Fire Department and online, however, must be signed by Fire Department officers to be valid.

There is a \$5.00 cost for the permit. Cash only.

Please remember that it is the permit holder's responsibility to ensure a safe and fun campfire experience. If not, the permit holder may be held accountable for all costs related to extinguishing the fire if the Fire Department is needed.



Elliot Lake Fire Service

55 Hillside Drive North Elliot Lake ON

Elliot Lake ON P5A 1X5

PH : 705-848-3232 FAX : 705-848-3274 email : firedept@city.elliottlake.on.ca

URL : www.elliottlakefire.com

Rural Burn Permit

Permit Number::

Date Created:

Items to be burned:

Issuer:

Address of Fire:

Station:

Elliot Lake Fire

Property Contact:

First Visit

2nd Visit

Signature of Owner/Designate

REQUIREMENTS

1. The fire permit holder shall keep the fire permit at the site identified in the fire permit as the site of the burning operation & shall produce the permit if requested by the Fire Chief or Officer of the Fire Department.
2. Burning can only be conducted after 6PM & before 10AM & at no other time.
3. Size of Fire:
 - i. URBAN: No more than .226 cubic metre being .61x.61x.61 (2'x2'x2') of material can be burned at one time.
 - ii. RURAL: All land clearing debris shall be in piles separated by at least 4.57 metres (15 feet).
4. The fire shall be overseen at all times by an adult person and the permit holder shall maintain at all times during the burning at the site equipment to suppress the fire including but not limited to shovels, water, hose and pumps.
5. No burning shall be conducted when wind velocities are 16 kilometres per hour or more.
6. The permit holder shall not create a condition that interferes with the use of the property of any neighbouring property owner.
7. Shall not burn at a distance of less than 3 metres (9.85') from a building, structure, hedge, highway, overhead wire or any other obstruction. Further shall not burn garbage or any materials, which are toxic or hazardous including, but not limited to, painted and pressure treated materials.
8. Other conditions as may be added to the Fire Permit by the Fire Chief.
9. Extinguishment: the fire permit holder is responsible to ensure total extinguishment of the fire prior to leaving the fire unattended.
10. **Permit Conditions Acknowledgement: The fire permit holder understands that any departure from the conditions of this permit, any municipal by-law, or provincial statute, could result in this permit being revoked and that, in this event, the fire permit holder shall not be entitled to any claim, whatsoever, against the municipality or any official thereof. The fire permit holder further acknowledges that by signing this permit that they have read and understood the conditions of the permit.**

Permit expires on October 31

Education Manual

Congratulations on your purchase of waterfront property!

Welcome to your “quiet spot by the lake”, an extremely rich natural environment. It is important to realize that this waterfront area is crucial to your lake's health, providing oxygen, food, cover and a barrier to contaminants. As well, it is a living retaining wall for the shoreline.

What you do with this property will have an enjoyment, financial and environmental impact on you, your family, neighbours and future generations. Your actions will not only affect your health but that of plants, animals, air, land and water.

Publications

Included with this package are three books:

Take the Plunge - A guide to Stewardship of Ontario's Waters

A Guide to Stewardship Planning for Natural Areas

On the Living Edge -Your Handbook for Waterfront Living

Ontario Edition by Sarah Kip & Clive Callaway

It can be borrowed from the Elliot Lake Public Library Number 333.9 1 KIP

Many of the topics discussed in this document are explained in more detail within these publications. You are urged to read them and see how easy it is to manage your property in a responsible and sustainable way.

More Information

When you purchase your property you are offered free advice through the Ambassador Program on:

- Driveway location
- Building location
- Septic location
- Water distribution
- Electrical options
- Docks and
- General stewardship

You are encouraged to take advantage of this valuable resource.

If you have questions about anything presented in this document or how to handle specific situations on your property, please contact Lakeshore Properties City of Elliot Lake @ 1-800-475-7897.

More more information at the provincial level please visit: www.ontario.ca/contact-us
or call 1.800.267.8097 Monday to Friday: 8:30 a.m. to 5:00 p.m.

Other Resources:

- Department of Fisheries and Oceans' Projects Near Water
www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html
- The Elliot Lake Waterfront Owners Association has a variety of information, some of which is not presented in this document. Please visit their website: www.elwoa.com
- Ontario Government Home Owners FireSmart Manual
<https://www.ontario.ca/document/home-owners-firesmart-manual>
- Elliot Lake FireSmart program: <http://elliottlakefiresmart.weebly.com>
- City of Elliot Lake Website Possible Emergencies
<http://www.cityofelliottlake.com/en/cityservices/possibleemergencies.asp>

Archaeology

All lots being offered for waterfront development have undergone an archaeological assessment. However there is still a chance you may happen upon archaeological artifacts during your construction.

An archaeological artifact is any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

The Ontario Heritage Act prohibits anyone from disturbing or altering an archaeological site without an archaeological licence. A person found in violation of the act or its regulations can face fines and/or imprisonment.

What do you do?

If human remains are discovered, stop all construction and soil disturbance immediately. Call the police at 705.848.6975.

For all other items that may be a piece from the past, mark or GPS the location and take photographs. Then contact the Ministry of Tourism Sport and Culture archaeology program by emailing: archaeology@ontario.ca or calling 1.416.212.8886.

Bears

There is a good chance you will encounter a bear while enjoying your waterfront property. You are now living in their house.

The City of Elliot Lake is a strong proponent of the Bear Wise program. Bear Wise provides information on how to minimize contact with bears and how to respond to bear encounters.

Bear Wise educational seminars are offered through the Friends of Algoma East. They can be contacted at [marrettam at gmail.com](mailto:marrettam@gmail.com). Please enter "Bear Presentation" in the Subject Line. You are encouraged to participate in this valuable program.

To find out more about the Bear Wise Program please visit:
www.ontario.ca/environment-and-energy/report-bear-problem-bear-wise

Report a Bear Problem

Emergency encounters

Call 911 or local police at 705.848.6975

If a bear poses an immediate threat to personal safety:

- Enters or tries to enter a residence
- Stalks pets and lingers at the site
- Stalks people and lingers at the site

Non-emergency encounters

Call the Bear Wise reporting line at 1.866.514.2327 (April 1-November 30)

If a bear is:

- Roaming around, checking garbage cans
- Breaking into a shed where garbage or food is stored
- In a tree: Leave it alone, walk away and it will leave on its own.
- Pulling down a bird feeder or knocking over a barbecue
- Continually moving through a backyard or field but is not lingering

How to prevent encounters

- Bears usually avoid humans. Don't give them a reason to visit.
- When bears pick up a scent with their keen noses, they will investigate it.
- If bears are rewarded with feasts of bird food, garbage or pet food, they will return as long as the food source is available.
- Never purposely feed bears (or other wildlife) or try to approach them
- Limit food sources
- Put garbage in containers that have tight-fitting lids
- Take garbage to the dumpsters often

- Frequently wash garbage cans, recycling containers and lids with a strong-smelling disinfectant
- Fill bird feeders only through the winter months
- Do not leave pet food outdoors, in screened-in areas or porches
- Do not leave your pets (dogs) off leash unless they are in an enclosure to avoid dangerous pet/bear encounters
- Do not put meat, fish or fruit in composters outside (keep scraps in the freezer until garbage day)
- Pick all ripe fruit from trees and bushes and fallen fruit off the ground
- Remove grease and food residue from barbecue grills, including the grease cup underneath, after each use
- Inform renters of how to avoid attracting bears to the property

Take safety precautions

- Make noise as you move about (e.g., singing, whistling or talking will alert bears to your presence, giving them a chance to avoid you)
- Carry and have a readily-accessible whistle or air horn
- Learn how to use bear pepper spray. Carry and have it readily accessible

If you encounter a bear

Stop. Do not panic. Remain calm.

- Do not try to get closer to the bear for a better look or picture
- Make sure the bear has a clear escape route — don't corner a bear
- Always watch the bear, if the bear does not get closer to you, slowly back away, talking to the bear in a quiet, monotone voice until the bear is out of sight
- Get inside if you are near a building or vehicle
- Leave the area if you are berry-picking, hiking, camping, jogging or cycling
- If you are with others, stay together and act as a group

Do not:

- Scream
- Turn your back on the bear
- Run
- Kneel down
- Make direct eye contact
- Climb a tree
- Retreat into water or try and swim — a bear can do these things much better than you

Species at Risk

The Elliot Lake area is blessed with a rich habitat for an abundant species of wildlife.

During the Natural Heritage Assessments that were performed prior to any development, habit was identified that could sustain a number of species at risk. This is good news as you may be able to observe some species that are becoming a rare site. You now also have the responsibly to help these creatures survive.

Familiarize yourself with the Endangered Species Act. You may unwittingly be violating laws that carry stiff penalties.

- Preamble: www.ec.gc.ca/alef-ewe/default.asp?lang=en&n=ED2FFC37-1
- The Act: laws-lois.justice.gc.ca/eng/acts/S-15.3/

For more information about Species at Risk in Ontario:

<https://www.ontario.ca/environment-and-energy/species-risk-ontario-list>

The Ministry of Natural Resources and Forestry (MNRF) tracks species at risk. You can use a handy online form to report your sightings to the Natural Heritage Information Centre at:

www.ontario.ca/environment-and-energy/report-rare-species-animals-and-plants

Photographs with specific locations or mapping coordinates are always helpful.

If you find a species at risk on your land, you may be eligible for stewardship programs that support the protection and recovery of species at risk and their habitats.

The next page shows species at risk that have been identified in the Sault Ste. Marie District. Following that are some species that have been identified in this area, their preferred habitat and what you can do to prevent their disturbance or enhance their habitat.

SAULT STE. MARIE DISTRICT SPECIES AT RISK LIST (v. August 2017)

IMPORTANT: This list identifies Species at Risk known to occur within the District. Prior to conducting surveys for any of these species please contact an MNRF biologist for survey protocols and timing. Please visit our website at www.ontario.ca/environment-and-energy/species-risk-ontario-list to access the supporting documents identified below. Policy guidance on harm/harass and damage/destroy under the Endangered Species Act, 2007 can be accessed online at www.ontario.ca/page/how-species-risk-are-protected

Species Common Name	Species Scientific Name	SARO Status	Habitat Protection	Recovery Strategy	Supporting Documents		
					Management Plan	Government Response Statement	Habitat Description
Birds¹							
American White Pelican (N)	<i>Pelecanus erythrorhynchos</i>	THR	Regulated	2011		2011	see Regulation
Bald Eagle	<i>Haliaeetus leucocephalus</i>	SC	None		2014	2015	
Bank Swallow	<i>Riparia riparia</i>	THR	General	2016			
Barn Swallow	<i>Hirundo rustica</i>	THR	General	2014		2015	2013
Black Tern	<i>Chlidonias niger</i>	SC	None		2013	2014	
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	General	2013		2015	2013
Canada Warbler	<i>Wilsonia canadensis</i>	SC	None				
Chimney Swift	<i>Chaetura pelagica</i>	THR	General				2013
Common Nighthawk	<i>Chordeiles minor</i>	SC	None				
Eastern Meadowlark	<i>Sturnella magna</i>	THR	General	2013		2015	2013
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	THR	General				2013
Eastern Wood-Pewee	<i>Contopus virens</i>	SC	None				
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	SC	None				
Golden Eagle (N)	<i>Aquila chrysaetos</i>	END	General	2015		2016	
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	SC	None				
King Rail	<i>Rallus elegans</i>	END	General	2016			
Kirtland's Warbler	<i>Dendroica kirtlandii</i>	END	General	2016			
Least Bittern	<i>Ixobrychus exilis</i>	THR	General	2016			
Olive-sided Flycatcher	<i>Contopus cooperi</i>	SC	None				
Peregrine Falcon	<i>Falco peregrinus</i>	SC	None	2010		2010	
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	SC	None				
Short-eared Owl	<i>Asio flammeus</i>	SC	None				
Wood Thrush	<i>Hylocichla mustelina</i>	SC	None				
Yellow Rail	<i>Coturnicops noveboracensis</i>	SC	None				
Reptiles							
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	General				2013
Massasauga Rattlesnake	<i>Sistrurus catenatus</i>	THR	General	2016			2013

Species Common Name	Species Scientific Name	SARO Status	Habitat Protection	Recovery Strategy	Supporting Documents		
					Management Plan	Government Response Statement	Habitat Description
Snapping Turtle	<i>Chelydra serpentina</i>	SC	None				
Wood Turtle	<i>Glyptemys insculpta</i>	END	Regulated	2010		2010	see Regulation
Mammals							
Mountain Lion (Cougar)	<i>Puma concolor</i>	END	General				
Eastern Small-footed Myotis	<i>Myotis leibii</i>	END	General				
Little Brown Myotis	<i>Myotis lucifugus</i>	END	General				
Northern Myotis	<i>Myotis septentrionalis</i>	END	General				
Tri-colored Bat	<i>Perimyotis sublavus</i>	END	General				
Woodland Caribou	<i>Rangifer tarandus caribou</i>	THR	General	2008		2009	2013
Invertebrates							
Monarch	<i>Danaus plexippus</i>	SC	None				
Rusty-patched Bumblebee	<i>Bombus affinis</i>	END	Regulated	2011		2012	see Regulation
West Virginia White	<i>Pieris virginensis</i>	SC	None		2013	2014	
Yellow-banded Bumble Bee	<i>Bombus terricola</i>	SC	None				
Plants							
Butternut ²	<i>Juglans cinerea</i>	END	General	2013		2014	
Fish & Mussels							
Lake Sturgeon	<i>Acipenser fulvescens</i>	THR	General	2011			
American Eel	<i>Anguilla rostrata</i>	END	General	2013			
Hickorynut	<i>Obovaria olivaria</i>	END	General				
Northern Brook Lamprey	<i>Ichthyomyzon fossor</i>	SC	None				
Redside Dace	<i>Clinostomus elongatus</i>	END	Regulated	2010		2010	see Regulation
Short-jaw Cisco	<i>Coregonus zenithicus</i>	THR	General				
Silver Lamprey	<i>Ichthyomyzon unicuspis</i>	SC	None				

¹All bird species listed are considered breeding species unless otherwise denoted. "N" – Nonbreeding.

²Occurrences are presumed to be the result of cultivation and as a result Subsection 23.7(11) of Ontario Regulation 242/08 may apply.

SAULT STE. MARIE DISTRICT SPECIES AT RISK LIST (v. August 2017)

IMPORTANT: The survey timing windows identified below are intended to reflect presence/detectability in SSM District, and may or may not be appropriate in other areas of the province. These windows are intended for preliminary planning purposes only and are subject to minor change. Please engage an MNRF biologist prior to conducting surveys to ensure methods and timing are appropriate. These timing windows may reflect multiple values for an individual species (e.g. nesting, roosting, wintering) and as a result survey timing should be refined based on the target value and in consultation with an MNRF biologist.

		Survey Timing																																				
		Jan	Feb	March				April				May				June				July				August				Sept				October				Nov	Dec	
		Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Birds																																						
American White Pelican	<i>Pelecanus erythrorhynchos</i>																																					
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		Survey Timing																																				
		Jan	Feb	March				April				May				June				July				August				Sept				October				Nov	Dec	
		Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Reptiles (continued)																																						
Wood Turtle	<i>Glyptemys insculpta</i>																																					
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Short-jaw Cisco	<i>Coregonus zenithicus</i>																																					
Silver Lamprey	<i>Ichthyomyzon unicuspis</i>																																					

General Contact Information:

Sault Ste. Marie District Office - Ministry of Natural Resources and Forestry
 64 Church Street, Sault Ste. Marie, ON P6A 3H3
 Tel: 705-949-1231 Fax 705-949-6450

Blind River Field Office - Ministry of Natural Resources and Forestry
 62 Queen Avenue, Blind River, ON, P.O. Box 190
 Tel: 705-356-2234 Fax: 705-356-7441

MNRF Biologist Contact Information:

Derek Goertz, Management Biologist, Tel: (705) 941-5130, Email: Derek.Goertz@Ontario.ca
 Greg Cull, Management Biologist, Tel: (705) 941-5108, Email: Greg.Cull@Ontario.ca
 Jim Trotter, Management Biologist, Tel: (705) 356-3018, Email: Jim.Trotter@Ontario.ca

Bats

Eat insectsmosquitoes and black flies!



Little Brown Myotis (*Myotis lucifugus*)
Northern Myotis (*Myotis septentrionalis*)
Eastern Small-footed Bat (*Myotis leibii*)
Tri-colored Bat (*Perimyotis subflavus*)

Habitat: Uses a variety of roosting habitats including: hollow trees, snags under loose bark, under rocks, in rock outcrops, wetlands, quarries, tunnels, in buildings (attics, barns, outbuildings), under bridges, in caves and mines Winters in caves and abandoned mines. Feeds primarily in wetlands and within forests below the canopy.

How can you help:

- Minimize removal of snag (dead or deteriorating) and cavity (hollow or excavated) trees to ensure you don't unknowingly harm bats that are using the tree as habitat.
- Clearing of trees should be conducted between Sept 1 and April 30.
- Build a bat box.

For more information: Bat Conservation International <http://www.batcon.org/>

Turtles

Blanding's Turtle (*Emydoidea blandingii*)

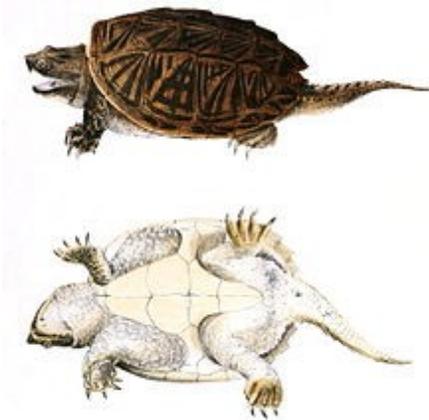


Medium-sized, long-lived (80+ years), freshwater turtles, which are slightly smaller than a bike helmet when full grown. They have a high-domed, dark gray shell with yellow flecks, and a long, bright yellow throat.

Habitat: Shallow water marshes, bogs, ponds or swamps, and coves of larger lakes, with soft muddy bottoms and aquatic vegetation; bask on logs, stumps, or banks; most commonly hibernate in bogs and are not readily observed

Females nest on cobble beaches, roadsides, old woods roads, gravel pits and even in gardens! Females do not lay eggs until around 20 years old, which magnifies the impacts to the species when adults are lost due to human activity.

Snapping Turtle (*Chelydra serpentina*)



The largest freshwater turtle in Canada. Ontario's most prehistoric-looking turtle species. Its long tail has a series of triangular spikes along the top that are reminiscent of those of a stegosaurus. The upper shell is tan or olive to black in colour, has a coarsely serrated front edge and three longitudinal ridges, and is often covered with algae. The upper shell length in adulthood averages 25–47 cm (10–19 in).

Habitat: Any freshwater environment, though it is most often found in slow-moving water with a soft mud or sand bottom and abundant vegetation. May inhabit surprisingly small wetlands, ponds and ditches.

It hibernates in the mud or silt on the bottom of lakes and rivers, usually not too far from the shore. Females do not begin to breed until they are 17 to 19 years old. Lifespan in the wild is poorly known, but long-term mark-recapture data from Algonquin Park in Ontario, Canada suggest a maximum age over 100 years.

How can you help:

- Keep your eyes open for them on a road
- Don't disturb or harass the turtles or nesting sites. Be respectful and observe from a distance.
- Do not drain wetlands
- Follow steps as outlined in **General Wildlife Stewardship** below

Monarch Butterfly



Photo/image: Bob Graham, Point Pelee National Park

(*Danaus plexippus*)

The adult Monarch is a bright orange butterfly with heavy black veins and a wide black border containing two rows of white spots. The wingspan is about 10 cm. Monarchs can be distinguished from the smaller but similar Viceroy by the absence of an inner margin of black on the hind wings. Monarch larvae or caterpillars are striped yellow, black and white; they grow to about 5 cm in length. The distinctive gold-green chrysalis suspends from a milkweed leaf or branch.

Breeding habitat is confined to where milkweed grows, since the leaves of these plants are the sole food of the caterpillars. Different species of milkweeds grow in a variety of environments, including meadows, along roadsides and in ditches, open wetlands, dry sandy areas, short and tall grass prairies, river banks, irrigation ditches, arid valleys and south facing hillsides.

The Butterfly atlas has indicated records of monarch butterflies occurring in the Elliot Lake area due to milkweed growing here. Monarch annually migrate south, beginning in August and continuing until mid-October.

Birds

Eastern Whip-poor-will (*Antrostomus vociferus*)



Medium-sized birds with a large, rounded head and a stout chest that tapers to a long tail and wings, giving them a distinctly front-heavy look. Patterned with a complicated mottling of gray and brown, which camouflages them nearly perfectly with leaf litter or tree bark. They have a blackish throat bordered at the bottom by a neat, white bib. Males have white corners to the tail; on females, these spots are dull buff.

Habitat: Dry, open, deciduous woodlands with small to medium trees, generally oak or beech with lots of clearings and shaded leaf litter; wooded edges and forest clearings with little herbaceous growth; associated with forests >100 ha.

- Don't disturb or harass the birds or nesting sites.
- Be respectful and observe from a distance.

Raptor Nests



Can be identified by the presence of stick nests within tops or crotches of trees.

- Don't disturb or harass the birds or nesting sites.
- Be respectful and observe from a distance.

Migratory Birds

When Canadians spot migratory ducks and geese, we know the seasons are changing. But these flocks are just the beginning - approximately 450 native species of birds, the majority of which are protected under the Migratory Birds Convention Act, 1994, and are collectively referred to as "migratory birds", make Canada their home for part

of each year (April 1 to August 30). Canada shares responsibility for conservation of migratory birds with the other countries they visit. Environment Canada develops and implements policies and regulations to protect these birds and the natural habitats in which they thrive.

The destruction of active migratory bird nests is prohibited.

For more information:

- Migratory Birds Convention Act (MBCA)
www.ec.gc.ca/nature/default.asp?lang=En&n=7CEBB77D-1
- Fish and Wildlife Conservation Act
www.canlii.org/en/on/laws/stat/so-1997-c-41/latest/so-1997-c-41.html
- List of Migratory Birds
www.ec.gc.ca/nature/default.asp?lang=En&n=421B7A9D-1

Snakes

Although there are 7 species of snakes in the Elliot Lake area, only the Eastern Gartersnake is seen with any frequency. The other species include Northern Watersnake, Dekay's Brownsnake, Red-bellied Snake, Smooth Greensnake, Northern Ring-necked Snake, and Milksnake. Milksnakes are a Species of Special Concern on the Species at Risk in Ontario (SARO) List under the Endangered Species Act.

Each has an important place in our environment and, depending upon the species and size, prey on rodents, insects, slugs, grasshoppers, crickets, caterpillars and spiders. They choose a variety of habitats to feed, nest, bask and hibernate. Encounters with snakes should be positive experiences instead of fearful ones as all snakes in this area are harmless to humans. Some snakes will bite if they are handled or roughly treated, but they shouldn't be maligned for defending themselves. After all, even a chipmunk will bite in self-defence (perhaps with worse consequences!).

Threats to snakes include:

- Habitat loss and fragmentation due to clearing of vegetation for access roads and lot development.
- Increased vehicle activity increasing the risk of road mortality.
- Human persecution. Snakes are often intentionally harassed or killed by people who mistakenly think they are evil, scary, or simply useless.

How can you help:

- Watch for and avoid snakes crossing roads
- When encountered, snakes should be allowed to retreat or move away on their own.
- If a snake is in close proximity to a work area such that there may be risk of inadvertently harming the snake, work can continue in another section of the work area or work can stop temporarily (approximately 1/2 hour) and re-commence after the snake is a safe distance away from the work area.

General Wildlife Stewardship

The following mitigation measures are recommended as best management practices to reduce the impacts of work on your property to the natural environment (including candidate Species at Risk habitat)

- Flag the work area: Access and activity will be limited to the designated work areas to minimize disturbance to adjacent wildlife habitat. This area should be delineated in the field using stakes, tape etc. and removed when work is completed.
- Check work area each day: Snakes and turtles are attracted to the roadway, embankment, temporary stockpiles and machinery, as these surfaces absorb heat from the sun and are suitable for reptile basking. If in immediate danger (collision with traffic / construction equipment) reptiles will be moved to adjacent habitat without harm (to worker or reptile) by using a shovel or stick and bucket.
- Avoid use of erosion control products with plastic netting. Rock rip rap, various mulches, and polyethylene sheeting may be effective alternatives.
- Avoid use of heavy duty silt fencing reinforced with mesh netting.
- Remove temporary erosion control measures: These devices can act as a barrier to wildlife and impede their movement.

Overall Site, Shoreland and Waterfront Structures

Lot size, building sizes, setbacks, buffer areas, and vegetation removal are covered within the city **By-Law 03-8**. A copy is provided earlier in this booklet. (Approx. page 8)

Shoreland and in-water works are regulated by the Public Lands Act, 1990, as administered by the Ministry of Natural Resources and Forestry, and by the Fisheries Act, 1985, as administered by Fisheries and Oceans Canada.

Work Permits from Ministry of Natural Resources and Forestry are required for docks and boathouses having a combined lake bottom footprint greater than 15 m². Work Permits may be required for other in-water and shoreland undertakings such as a boat entry or the removal of aquatic vegetation.

Significant shoreland alterations such as infilling, dredging, retaining walls and sand beaches are generally discouraged due to a multitude of negative impacts.

Ministry of Natural Resources and Forestry approvals are not required for single residential water intakes, any dock having no impact on the shoreland or lake bottom (e.g., floating docks) and docks or one-story boathouses supported by open-faced cribs with a combined footprint of 15 m² (or less) on the lake bottom below the normal high water mark.

In all cases, works undertakings and activities must comply with the Fisheries Act and not result in serious harm to fish including fish habitat.

Work Permits may take some time to be issued prior to commencing any of the work, so plan well in advance.

More information should be obtained by property owners from both Ministry of Natural Resources and Forestry and Department of Fisheries and Oceans sources before planning any in-water or shorelands projects; required approvals must be in-hand before commencing.

These criteria are updated from time to time. The latest versions can be found at the Department of Fisheries and Oceans site at:

www.dfo-mpo.gc.ca/pnw-ppc/index-eng.html

The Ministry of Natural Resources and Forestry One Site link: www.ontario.ca/ can be searched for specific information. Once you have chosen the language of your choice enter a search term at the top of the page. For example “work permit” will show (among other topics) Crown Land Work Permits. Click on this and you will see what activities require a permit and what does not.

Shrubs can be pruned, rather than removed, to allow for sight lines to the lake. Dead standing trees that pose a safety risk can be felled and left to decay on the forest floor, providing habitat to all kinds of wildlife.

Where vegetation removal is proposed the following mitigation measures should be employed to minimize impacts to vegetation and wildlife:

- Vegetation removal should be minimized: Riparian (interface between land and water) vegetation removals should be avoided.
- Existing trails should be used whenever feasible. If removal is necessary, clearing should be minimized, adjacent vegetation should be protected and proper clearing used.
- Where possible techniques that allow the root system to stay intact should be used; this will help bind the soil and encourage rapid colonization of low-growing species.
- Native vegetation should be restored: Restorative plantings and seed mixes of species common to the region should be used for erosion control and rehabilitation of disturbed areas.
- Original site vegetation should be used: If possible, original vegetation and topsoil should be retained and reused for restorative planting.
- Landowners should contact Ministry of Natural Resources and Forestry to determine if permitting is required if they intend/plan to fill or dredge shoreland or land adjacent to Crown on their property.

Erosion and Sediment Control

Erosion is the physical removal or detachment of soil materials. The subsequent transport and deposition of these detached particles is the sediment. The transport of sediment overland and deposition into surrounding natural areas, including watercourses (fish habitat), woodlots and wetlands as well as adjacent private lands, needs to be prevented.

The best way to prevent sedimentation is to prevent erosion. It is important to understand the erosion potential of a site at every project stage. Preventing erosion can save you money, protect the environment and ensure your long-term enjoyment of the property.

One of the most significant alterations encountered during construction is the removal of the vegetation that stabilizes the subsoil. In the absence of the vegetation, the underlying soils are fully or partially exposed to various natural forces such as rain, flowing water, wind, and gravity.

The discipline of erosion and sediment control has grown in recent decades and along with it a myriad of products and techniques. In many projects there is insufficient allocation of time and effort to properly plan, design, implement an erosion and sediment control plan. To minimize the potential for erosion and increased levels of sediment into the natural features an Erosion and Sediment Control Plan should be developed prior to the initiation of the project.

The site-specific Erosion and Sediment Control Plan should include the following:

- An evaluation of the erosive potential of the site.
- Consideration of the sensitivity of the surrounding natural heritage features.
- Instructions for the implementation of erosion control measures such as vegetation cover, mulches, rolled erosion control products, check dams, slope drains and diversion structures, as needed to minimize soil particle detachment and transport.
- Instructions for the implementation of sediment control measures such as sediment fences, stabilized construction entrances and sediment containment systems to capture and retain sediment liberated from the construction site.

More detailed information can be obtained on-line such as:

- Erosion and Sediment Control Guideline – December 2006
by the Greater Golden Horseshoe Area Conservation Authorities
www.npca.ca/wp-content/uploads/ErosionandSedimentControl-Guidelines.pdf

Fishing

As a property owner on a lake you are subject to the same rules and regulations afforded to all other fishers. All the lakes that the City is developing for residential development, are within the Ministry of Natural Resources and Forestry fishing zone 10. For more information visit:

www.ontario.ca/travel-and-recreation/ontario-fishing-regulations-summary

Please do not dump surplus bait fish into lakes. Not only is it illegal, it can unwillingly introduce new species into lakes, often with unintended or harmful consequences.

Invasive Species

Invading species are one of the greatest threats to the biodiversity of Ontario's waters and woodlands. Originating from other regions of the world, and in the absence of their natural predators or controls, invading species can have devastating effects on native species, habitats and ecosystems.

More than 185 non-indigenous species have become established in the Great Lakes basin. Invasive species, such as the Zebra Mussel, Sea Lamprey and Round Goby, are aggressive, extremely adaptable, and have high reproduction

rates enabling them to spread. Unchecked, these invaders will out compete native fish and wildlife and unbalance natural ecosystems.

Invasive species are often extremely difficult, if not impossible to remove once established in a new environment. It is important to prevent the introduction and/or spread of invasive species.

How you can help:

- Learn how to identify invasive species that are a threat to Ontario
- Never release live fish or baitfish from one body of water into another
- Drain lake or river water from your boat, livewell, motor and bilge
- Never release aquarium or watergarden pets or plants into waterways
- Inspect and remove aquatic plants from your boat, motor, or trailer
- Don't move wood and use local firewood when camping
- Stay on trails; remove mud and plant debris before you leave
- Report new sightings – take a photo

email info@invadingspecies.com

or report on-line www.eddmaps.org/ontario (you will have to register to Report Sightings)

or call the Invading Species Hotline at 1.800.563.7711

For more information:

www.invadingspecies.com

General Mitigation

The release of substances harmful to all wildlife into waters or adjacent areas must be avoided:

Chemicals

Under City of Elliot Lake By-law No. 87-40 the use of chemical dust suppressants, pesticides, herbicides and fertilizers are prohibited in the buffer areas and discouraged from use at any time.

Fluids

All equipment and associated materials will be operated, stored and maintained (e.g. re-fuel, lubricate) in a manner that prevents the entry of any deleterious substance to a water body. Any part of equipment entering the water body or operating on the bank will be free of fluid leaks and externally cleaned/ degreased.

Spills

A Spills Management Plan (including materials, instructions regarding their use, education of contract personnel, emergency contact numbers) will be on site at all times for implementation in event of accidental spill. The Ontario Ministry of the Environment operates the Spills Action Centre 24-hours a day; it can be reached at 1.800.268.6060

Firewood

To harvest trees on crown land a “Licence to Harvest Forest Resources for Personal Non-commercial Use” is required. Contact the local MNRF office for further assistance.

Permitting

For more information on Ministry of Natural Resources and Forestry permitting please visit:

- Crown Land Work Permits
www.ontario.ca/rural-and-north/crown-land-work-permits
- Using wood from Crown land for personal use
www.ontario.ca/rural-and-north/using-wood-crown-land-personal-use
- Free Use Policy:
www.ontario.ca/document/free-use-policy-pl-30301
- Or use the general entry portal and search for what you want
Ministry of Natural Resources and Forestry One Site link: www.ontario.ca

Construction Services

Surveyors

Tulloch Geomatics Inc 705.848.9175

Construction Companies

Bernard Simard 705.849.8239
Cloutier Construction 705.848.8700
C&R Improvements 705.848.6446
Construct & Conserve Aurora 905.370.0205
H4R Construction 705.848.6386
J.O. Construction Barrie 705.790.1887
K.J. Beamish Construction 705.848.5488
Lakeland Custom Homes 705.261.0152
Roland Dubois Construction 705.848.7045
S.J.M. Construction 705.848.4686
St. George and Son's Construction 705.848.7880
Tulloch's Cottage Service & Construction Blind River 705.356.0634
Varlope Construction 705.461.1088
CJ's General Contracting 705.848.6107
Jim's Contracting 705.848.7342
T&D Custom Cabinets & Renovation 705.848.2539
Ireland Custom Carpentry and Woodworking 705.849.8576

Building Supplies

Canadian Tire 50 Hillside Drive South 705-848-3663
Home Hardware 325 Leacock Street, Blind River 705-356-1671
Soo Mill 4 Kilborn Way 705-848-8882
Rona 31 Timber Road 705-848-3684

Dock Supplies

Soo Mill 4 Kilborn Way 705-848-8882
Rona 31 Timber Road 705-848-3684

Electrical Contractors

Harrison Electric 705.848.9288
Maclver Electric Blind River 705.356.7176
Nordic Electric 705.848.1466
W G H Electric 705.848.2643

Painting Contractors

Most of the general contractors in Elliot Lake will do painting as well.

Denis Maille Painting and Decorating 705.461.0522
Jim Lennon's Painting 705.848.5001
Vitold's Painting 705.848.6534

Paving Contractors

Beamish KJ Construction Co Ltd. 705.848.5488

Pole Line Contractors

H&C Pole Line Contractor Blind River 705.356.1092

Well Drilling Contractors

Central Well Drilling Ltd. Sault Ste. Marie 705.759.2122

Jim Rennison Well Drilling Ltd. Sault Ste. Marie 705.779.2171

MG Drilling Inc 705.848.0449

McAuley's Waterwell Service Sault Ste. Marie 705.943.3385

Quesnel Well Drilling Sault Ste. Marie 705.779.3909

Wright Edward Mindemoya 705.377.5384

Dry Wall Contractors

Most of the general contractors in Elliot Lake will do dry wall as well.

A-1 Drywalling Sault Ste. Marie 705.253.6994

Macmar Drywall & Painting Sault Ste. Marie 705.256.1062

Excavating, Backfilling, Driveways, & Underground Services

Beamish Construction 705.848.5488

Bill Excavating Spanish 705.844.2022

CED Land Development Sudbury 705.562.8666

Peter Pappano Sudbury 705.669.9344

Wendell Farquhar Trucking 705.848.6565

CFX Backhoe Services 705.461.5120

Flooring Suppliers

Fern's Carpet Warehouse Blind River 705.356.7102

Interior Solutions Flooring and Home Decor 705.461.8484

Lobek Flooring & Wall Coverings Inc. 705.848.7834

Waterproofing

Kenmar Basement Systems 705.848.3107

Plumbing Heating & Air Conditioning Contractors

RL Brunet Plumbing and Heating 705.848.3285

Ernie's Plumbing and Heating Blind River 705.356.7106

Mickey's Plumbing and Heating Iron Bridge 705.848.2197

MBS Plumbing & Heating 705.848.6658

J.P. Martin Heating and Air Conditioning 705.461.3333

McDougall Energy Blind River 705.356.2285

Northern Air Climate Care Sudbury 705.669.4328

Points to Consider In Your Letter to Contractors

Introduction

We have recently purchased Site ____ Lot ____ on _____ Lake
Civic Address _____ and would like to have an estimate from your company to clear this property and construct the driveway or laneway.

We have met with the City Ambassador and the lot has been marked out for clearing and driveway with the usual flagging tapes.

Clearing for house

Clearing for garage

Test hole for septic on _____ side of the house clearing

2 test holes on house clearing site to evaluate possibility of digging out a basement

Driveway to have 15-foot travel portion. Include price for optional toppings for driveway and thickness of toppings

Other ideas you may want to include;

Separate and pile all trees 6" and over, and cut into eight foot lengths

Remove all brush and stumps from the property

Construct a turnaround in front of garage and/or house no less than 20 ft \ 20 ft

Culvert(s) Installed if required, priced separately

Driveway warranty to be built to a suitable standard to allow a cement truck to deliver material for house and garage foundation

Price of installing a septic system and acquiring permits

Price to trench , install conduit from Hydro Pole or Transformer to base of house. Preference would be to install the line along the driveway where practicable or if the transformer is along the lake water and hydro trench could be the same. Must meet or exceed Hydro standards or requirements

Should you be drawing your water from the lake or installing a shoreland or drilled well, you may want to get an estimate for this work also.

When dealing with a contractor to construct the footings for the house, make sure he understands that it is his responsibility to make sure the footings and the house is not within the 20-metre reserve from the high water mark, surveying will be required.

Should you be building close to this 20 meters it is your responsibility to ensure your footings do not infringe on the reserve. Should a survey be required it is also your responsibility.

Work to be complete by _____

Your investment and commitment to Elliot Lake is important and should be a [fully](#) memorable and joyful experience. The last thing anyone wants is to do is arrive at your cottage or future retirement home to have no electricity or suffer through a power outage during your precious time in paradise.

Remember, your water system, oven, hot water tank, fridge and freezer probably run on electricity. In the winter there is heating, even a propane furnace will not work without electricity.

You will be spending hundreds of thousands of dollars to build your dream. For about \$3,000 you can have a generator and a product such as Generlink¹ installed. This will not be an automatic transfer of power but you simply start the generator and plug it in to supply electricity for you and your family to use washrooms, have a cold drink, cook a meal and keep the food from spoiling.

In November 2016 a 11,050 volt generator with 30 and 50 amp outlets could be purchased for under \$1400.00 and the Generlink complete with the 50 amp cord and plugs cost \$1300.00

As a homeowner or cottage owner you are entitled to one free disconnect and reconnect per year. Just make a appointment with Hydro 1.

The Generlink looks similar to your house meter and is installed between your meter base and your meter. You can install it yourself but you will be required to open a electrical permit and have the ESA inspector be there to approve the installation prior to your power being turned back on. Alternatively you can have a qualified electrician install your Generlink with no permit and no inspection. The installation takes 5-10 minutes.

¹ <http://www.generlink.com/>

Lakeshore Properties does not endorse Generlink and has no affiliation with the company. Generlink is an example of the what is available.

A message from Rio Algom Limited and Denison Mines Inc.

Informing residents and potential future water front owners

The city was established as a planned community for the mining industry in 1955 after the discovery of uranium in the area, and named after the small lake on its northern edge. By the late 1950s, its population had grown to about 25,000. It was originally incorporated as an improvement district. The principal mining companies were Denison Mines and Rio Algom. Over the years, the population has varied with several boom-and-bust cycles from the 1950s to the 1990s, from a high of over 26,000 to a low of about 6,600.

In 1959, the United States declared that it would buy no more uranium from Canada after 1962. During the 1970s, federal plans for CANDU Reactors and Ontario Hydro's interest in atomic energy led the town, anticipating a population of 30,000, to expand again. However, by the early 1990s depleted reserves and low prices caused the last mines in the area to close.

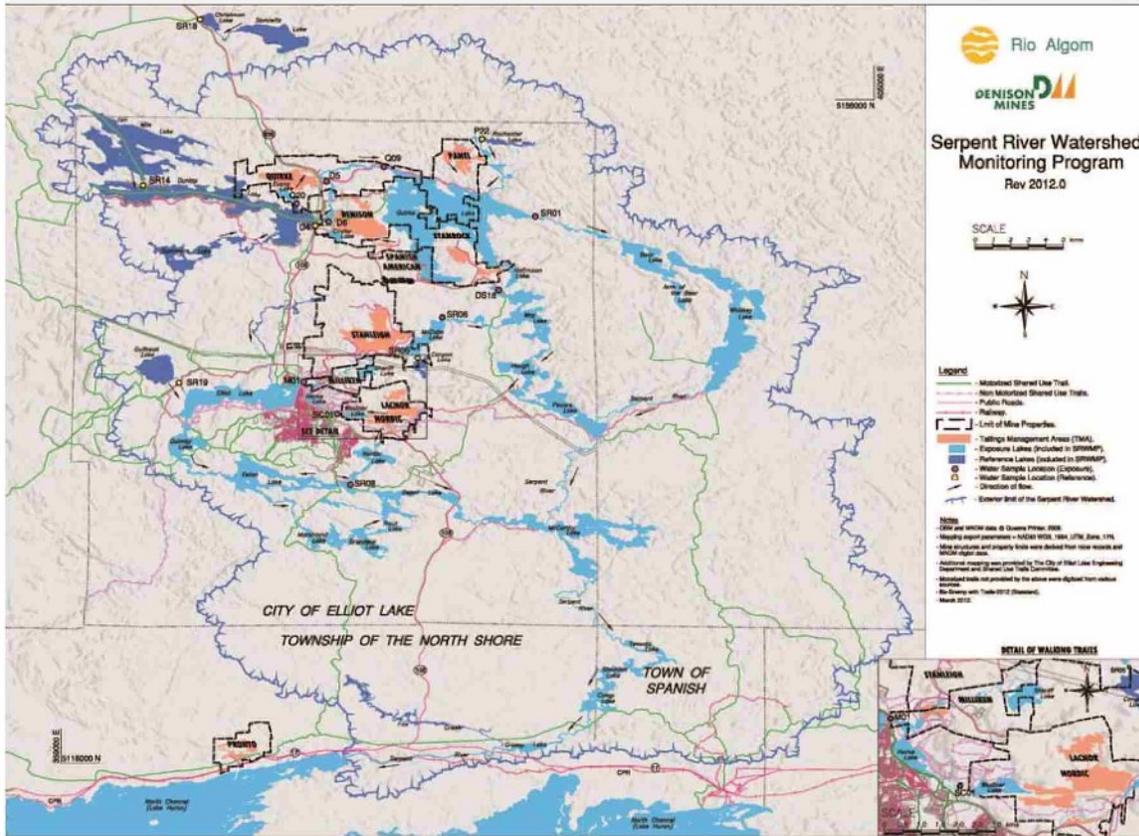
Elliot Lake was incorporated as a city in 1990. In the years since, the city looked elsewhere for its survival, finding some success promoting itself as a retirement community and tourist destination.

The Serpent River Watershed and site location

Water quality and environmental conditions In the Serpent River Watershed (see map below) continue to improve following the decommissioning of the mines and tailings management areas (TMAs). The evaluation showed that water quality within the Serpent River Watershed and receiving lakes is now better than that determined by the Provincial Water Quality Objectives (PWQO) for protecting fish, aquatic plant life and human health. With few exceptions, the concentrations of all mine related compounds and environmental performance parameters were shown to be at levels considered safe, and they continue to decrease.

Essentially, concentrations of mine-related compounds throughout the watershed are at levels that pose no measurable effects on fish health, fish tissue or to humans who consume fish from watershed sources.

Ar
e



the dams safe?

There are 9 decommissioned tailings management areas (TMAs) in the Serpent River watershed and one on the north side of Hwy 17. The TMAs are used to permanently contain tailings and are generally located in natural rock basins. Dams are constructed in low-lying areas of TMAs to ensure containment of tailings. The location of these facilities in relation to adjacent lakes is shown on the map. Golder Associates, an engineering firm that builds dams around the world, designed all of the tailings dams and spillways in the Elliot Lake area. Once a year, Golder conducts a detailed inspection of all of the dams and issues a report for each site that Rio Algom and Denison submit to the Canadian Nuclear Safety Commission (CNSC). In addition, both companies had third party experts complete dam safety reviews of their containment structures in 2013.



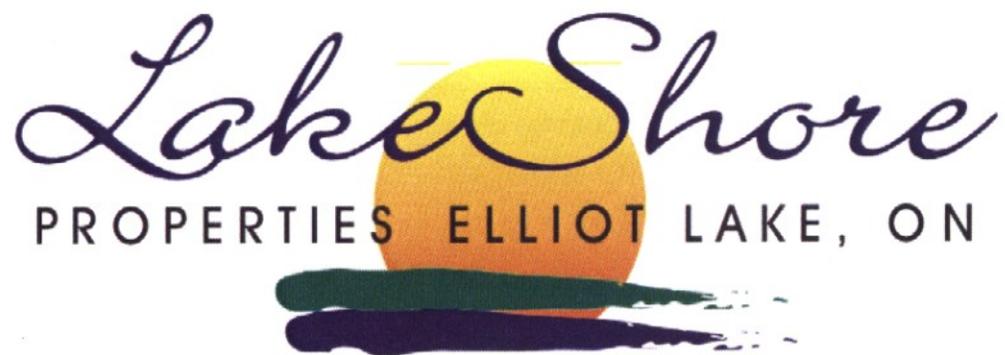
Is the water safe to drink?

We are frequently asked if the water from area lakes is safe to drink and if the fish are safe to eat. The short answer is yes - but please follow normal drinking water and fish consumption practices.

Our water quality monitoring program confirms that water downstream of the rehabilitated minesites is better than government standards established for the protection of human health and aquatic life. These standards are more restrictive than drinking water standards in order to protect fish, plants and all life forms that live in water.

The fish tissue testing for mine related metals and radioactive elements in sport fish meat from area lakes compared to Health Canada or USEPA guidelines for protection of human health show that the amount of these elements in fish tissues is generally 100 to 1000 times below guidelines established to protect human health.

The companies have also worked with experts to confirm that radiation doses from the rehabilitated mines are below guidelines to protect human and aquatic health. The results show that the radiation dose to any resident of any lake immediately downstream of the rehabilitated mines sites is at most one third of the Health Canada guideline for protection of human health.



Hillside Drive North
Elliot Lake, Ontario
P5A 2S9
1-800-475-7897
705-461-9348
www.elliottlakewaterfront.com