



Ontario

Ministry of
Natural
Resources

Ministère des
Richesses
naturelles

P.O. Box 190
62 Queen Avenue
Blind River, ON P0R 1B0

Telephone: (705) 356-3011
Facsimile: (705) 356-7441
E-mail: dick.hagman@Ontario.ca

RECEIVED AUG - 4 2006

Mr. Wayne Wilcox, Chief Executive Officer
Elliot Lake Residential Development Commission
Lester B. Pearson Civic Centre
100 Highway 108 North
Elliot Lake, ON P5A 2T1

Dear Mr. Wilcox:

SUBJECT: Lot Development Concerns and Shoreline Impacts

Our office has received a number of calls concerning the removal of vegetation along the shoreline of Dunlop and Quirke Lakes by cottage lot owners developing their properties. Staff have conducted field inspections recently to confirm the extent of vegetation removal and possible impacts to water quality and deposition of material into the waterbodies. I have enclosed a number of photos outlining an example of an area of concern.

Although no environmental damage has occurred to date, the potential exists for material to be washed into the lake during heavy rains as there are no sediment control measures in place. We have provided literature on requirements for shoreline work and best practices to protect shorelines as part of an education effort to landowners. Unfortunately, the Public Lands Act or the Fisheries Act does not apply to private land in this matter; therefore enforcement can only be undertaken once material has entered the waterbody.

I am aware of a municipal by-law restricting the removal of vegetation within 15 metres of the lakefront property line and suggest the City has an obligation to enforce the by-law in circumstances such as this or amend the by-law to control such lakefront activities.

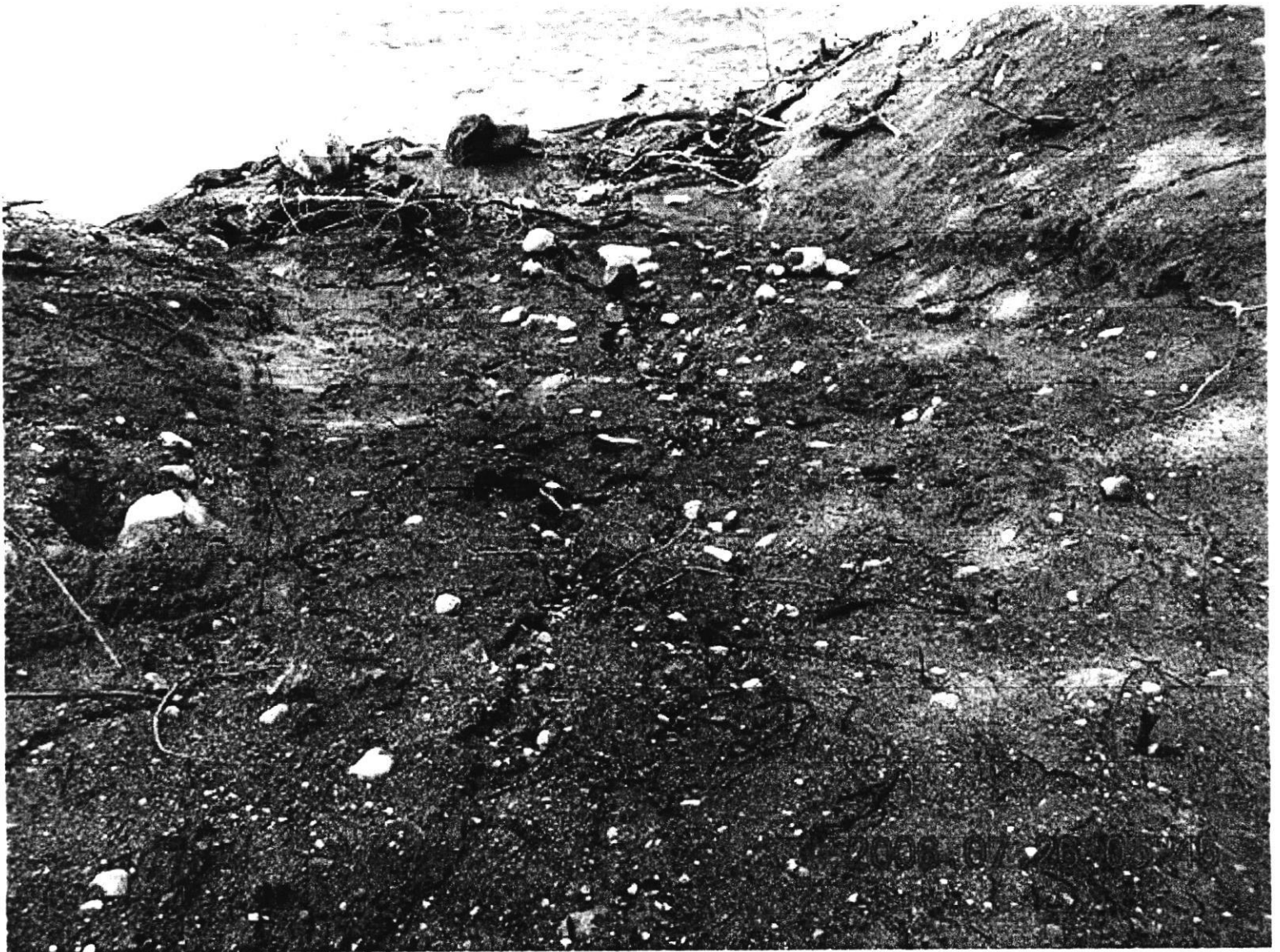
Our staff will continue to monitor the shoreline development and take necessary actions, in conjunction with the Department of Fisheries and Oceans staff who have an interest in harmful alteration of fish habitat and Ministry of Environment staff who have an interest in water quality and spills.

Yours truly,

Dick Hagman
Area Supervisor
Blind River Area Office

c. Jeff Schuler, Department of Fisheries and Oceans – Sault Ste. Marie
Ron Dorscht, Ministry of Environment – Sault Ste. Marie
Denis Bellemare, Conservation Officer – Blind River







The parking of not more than (1) one Commercial vehicle as defined under section 5.11.3 will be permitted.

Recreational vehicles used as seasonal dwellings on vacant lots are prohibited unless authorized by a Temporary Use By-law under section 39 of the Planning Act.

Clearcutting or stripping the natural shoreline and shoreline vegetation to accommodate lawns shall be prohibited within a minimum distance setback of 15 metres measured perpendicularly from the high water mark.

Accessory Buildings

Detached Private Garage

Notwithstanding any other provision in this By-Law, one(1) detached private garage only may be erected per lot as follows:

- Building line from street lot line: same as main bldg.
- 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.

Sleep Cabin – Not more than (1) one cabin will be permitted per lot

- Floor area , maximum 25 sq metres
- Location, minimum behind main bldg.
- Building line from other lot line 3 metres
- Height, maximum 5 metres

Land-based Boat House (storage only)

- Distance from high water mark, minimum 3 metres
- Floor Area, maximum 25 sq. metres
- Height, Maximum 1 storey
- Building line from other lot line, minimum 3 metres

Water-based Boat House (storage only)

- Subject to approval by the Ministry of Natural Resources
- Projection from private lot benefitting from the structure 3 metres
- Height, Maximum 1.5 storeys
- Building line from other lot line, minimum 6 metres

Gazebos, Saunas, Decks on Waterfront properties only

- Location unrestricted
- Distance from high water mark 3 metres
- Building line from other lot line 6 metres
- Building height 1 storey