

LOT CREATION AND DEVELOPMENT STUDY
THE CORPORATION OF THE MUNICIPALITY OF TEMAGAMI
SUMMARY OF GRAPHICS

BIOPHYSICAL FEATURES/EXISTING LAND USE

- Terrestrial plant communities – very uniform.
- Aquatic vegetation – most would be Ministry of Natural Resources Type 1 fish habitat, but not all, particularly along shoreline stretches where macrophyte growth is thin.

LOT LAYOUT

- With exception of Lots 14, 15 and 16 on Marion Lake, which have frontages slightly greater than 80 m, all lots have frontages greater than 120 m.
- Frontages are straight line distances (therefore conservative).
- Lots are 200 m in depth, for the most part.
- With exception of Lots 15 and 16 on Marion Lake that have areas of 0.83 ha and 0.92 ha respectively, all lots are greater than 1.0 ha.
- Setbacks for existing land uses as follows:
 - 200 m residential setback;
 - 500 m commercial setback; and
 - 500 m public access setback.

- 20 m natural buffer/setback for building structures.
- 30 m natural buffer/setback for tile bed (mantle may extend into 30 m buffer, but not the 20 m natural buffer/setback).
- Boat docking can be accommodated on all lots. On Marion Lake, Lots 1 and 2 may need narrow docks, and on Lots 4, 6, 20 and 21, docks may need to be offset from the shore.
- Building footprints are large (280 square metres or 3,000 square feet). Precise building sites are flexible within the footprints; objective is to locate drain fields in close proximity to building footprints.
- There are a number of lots where discharge to the drain fields can be accommodated by gravity; on other lots, a pumping system will be needed.
- All lots are water accessible, except possibly lots on northern side of Marion Lake.
- Potential access points shown; all require further evaluation and consultation with Ministry of Natural Resources.

Prepared by:

Michalski Nielsen Associates Limited

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