

By-Law # 87-188

Being a by-law to designate a Community Improvement Area.

WHEREAS the Temagami Planning Area Official Plan contains provisions relating to community improvement.

AND WHEREAS it is desirable to designate pursuant to Sec 28 (2) of the Planning Act a Community Improvement Project Area.


NOW THEREFORE the Council of the Corporation of the Township of Temagami designates the area as shown on Schedule A (attached) as a Community Improvement Area.


Read a First and Second Time

this 21<sup>st</sup> day of September 1987.

Read a Third Time and finally passed

this 10<sup>th</sup> day of September, 1987.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Clerk- Treasurer

APPENDIX "A"

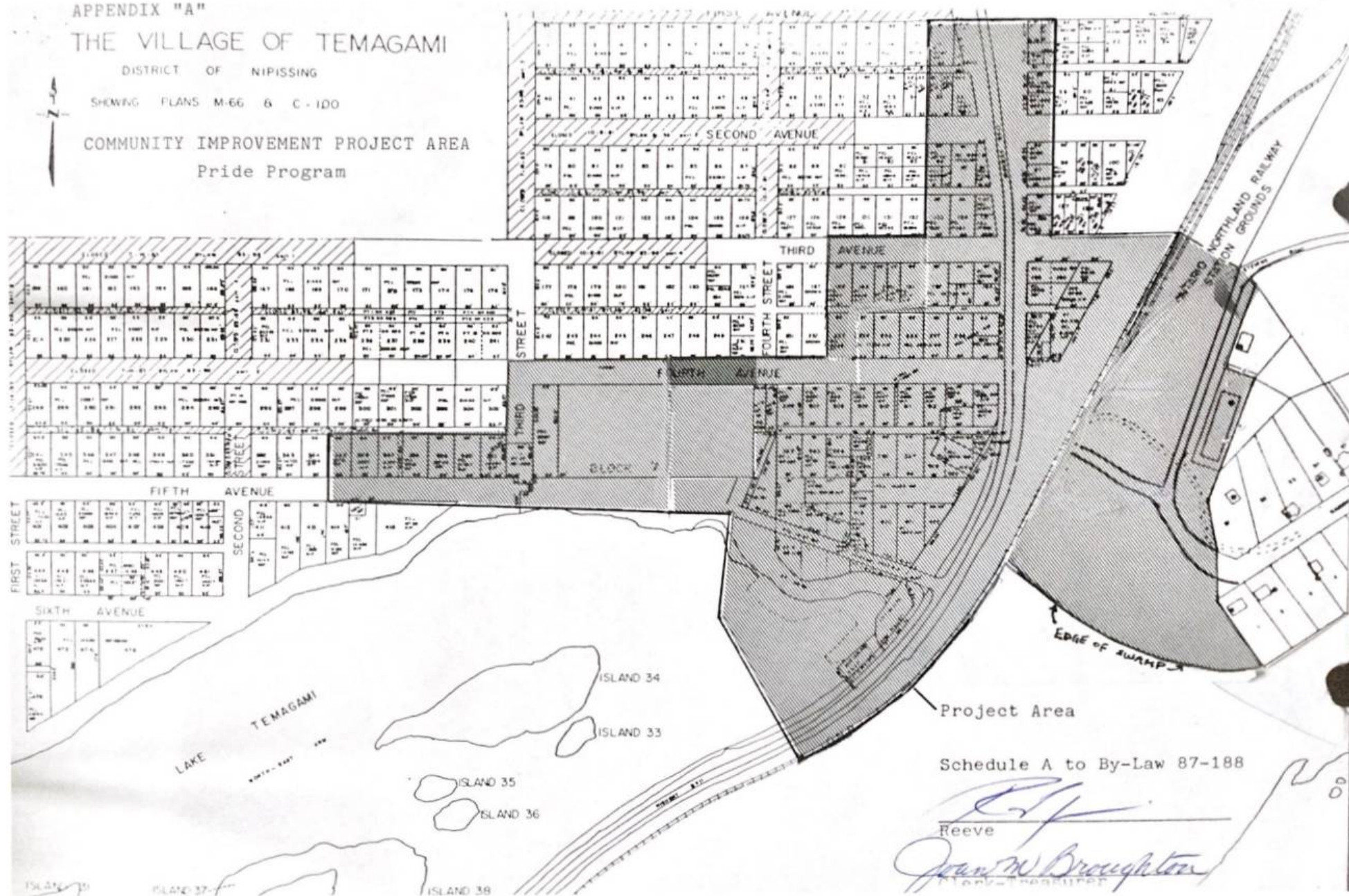
THE VILLAGE OF TEMAGAMI

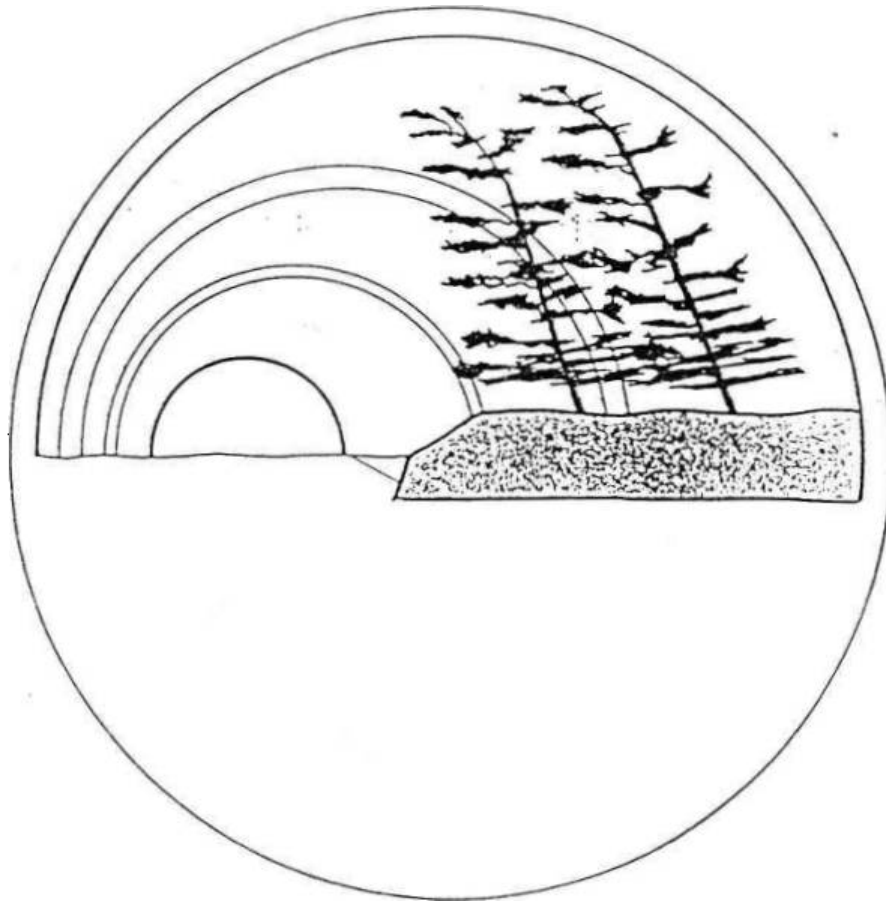
DISTRICT OF NIPISSING

SHOWING PLANS M-66 & C-100

COMMUNITY IMPROVEMENT PROJECT AREA

Pride Program





Temogomi Community Improvement Pion

# TEMAGAMI COMMUNITY IMPROVEMENT PLAN

## TABLE OF CONTENTS

### Section 1. Introduction

2.	Goals and Objectives .....	3
3.	Community Improvement Project Area .....	5
4.	Community Improvement Project Elements ...	9

## "DRAFT" TEMAGAMI COMMUNITY IMPROVEMENT PLAN

### SECTION 1 INTRODUCTION

#### 1.1 BACKGROUND TO THE PLAN

The Official Plan for the Temagami Planning Area came into effect August 26, 1986 and outlines the policies to be followed in the development of land within the Planning Area. The Official Plan recognizes the recreational value of the Temagami area and the need to further develop the existing tourism industry as the future of mining and forestry activities in the area is uncertain. The village of Temagami is recognized as the focus of commercial retail and service uses and is to be consolidated through community improvements and cooperative efforts of the various business establishments (Section 6, Appendix I.) Within the village, a Special Development Area (hereafter "waterfront") is identified which will be developed to provide a central node of tourism related development (Section 12, Appendix I.) Community improvements in the downtown and waterfront will be undertaken in a consistent and coordinated manner in order to encourage pedestrian and vehicular circulation between the two areas.

Other studies have been undertaken to determine the best means of developing Temagami's tourism potential. The final report prepared by Stevenson, Keilog, Ernst, and Whinney titled "Temagami, Tourism Development Opportunities" (1986) identified the development concept of a highly visible, people-oriented waterfront and commercial core, and the strengthening of linkages between these two centres of activity. The Township has been pursuing the short term initiatives set out in the report and has renovated the waterfront shoreline to accomodate boat dockage and launching. Further improvements to the waterfront and downtown will be set out in this Plan.

#### 1.2 AREA COVERED BY THE PLAN

This Plan applies to lands located within the Temagami Community Improvement Project Area as defined in By-law # 87-188 (Appendix II.) This area lies within the

Community Improvement Area identified in the Official Plan and essentially covers the core area of the village along Highway 11, extending west to the Municipal Cemetery and east to the station grounds behind the ONR station.

1.3 PURPOSE OF THE PLAN

This Plan describes existing conditions in the Project Area, including problems and opportunities, and the improvement project elements to be implemented with senior government assistance programs. It provides a relative phasing of these projects and approximates their cost in the Appendices. Public participation is an important part of the Plan and input from community residents and businesses has been gathered through interviews and public meetings, including a public meeting on March 23, 1988 held in accordance with section 17 of the Planning Act.

1.4 TITLE OF THE PLAN

This Plan shall be known as : "The Temagami Community Improvement Plan. '\*

1.5 CONTENTS OF THE PLAN

The Temagami Community Improvement Plan consists of the written text of Sections 1 through 4. Supplementary information in support of the Plan is included in Appendices I through VII and is not intended to form a part of this Plan.

1 . G AMENDMENTS TO THE PLAN

Major changes to this: Plan r<iquir<! amendment under Section 17 of the Planning Act. However, minor changes to the Plan ( project costs or phasing) will not be considered as amendments but will require written approval from the Community Renewal Branch, Ministry of Municipal Affairs.

## SECTION 2 GOALS AND OBJECTIVES

### 2.1 GOALS

The following goals relate to objectives outlined in the Official Plan and sets out the areas of concern for this Plan:

- 2.1.1 To ensure the continuation of the village of Temagami business district as the centre for commercial facilities in the Planning Area.
- 2.1.2 To encourage the maintenance and improvement of existing commercial development and to ensure a high standard of design in all new commercial development.
- 2.1.3 To establish a co-ordinated approach to community improvement which reflects the problems, priorities, and financial resources of the Township.
- 2.1.4 To provide for a comprehensive range of social and recreational opportunities for the residents of Temagami.
- 2.1.5 To encourage and facilitate the use and enjoyment of the waterfront by residents and visitors.
- 2.1.6 To establish a central node of tourism related development in an area visible and readily accessible from Highway 11.
- 2.1.7 To encourage the conservation of resources of archaeological, historic, or architectural merit.

### 2.2 OBJECTIVES

The following objectives provide more specific guidelines as to how the activities undertaken within the community improvement projects will fulfill the goals:

- 2.2.1 To reduce conflict between Highway 11 traffic and the pedestrian and vehicular circulation of the commercial core area.
- 2.2.2 To link the downtown and waterfront by improving pedestrian and vehicular access between these two areas.

- 2.2.3 To improve the streetscape throughout the downtown and at the waterfront through landscaping, lighting, and provision of street furniture.
- 2.2.4 To create a park at the waterfront for day use by residents and tourists.
- 2.2.5 To identify a theme for public and private sector improvements.
- 2.2.6 To improve existing parking and provide additional off-street parking central to the commercial core.



SECTION 3  
COMMUNITY IMPROVEMENT PROJECT AREA

3.1 Selection of the Project Area

The Temagami Community Improvement Project Area covers most of the Community Improvement Area identified in the Official Plan. The village has been identified in the Official Plan as the central commercial area of Temagami and further development of its tourism and service industries is to be encouraged. The project area was selected as it contains areas which are defined in Section 13.2.2 of the Official Plan as:

- i .) areas with physical deterioration or vacancy of stores and offices
- ii .) areas with deficient or non-existent municipal services, water supply, storm drainage, sidewalks, street lighting, paved roads, parking facilities, parkland or similar facilities.

3.2 Description of Project Area

Temagami's "downtown" is essentially a strip commercial development along Highway 11, a major northern route. The Project Area is composed of approximately 50% residential land use with commercial and institutional uses each accounting for slightly over 20% and vacant land making up the remainder (Appendix III.) Very little industrial or manufacturing activity occurs within the Project Area. Employment in the Project Area is concentrated in the service sectors with residents of the village also working in the nearby sawmill and iron mine (Appendix III.) The population of the area is approximately 300 with a higher representation of seniors than the residential areas at Milne Townsite and Temagami North.

Social and Recreational facilities within the Project Area are limited but the high proportion of seniors in the village and anticipated construction of a senior citizens apartment complex suggests the need for facilities and activities geared to this age group. A medical centre with full time doctor and part time health services is located on Stevens Road.

Water and sewer services within the Project Area have been upgraded between 1978-1985 and are thus in good shape. A water treatment plant, standpipe, and watermains were constructed in this period and service all of the project area. A low-pressure, shallow-bury sewage system was installed in 1978 which services most of the village (and all of the project area).

### 3.3 Problems in the Project Area

3.3.1 In addition to the general problems outlined in Section 3.1 several specific problems exist which must be overcome in order to provide a stronger orientation to the downtown businesses.

3.3.2 Highway Traffic Conflict In Commercial Area  
Temagami's location on Highway 11 provides the benefit of the tourist trade in the summer but also heavy traffic and extensive use by transports year-round. There is inherent conflict between the trucks rolling through town and the requirements of the commercial area for easy access, parking and circulation between the residential areas and downtown. The location of the Post Office and Liquor Store on 4th Avenue generates a significant amount of traffic which must pull out onto Highway 11 with very poor sight lines. This problem is aggravated by on street parking blocking the sight lines. A similar problem exists in front of the Temagami Pharmacy where a dipping curve to the north in the Highway coupled with on-street parking creates very poor sight lines. Access must be provided to the south of the Pharmacy for the Senior Citizens Apartment Complex to be constructed in 1988. Deliveries to the M/M Supermarket block off 3rd Lane? and create a dangerous situation as no al to mess access exists in case of emergency.

3.3.3 Access Between Downtown and Wntcrfront  
The redevelopment of the waterfront and future creation of new institutional and recreational uses at this end of town has aggravated the need for vehicular and pedestrian access to the downtown. At present there is no walkway, only a confusing, circuitous route through land which will be developed this summer. A well planned linkage is needed to facilitate the movement of people visiting the town by boat to the services they require. This linkage should maximize exposure of p<xlestrians to businesses along the main street. Conversely, tourists stopping in the downtown may extend their stay and residents can make

greater use of the recreational opportunities on the waterfront if better routes exist.

#### 3.3.4 Parking

Much of the village's existing parking (35%) is alongside of the highway and is dangerous as people try to park, but also for cars pulling out from cross streets who must pull out into the road in order to see if anything is coming. This problem is particularly acute at the intersection of 4th Avenue and Highway 11 which sees a lot of traffic from the Post Office and the L.C.B.O.. Based on the Gross Leasable Area for the various businesses, the existing capacity downtown is inadequate, particularly in light of the seasonal variation in demand (Appendix IV.) Parking in the waterfront area will be sufficient, provided the municipal lot is developed. Additional downtown parking is one of the top priorities of the Chamber of Commerce.

#### 3.3.5 Vacant Land

Several properties in the downtown are underutilized or vacant. A senior citizens apartment building will be constructed in the summer of 1988 on the corner of Lakeshore Road and Highway 11. The remaining lot is available for further development. Low lying land next to M/M Supermarket has been vacant since the old Post Office burned in 1981.

#### 3.3 .G Lack of Community Facilities

There is little space available downtown for community events. Historically, the boat sheds at the waterfront were used for summer carnivals and events but these were torn down as part of redevelopment. There is also a lack of parkland in the downtown area and recreational facilities are in very poor condition.

#### 3.4 Opportunities in the Project Area

3.4.1 The location of the village of Temagami on one of the Province's premier recreational lakes and on a major northern highway present opportunities for increasing activity within the commercial retail and service sectors.

3.4.2 Improve Market Share of Tourism -  
Background studies suggest the village could stop a greater proportion of the traffic which passes through it.

Consultants have examined traffic volume and say the village must increase its market share. One of the problems is the lack of landscaping and atmosphere which would initially slow the traffic down and then encourage people to stop. Coordination of the community improvement project elements of this Plan with improvements made by individual businessmen in accordance with an approved theme would consolidate the village as a shopping and recreational centre. An attraction or facility providing visitors and residents with something novel to see or do would also increase the market share. Another market which could be increased is the summer resident population on Lake Temagami, who might not drive to North Bay or New Liskeard if a more pleasant and accessible shopping area than now exists was available.

3.4.3 Conserve Heritage Properties -

The Ontario Northland Railway Station was originally built in 1905 and was replaced with a more substantial building similar to the existing building in 1909. The station is recognized as a historical landmark and should be preserved as an example of architecture of this period. The Ontario Northland Boat Shed which is located on the waterfront will be preserved although exterior cladding may be required to prevent further decay of its brick walls.

SECTION 4  
COMMUNITY IMPROVEMENT PROJECT ELEMENTS

- 4.1 The following project elements will be undertaken with senior government assistance. Information on costs and phasing for these project elements is provided in Appendices V and VI. As implementation proceeds, some changes to either costs or phasing may be necessary and will be undertaken in accordance with Section 1.6 of this Plan.
- 4.2 Mainstreet Improvements -  
A landscape architect will be hired to provide working plans for the streetscape and to address circulation issues. Creation of entrance features to the downtown and waterfront through landscaping, tree-planting, and sitting areas as shown in Appendix VII will be undertaken. This will necessitate purchase of property as shown from the Ministry of Transportation and provision of access to the senior citizens apartment complex through this property. Improvements along the main street will include a walkway with landscaping and lighting. Burial of Hydro lines will be undertaken on a phased basis.
- 4.3 Access from Downtown to Waterfront -  
An alternate access between downtown and the waterfront will link Lakeshore Road to 4th Avenue, allowing better vehicular circulation from the Lakeshore Road residential area and the waterfront to the downtown. Paving the road and establishing a walkway will be undertaken. Study of the best alternative? for access to Highway 11 will be undertaken with the landscape architect. When selected, the alternative will be incorporated as an amendment to this Plan.
- 4.4 Waterfront Site Improvement -  
Walkways leading from the docks to the downtown will be installed, along with low level lighting, sitting areas, and landscaping. Parking areas will be provided around the site of the Temagami Welcome Centre. Water and sewer lines will be extended to service the Centre. These improvements will be undertaken in a manner consistent with downtown improvements.
- 4.5 Parking -  
Off-street parking along highway 11 will be provided where

sufficient space exists as in front of Ted's Store and Northern Pinewoods. The property next to M/M Supermarket will be developed as a parking area with access to Highway 11 and a central green space if a suitable purchase price can be negotiated. Alternate parking areas exist on Municipal property on 4th Avenue or the ONR parking lot in front of the train station (Appendix VII.)

## APPENDICES

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- I. Official Plan Exerpts
- II. Community Improvement AreaBy-law
- III. Land-use & Employment in the Project Area
- IV. Parking Requirements
- V. Community Improvement Project Elements-Costs
- VI. Community Improvement Project Elements-Phasing
- VII. Community Improvement Project Elements-Map
- VIII. Land Use Map

Note: The Appendices are not part of the Plan.

APPENDIX J  
OFFICIAL PLAN EXCERPTS  
SECTION 6

COMMERCIAL

6.1 OBJECTIVES

- 6.1.1 To encourage the maintenance and improvement of existing commercial development and to ensure a high standard of design in all new commercial development.
- 6.1.2 To ensure the continuation of the village of Temagami business district as the centre for commercial facilities in the Planning Area.
- 6.1.3 To stimulate the growth of the tourist commercial sector by upgrading existing services and facilities.

6.2 POLICIES

The designation of land as 'Commercial\*' shall mean that the uses in the areas so designated shall be for commercial purposes. Areas designated as "Commercial" are indicated on Schedule A and B.

6.2.1 Permitted Uses

Commercial areas are categorized by this Plan into four groups:

- a) "Central Area" - This designation applies to the shopping area adjacent to Highway 11 in the village of Temagami. It is intended that this area will continue as the main focus of retail and service facilities for residents of the Planning Area. Permitted uses may include all forms of retail and service commercial facilities, business and professional offices, commercial entertainment facilities and institutional uses. Dwelling units above these uses may also be permitted.
- b) "Neighbourhood Commercial" - This designation applies to the existing commercial development in Temagami North and to those lands adjacent to it. Commercial development in Temagami North shall be limited to retail and service facilities which serve the residents of that immediate area and will only be permitted if they do not detract from the role of the village as the main focus of retail and service uses in the Planning Area. The implementing zoning by-law shall contain provisions limiting the amount of floor



area devoted to the display of merchandise in order to maintain a local service function. The area so designated is indicated on Schedule B.

- c) "Highway Commercial" - This designation applies to commercial developments along Highway 11, lying outside the communities of Temagami North and the village of Temagami. Permitted uses may include vehicle sales and service outlets, gas bars, restaurants, taverns and motels and similar highway oriented commercial uses.
- d) "Recreational Commercial" - This designation applies to recreation based commercial developments throughout the Township. Permitted uses may include commercial landing areas, private commercial campgrounds, public campgrounds, marinas, lodges, hotels, restaurants, taverns and retail stores and similar uses oriented to recreational facilities and activities.

6.2.2 The following policies shall govern development in all commercial areas:

- a) landscaping or fencing shall form an integral part of commercial development to provide screening where necessary;
- b) all commercial uses shall be developed in a coordinated and comprehensive manner. Wherever possible, commercial uses should be grouped and access points and parking facilities shared; and.
- c) adequate off-street parking facilities shall be provided. Parking standards may be reduced for mixed-use developments.

6.2.3 All development within the areas designated as "Central Area Commercial" on Schedule "A" shall be connected to municipal piped water and sanitary sewer service.

6.2.4 For commercial proposals requiring an Official Plan or Zoning By-law /amendment, Council may authorize and require an economic analysis to be carried out at the expense of the applicant to justify a proposed commercial development and to evaluate the potential impact on existing development.

6.2.5 It shall be Council's and Planning, Board's policy to encourage improvements in the commercial area in the village of Temagami through the cooperative efforts of the various business establishments.

## SECTION 10

## WATERFRONT

## 10.1 OBJECTIVES

10.1.1 To conserve the quality of all waterbodies in the Planning Area with due regard for the protection of fish and wildlife habitats.

10.1.2 To permit residential development and limited commercial development in lakeshore areas while maintaining the quality of the lake environments throughout the Township.

10.1.3 To encourage and facilitate the use and enjoyment of waterbodies in the Township by residents and visitors.

## 10.2 POLICIES

## 10.2.1 Permitted Uses

Permitted uses in areas designated as "Waterfront" are residential dwellings, limited recreational commercial development related to the tourist industry and commercial marine services and conservation, parkland uses and forestry uses. Lands which have been designated "Waterfront" are shown on Schedule C.

## 10.2.2 Residential Dwellings

## 10.2.2.1 Servicing

Residential dwellings may be permitted in areas designated "Waterfront" with the stipulation that no additional municipal services shall be provided. Residential development in waterfront areas may be zoned "Limited Service Residential" in the implementing zoning by-law.

## 10.2.3 Screening

Adequate buffering, screening, planting and/or fencing shall be provided between commercial uses and adjacent residential uses.

## SECTION 11

## OPEN SPACE, CULTURE AND RECREATION

## 11.1 OBJECTIVES

- 11.1.1 To provide for a comprehensive range of recreational opportunities for the residents of the Planning Area.
- 11.1.2 To support community involvement in decision making and in the provision of leisure opportunities in the Planning Area.
- 11.1.3 \* To foster the joint use of facilities and services for both community recreation and tourist purposes.
- 11.1.4 To protect valuable natural and historical resources.
- 11.1.5 To maximize the potential of selected waterfront areas for recreational uses.

## 11.2 POLICIES

## 11.2.1 Permitted Uses

The "Open Space" designation shall mean that the use of the land in the areas so designated shall be for active and passive recreational uses. These uses may include parks, playgrounds, sportsfields, public arenas and similar uses. Also permitted in this designation are uses such as agriculture, nursery gardening, forestry, and cemeteries. Lands designated "Open Space" are shown on Schedules A, B and C.

## 11.2.2 Private Ownership

Where any lands designated as "Open Space" are under private ownership, it shall not be construed that these are to remain in this classification indefinitely, nor that these sites are free and open to the public, nor that they will be acquired by the Township or any other governmental agency.

## 11.2.3 Facilities

It is intended that "Open Space" areas will support both passive and active recreational uses and facilities as well as outdoor and indoor facilities.

- 11-2.4 Public open space may be acquired by the Township by means of the land conveyance provisions of The Planning Act.

## SECTION 12

## SPECIAL DEVELOPMENT AREA

## 12.1 OBJECTIVES

- 12.1.1 To establish a central node of tourism-related development in an area visible and readily accessible from Highway 11.
- 12.1.2 To take advantage of the waterfront location of the village of Temagami through the enhancement of its attractive waterfront landscape.
- 12.1.3 To create an attraction to encourage tourist traffic from Highway 11 to stop and visit Temagami.

## 12.2 POLICIES

## 12.2.1 Permitted Uses

Land uses permitted in the Special Development Area primarily relate to waterfront recreation and tourist services. Permitted uses include commercial services such as motel, restaurant and retail facilities, tourist services such as a park/picnic area and an information centre, and water-related services such as launch ramps, boat slips, boat rentals and tours as well as institutional uses. It is the intention of this Plan that a balanced mixture of the above development types occur in the Special Development Area. Lands designated as "Special Development" are indicated on Schedule A.

## 12.2.2 Design

- 12.2.2.1 The various uses contained in the Special Development Area should be designed to complement each other and to permit pedestrian linkages throughout the area.
- 12.2.2.2 Adequate planting screening and/or buffering shall be provided or required between uses of contrasting intensity.

## 12.2.3 Parking

- 12.2.3.1 Parking standards for use permitted in the Special Development Area shall be set out in the implementing zoning by-law.

12. 2.3.2 In view of the emphasis placed on attracting tourists to the area special trailer parking areas should be provided.

#### 12.2.3.3 Site Plan Control

Those lands within the Special Development Area are designated as site plan control areas under the provisions of Section 40 of The Planning Act. Council recognizes the mixed-use nature of the area and wishes to use the site plan control in order to ensure the development of complementary land uses.

## SECTION 13

## COMMUNITY IMPROVEMENT STRATEGY

## 13.1 OBJECTIVES

I

- 13.1.1 To establish a co-ordinated approach to community improvement which reflects the problems, priorities and financial resources of the Township.
- 13.1.2 To integrate community improvement policies with the municipal planning process.

## 13.2 POLICIES

- 13.2.1 Temagami North and the village of Temagami have been identified as community improvement areas. The specific areas are the lands indicated on Schedules A and B.

- 13.2.2 Community improvement policy areas may be identified by Council based on the following criteria:

## a) Residential

- i) areas with significant and widespread deteriorated housing conditions; or,
- ii) areas with deficient or non-existent municipal services such as sanitary sewers, water supply, storm drainage, sidewalks, street lighting, paved roads, parkland or similar facilities; or
- iii) areas with non-residential incompatible land uses.

## b) Commercial

- i) areas with physical deterioration or vacancy of stores and offices;
- ii) areas with deficient or non-existent municipal services such as sanitary sewers, water supply, storm drainage, sidewalks, street lighting, paved roads, parking facilities, parkland or similar facilities.

c ) I n d u s t r i a )

i) areas with physical deterioration or vacant industrial lands or buildings;

ii) areas with deficient or non-existent municipal services such as sanitary sewers, water supply, storm drainage, sidewalks, street lighting, paved roads, parkland or similar facilities.

d) Recreational, Institutional, Cultural

i) Areas with inadequate, substandard or non-existent recreational, institutional or cultural facilities.

13.3 IMPLEMENTATION

13.3.1 Community improvements may be encouraged or undertaken by the Council through any of the following means:

- a) the designation of community improvement project areas;
- b) preparation of community improvement plans;
- c) acquisition of land;
- d) approval and enforcement of a property standards by-law;
- e) any other means through The Planning Act; or any other municipal authority;
- f) the use of private funds from individual organizations; and.
- g) the granting of minor variances to assist in the achievement of the objectives of this Plan.

## SECTION 20

## TOURISM

## 20.1 OBJECTIVES

- 20.1.1 To increase the level of tourist activity in the Planning Area.
- 20.1.2 To assist the private sector in efforts to improve and increase the range of tourist services, events and attractions.

## 20.2 POLICIES

- 20.2.1 Public involvement in the tourism industry should be in areas of common concern or benefit to the community such as: common parking facilities; industry wide and community promotion; the application of standards and land-use controls; industry training; and financial assistance programs.
- 20.2.2 Widespread promotion of the tourist facilities, attractions and events in the Planning Area will be strongly encouraged by Council and Planning Board recognizing that the basis for tourism in the Planning Area are its natural features which offer a variety of outdoor recreation opportunities.
- 20.2.3 Council and Planning Board will encourage the development of a coordinated tourism strategy for use by the public and private sector in efforts to increase the level of tourist activity in the Planning Area.



## SECTION 21

## HERITAGE RESOURCES

## 21.1 OBJECTIVES

- 21.1.1 To encourage the conservation of resources of archaeological, historic, or architectural merit.
- 21.1.2 To retain and manage those aspects of the natural and man-made environment that reflect the heritage of the area.

## 21.2 POLICIES

## 21.2.1 Definition

Heritage resources comprise those man-made features, either on their own or in a man-made or natural setting, which are indicative of past human activities, events or achievements. Such resources may include archaeological sites, buildings, structures and artifacts of architectural or historical significance, and man-made or modified rural landscapes and their respective features.

- 21.2.2 All new development permitted by the land use policies and designations of this Plan shall have regard for heritage resources and shall, wherever possible, incorporate these resources into any new development.

- 21.2.3 Council and Planning Board shall use all relevant legislation to encourage the preservation and enhancement of heritage resources and will seek to develop a greater awareness of the value of heritage conservation in the community.

- 21.2.4 The "Ontario Heritage Act," 1974, may be utilized to conserve, protect and enhance the heritage of the Township through the designation of individual properties and areas of architectural and historical significance.

- 21.2.5 The Ontario Northland Railway Station is considered a significant heritage resource to which the policies of this Section will apply.

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By-Law t 67-IBB (

87-188)

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WHEREAS the Temagami Planning Area Official Plan  
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AND WHEREAS It is desirable to designate pursuant  
to Sec 28 (2) of the Planning Act a Community Improvement  
Project Area.

HOW THEREFORE the Council of the Corporation of the  
Township of Temagami designate: the area as shown on  
Schedule A (attached) as a Community Improvement Area.

Read a First and Second Time

this 10th day of September, 1987.

Read a Third Time and finally passed

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Mayor

  
Clerk

APPENDIX "A"

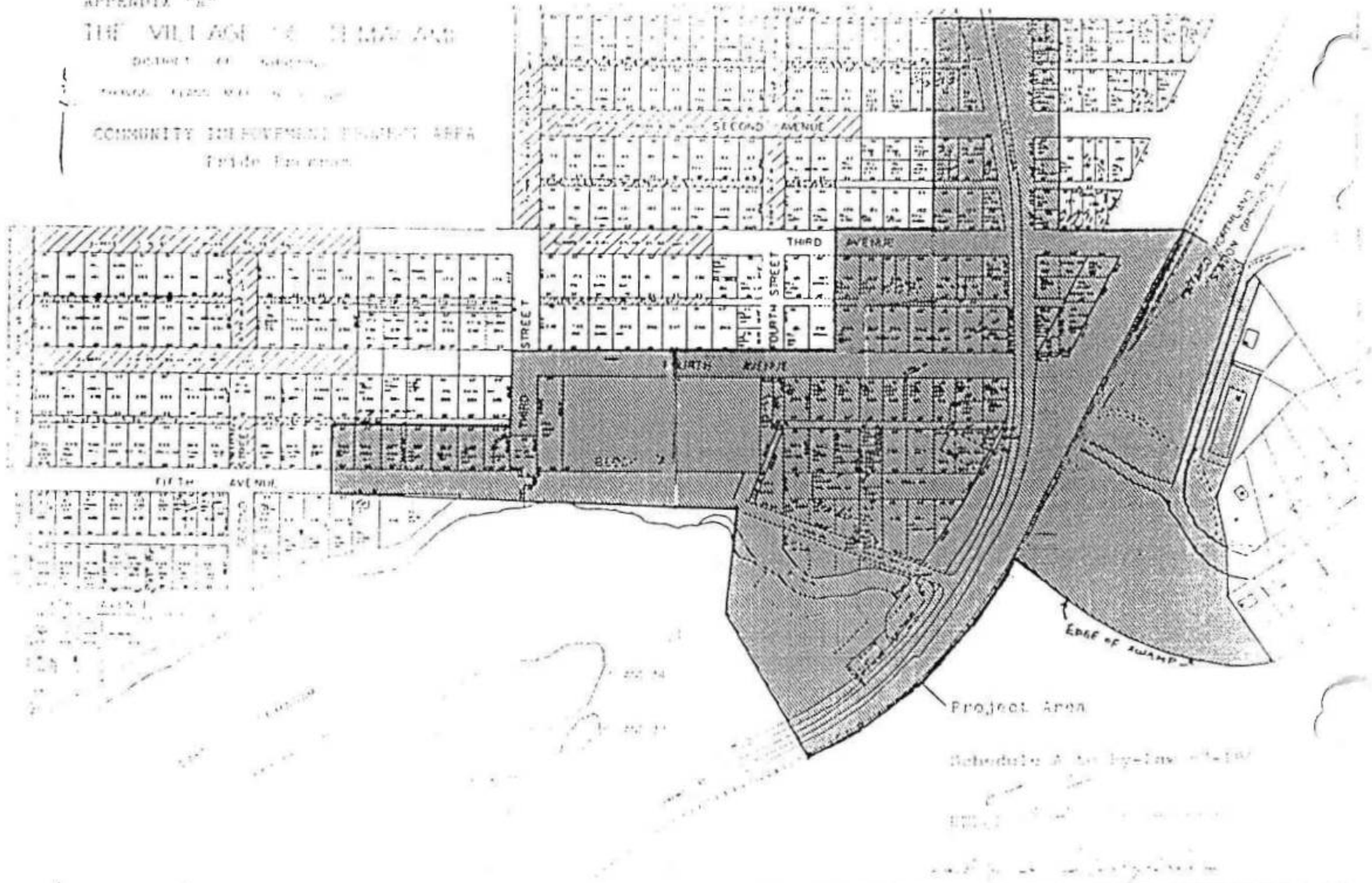
THE VILLAGE OF HAMM AND

DISTRICT OF COLUMBIA

PLANNED AREA MAP OF 1960

COMMUNITY IMPROVEMENT PROJECT AREA

Trade Expansion



## 1. Breakdown of area by land use (attachment (e) up-to-date existing land use map)

	Hectares	%
Residential	11.9	18
Retail Commercial	0.9	1
Service Commercial	1.2	12
Industrial	1	10
Institutional	2.3	22
Open Space (trees) Vacant Land	7	74
Others (explain)	1	1
Total	1	100%

## 2. Employment in the Project Area

Sector	Employment	
	Full Time	Part Time
Service:		
Commerce and	25	25
Transportation	6	6
Government	36	36
Retail	28	19
Primary Industry	0	0
Manufacturing	2	0
	212	86

# Parking Requirements

# Town of Temagami

BUSINESS	G. L. A. * sq. metres	STANDARD** per 100 sq. m	PARKING SPACES
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## Downtown Businesses:

Temagami Pharmacy	278.7	5.4	15.0
Busy Bee Restaurant	112.0	22.0	24.5
Orient Garden Rest.	139.4	22.0	30.6
Hair Plus	44.6	5.4	2.4
Arcon Insurance Ltd.	42.4	3.5	1.5
Ashfield Wilderness	55.7	5.4	3.0
L.C.B.O.	267.5	5.4	14.4
Canada Post	111.5	5.4	6.0
I.G.A.	334.4	5.9	19.7
Scotia Bank	223.0	5.9	13.2
Marg's Restaurant	176.8	22.0	38.9
Byck, Hoyles & Grant	92.9	3.5	3.2
Sears	85.8	5.4	4.6
Ted's Store	185.1	5.4	10.0
Northern Pinewoods	398.5	5.4	21.5
Northland Traders	325.0	5.4	17.5
Temagami Inn & Tavern	557.4	22.0	122.6
Temagami Marine Esso	83.6	5.4	4.5

TOTAL NEEDED - Downtown	353.1
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LESS EXISTING	- 167.0
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ADDITIONAL SPACES NEEDED	"246?1
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## Waterfront Businesses:

Shell Restaurant	93.4	22.0	12.6
Trapper Tom	74.3	5.4	4.5
Brewer's Retail	123.4	5.4	11.3
Smoothwater	135.3	5.4	7.3
Lakeland Airways	215.9	5.4	11.6
Temagami Canoe Co.	74.3	5.4	4.5

TOTAL NEEDED - Waterfront	59.5
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LESS EXISTING (5 nd. proposed municipal Jot)	- 59.5
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ADDITIONAL SPACES NEEDED	C
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\* G.L.A. - Green Landable Area

\*\* Commercial Parking, Ministry of Municipal Affairs, 1984 p. 10

# APPENDIX V

## COMMUNITY IMPROVEMENT PROJECT ELEMENTS

### COSTS

Project	Estimated Cost	Provincial Share	Municipal Share
1. Mainstreet Improvements			
-Creation of Entrance/Exit features			
-MOT property purchase, access			
-Sidewalk/off street parking	\$134,000	\$ 67,000	\$ 67,000
-Landscaping/lighting			
-Burying hydro lines			
II. Access from Downtown to Waterfront			
-Land purchases: lot 306,309			
-Hardsurface (roadway)	\$136,000	\$ 68,000	\$ 68,000
-Landscaping & walkway			
-Alternate access to Hwy 11			
III. Waterfront Site Improvement			
-Lighting at shoreline			
-Lighting remainder of site			
-Burying hydro lines	\$ 185,000	\$ 92,500	\$ 92,500
-Landscaping			
-Walkways & hardsurface			
-Parking			
IV. Parking			
-Property purchase			
-Hardsurface	\$115,000	\$ 57,500	\$ 57,500
-Landscaping			
-Lighting			
Administration	\$ 30,000	\$ 15,000	\$ 15,000
TOTAL PROJECT COST	\$600,000	\$300,000	\$300,000

NOTE: Costs are estimated and may change during implementation.

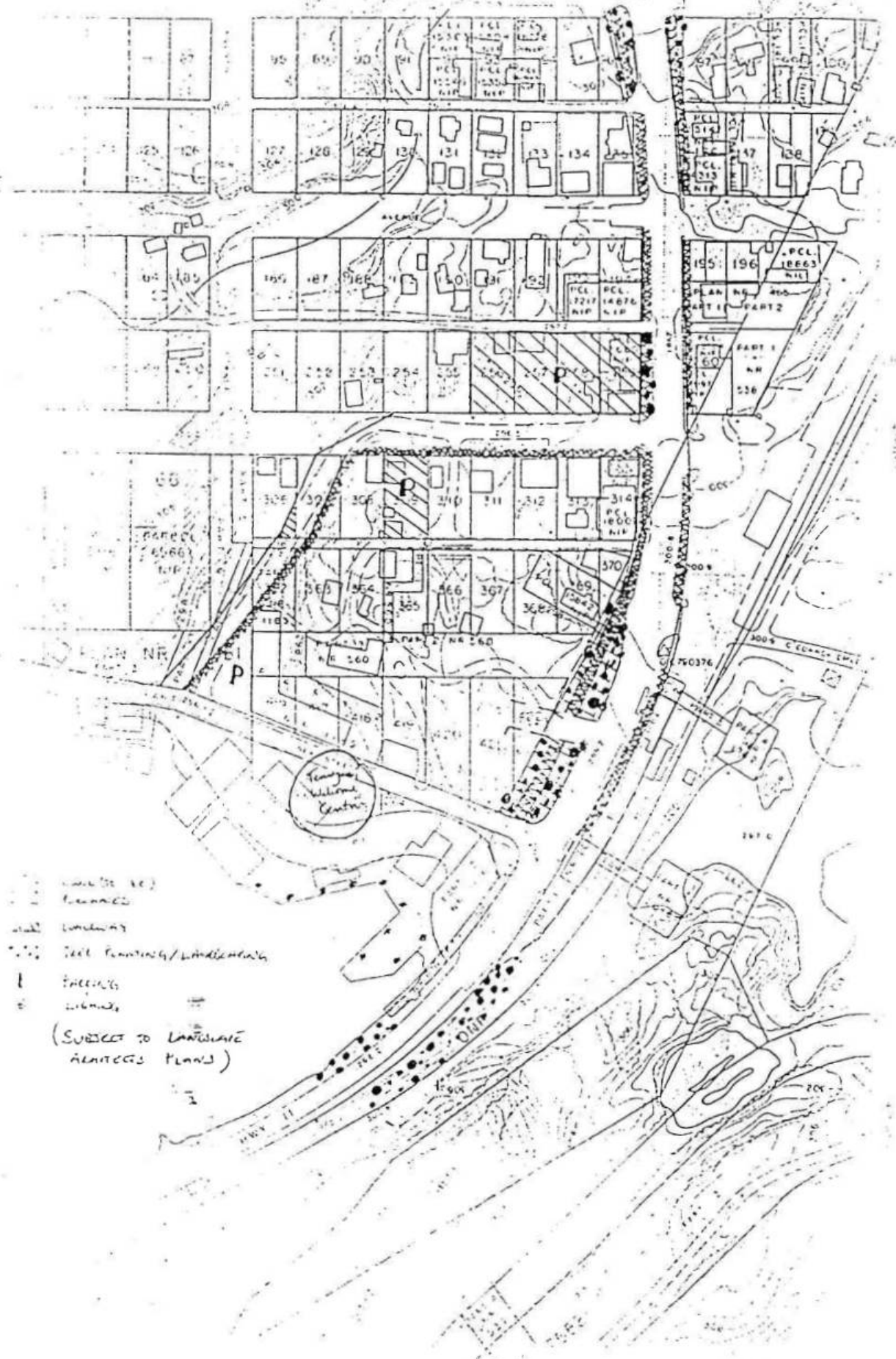
# APPENDIX VI

## COMMUNITY IMPROVEMENT PROJECT ELEMENTS - PHASING

PROJECT IMPLEMENTATION TIMETABLE & ESTIMATE OF CASHFLOW																	
Fiscal Period*	1988				1989				1990				1991				Project
	1	2	3	14	1	2	3	4	1	2	3	14	1	2	3	14	Total
I. Mainstreet Improvement	5	5			15	30	29	10	20	15	5						1314,000
II. Access from Downtown to Waterfront	20	22							50	25	15	14					136,000
III. Water-front Site Improvement	10	20	10	20	15	15	20	50	3	5		17					185,000
IV. Parking	60		20					5	10	20							115,000
Administration	30																30,000
TOTAL CASH FLOW cumulative	125	*7	30	20 222	30	«5	«9	65 141 1	83	65	20	21 6CC					tOC.CC

\* Fiscal Periods - (1) April 1 - June 30, (2) July 1 - Sept. 30; (3) October 1 - i-cesy??\* '1; (-) January 1 - KM XT. 31.

COMMUNITY IMPROVEMENT PROJECT ELEMENTS





**TOWNSHIP OF TEMAGAMI**

SCHEDULE 'C' TO BYLAW N\* 31'62

1972-73		1973-74		1974-75	
Code	Symbol	Code	Symbol	Code	Symbol
Residential, urban, first dwellings	81	Commercial, business	C1	Other, Special	E
Residential, urban, second dwellings	82	Commercial, religious	C2	Community Facilities	F
Residential, urban, special services	83	Commercial, not government-owned	C3	Commercial, other	G
Residential, mobile homes	84	Commercial, government-owned	C4	Commercial, extraction	H
Residential, mobile homes	85			Commercial, mixed	I
Other				Other, Special	J