

## The ideal residential site...

The ideal residential site will have:

- Fewer paved and other hard surface areas such as driveways and patios. Use gravel, modular paving stones, flagstones or decay resistant wood blocks for paths and patios. Modular paving stones provide the durability of concrete while allowing rainwater and snow melt to filter into the ground; however, they do require maintenance to clean away silt.
- Eavestroughing along the edge of rooftops to help carry water off the roof and away from the building to areas where soil will not be eroded.
- Alterations such as paths, docks or boat launches in one area of the shoreline, with the majority of the shoreline left to the natural vegetation and ecosystem;
- Existing natural vegetation as part of the landscaping, especially at the shoreline.



The Last Mountain Lake Stewardship Group is a group of people from rural municipalities, villages, hamlets and beaches surrounding Last Mountain Lake who share an interest in the water quality of the lake.

The group's goal is to steward and monitor the health of the lake while sustaining the resources for the communities that depend on them.

For more information about the group, its activities or the information contained in this brochure, please contact the Last Mountain Lake Stewardship Group at [lmisg@sasktel.net](mailto:lmisg@sasktel.net), or visit our website at [www.lmisg.ca](http://www.lmisg.ca).

# ECO-FRIENDLY DEVELOPMENT:

## A guide for residential developers on Last Mountain Lake



**Last Mountain Lake  
Stewardship Group**

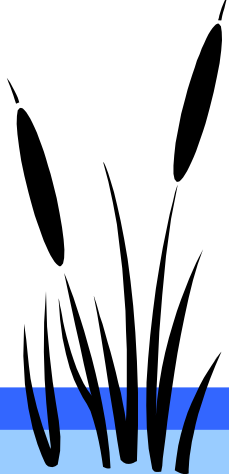
Any construction project that takes place near water requires special care. Building near a shoreline increases the potential to damage land, pollute the lake and reduce the property's overall appeal.

These are some general tips to keep in mind when you're developing at Last Mountain Lake.

## Preliminary Considerations

When you choose a site to develop, consider the following implications:

- The elevation of the land and its relation to flood plains;
- The nature of soils and subsoils and their ability to adequately support waste disposal;
- The slope of the land and its effect on effluents.
- Respect aesthetic site lines. Don't plan for big buildings near the shoreline.



## On-site

- Check with your municipality or conservation authority for local zoning regulations, development permit requirements and minimum setbacks from water.
- Site wells and septic systems first, and identify any areas such as wetlands to protect.
- Choose building sites requiring minimal clearing of trees and shrubs, as far back from the shore as possible (min. 30m; further back on steep sites).
- Leave a buffer strip of natural vegetation at least 30m wide along the shoreline.
- Keep clean water clean. Stop it from running through your construction site. Keep water that does become dirty from entering clean water, such as the lake itself.
- Locate your high water mark and check for any floodplain restrictions or conservation easements.
- Place silt fencing downhill from your building site.
- Conserve topsoil. Leave ground covered until it must be uncovered.
- Use temporary coverings such as tarps to cover fill piles.
- Design your drainage system with curves and settling pools to help surface runoff water slow down. This will also give sediment a chance to settle out. Avoid straight ditches heading directly for the water.
- Use temporary fencing to protect trees and shrubs from damage. This will prevent root damage, gouging and soil compaction (which cuts off air and water to roots).
- Do not bury tree roots when backfilling or grading. Even 15 cm of fill over the existing grade can cause the death of a mature evergreen.
- Protect existing drainage patterns as much as possible in order to maintain the same water flows to the vegetation you are protecting.
- Make sure your equipment is in good working order, to avoid leaks of fuel, oil, etc. which could contaminate surface water. Monitor it regularly.
- Access roads and paths should be designed to slow traffic and accommodate pedestrians.
- Situate higher-density dwellings away from the shore where possible.
- Always have a "Green Bin" on hand to clean up spills when they happen. It should include rags, absorbent materials like kitty litter or sawdust, a trowel, empty plastic containers with lids, and crystals for hardening spilled paints.