

Third Draft  
LAKE WESLEMKOON CONSERVATION ASSOCIATION  
**48th ANNUAL GENERAL MEETING, JULY 30, 2005**  
TANGLEWOOD MARINA

Directors in attendance: Jim Reynolds (President), Terry Boucher (Secretary),

Terry Beettam, Doug Betts, Sean Boyle, Chris Cromien, Dan Derumaux, Barrie Evans, Glen Hogg, Jon Keeble, Marcia Scrimgeour. Regrets: Stuart Inglis, Don Flanagan.

**Opening Comments and Review and Approval of the 2004 AGM Minutes (Jim Reynolds)**

Jim Reynolds called the meeting to order at **10:10** and welcomed all members to the **48<sup>th</sup>** Annual General Meeting.

The minutes of the **2004** AGM were reviewed. The only business arising from the minutes involved the sending of letters to appropriate bodies to register our concern about large increases in assessments on seasonal properties resulting from a significant inflation of property values. Jim Reynolds explained that LWCA has joined WRAFT (Waterfront Ratepayers After Fair Taxation) to add our support to a province-wide association whose purpose is to lobby appropriate political bodies. WRAFT's initiatives include a letter-writing campaign, and residents are encouraged to use one of the sample letter templates contained on the LWCA website to register their concern with appropriate political officials.

**Motion:** That the minutes of the **2004 AGM** be approved. Moved by Paul Lavelle (**#640**) and seconded by Fred Inglis (**#565**). Carried.

Jim welcomed Reeve Ken Hook and Councillor Ethel Grant to the meeting, along with officials from the MNR.

Jim reviewed the conservation objectives of the board: protecting and maintaining water quality; protecting shore line; and making sure that people are able to enjoy the lake. The priorities of the LWCA are to meet the three objectives and to appropriately administer the membership dues on behalf of lake, e.g. cottage checks, new buoys. The Board also expanded emphasis on building relationships such regulatory bodies as the Township of Addington Highlands, MNR, Mazinaw Lanark Forest Inc., and MoE.

**Acknowledgements: 2005 Loon Call and new Lake Map (Jim Reynolds)**

Jim extended thanks to Sean Boyle and Stuart Inglis for the excellent edition of the **2005 Loon Call**, and also to Stuart for his significant efforts on the production of a new lake map. Both the Loon Call and the map have received “rave reviews” from both residents and non-residents alike, and are exemplary of the commitment of LWCA.

**Land Use Planning and Zoning Update (Glen Hogg)**

Glen provided an update of the Official Plan, which he described as the backbone for the township’s planning and bylaws for the next twenty-five years. The plan took two years to develop, including four drafts, each with a period for comment and consultation by ratepayers and other interested parties. The final draft was forwarded to the Ministry of Municipal Affairs

and Housing for comment. This ministry coordinated the province's response by dialoguing with MNR and MoE. One major impact of the Official plan relates to the creation of new lots. For moderately sensitive trout lakes, the requirement is 200 feet of shoreline and one acre of land. For highly sensitive lakes, the requirement is 300 feet of shoreline and 2 ½ acres of land, with a 300 metre setback for septic tile beds. MoE has recently recommended the re-designation of Lake Weslemkoon from moderately sensitive to highly sensitive.

Rick Warden (**#392**) asked about the effect of the OP on building permits. Glen responded that the OP focuses on new lots. Questions related to building permits were referred to Wayne Kivell, the new Building Inspector

Randy MacGillivray (**#110**) asked what was being done to enforce rules for cottages without proper septic systems. Response: It is not LWCA's role or purpose to assume the role of enforcer. Enforcement of restrictions must come from the province or the township.

Gord Nichols (**#173**) asked if it would be possible to write regulations concerning size of new lots relative to the water quality in a particular area. This was deferred until Reeve Hook's address, at which time Reeve Hook said he thought the suggestion was a good one. Glen pointed out that under the restrictions for creating a new lot on a highly sensitive lake, the original parcel would require at least 600 feet of shoreline and five acres.

**Water Quality Improvement Program and Get Pumped Campaign (Barrie Evans and Jon Keeble)**

Barrie reported that the recommendation to designate Lake Weslemkoon as highly sensitive had not yet been implemented. If the decision to do so is made, future sale of Crown land will be unlikely. Barrie talked about the complexity of the lake's character, with population concentrations, currents, and differing depths. That combined with evolving patterns of use (e.g. larger and more frequently used cottages contributing to phosphorous loading, larger boats) collectively have put pressure on the lake's ability to sustain itself, and created new challenges for the lake's residents. The LWCA focus is on conservation, monitoring, education, and lobbying, and not on policing. LWCA will continue to take an active role in educating residents about septic systems, practises contributing to phosphorous loading, use of fertilizers and herbicides, composting, and grey water management. To that end, the association has implemented its "Get Pumped" campaign, which has a specific focus on the improvement of septic systems on the lake.

Jon Keeble described the program, referencing an extensive "Get Pumped" package which was distributed to those present, and which will be delivered by Labour Day to all cottagers who have not picked up their package (including cottages of non LWCA members).

For cottagers wishing to have septic systems inspected, arrangements have been made with Kirk Tripp to conduct inspections. Those wishing inspections should organize themselves into groups of five, and make arrangements for the inspection with Kirk. Findings from each inspection remain exclusively between the inspector and cottage owner. Additional information about inspections is contained in the "Get Pumped" package.

Dan Derumaux described the septic pumping program that will be completed by a MoE-licensed operator at a cost of \$500 plus GST. A minimum of ten cottages is required. Interested cottagers should complete a form and contact Dan (#521 474-0029). Pumping is to be done in mid-August. It was pointed out to residents that if pumping is done, sufficient water must be in the tank before freezing to prevent frost heaving.

Jim thanked the Committee for its work and gave special recognition to Stuart Inglis for creative and content in the Get Pumped campaign.

### **Municipal Report: Addington Highlands Township Update (Dan Derumaux)**

Dan introduced Reeve Ken Hook, Councillor Ethel Grant who is Chair of the Waste Management Committee, and Wayne Kivell, the Township's new building inspector.

Ken noted that a total fire ban was in effect. To learn of current fire and burning conditions/restrictions, call (613) 336-1851.

Ken talked in some detail about waste management, indicating that there had been significant increases in recycling by cottagers over the past year (27% increase on the north end, and 55% in the south. However, many residents are not using bag tags, or they are visiting dump-sites when they are closed. This is illegal. Ken noted that the Hartsmere site has a life expectancy until about 2007, while the south-end dump-site is expected to last until about 2017. The useful lives of these sites depends ultimately on our ability to reduce waste. The cost of disposing waste is the lowest it will ever be. Ken estimated that the cost of disposal might easily be \$5 per bag once current sites are closed. The need to extend the opening hours

of the Hartsmere site was discussed. Currently, it is open Saturday from 1-5, and Sunday from 4-7. Wednesday was seen as a good day to meet mid-week needs.

There are three partners associated with our property tax bill—the province, the county, and the township. While the township's portion decreased about 1%, and the province held the line, the county's share increased by 10.2%, leading to an overall increase of about 9%. Translated to a cottage with an assessment of \$125,000, the 2005 tax bill increased by about \$60. In addition to road maintenance, some of the programs and services paid for by our taxes include social housing, libraries, Ontario Disabilities Support, Ontario Works, the health unit, and ambulance services.

Completion of the hard-topping of Hartsmere Road is using up the bulk of the Township's road budget (\$120,000 in '05). This project will be completed to Tanglewood this summer. The remaining portion of the road will be paved next Spring.

The Township is petitioning cell phone service providers to extend service to include all of Addington Highlands Township. Residents were asked to sign the petition if they are interested in extended service.

Ken introduced the new building inspector, Wayne Kivell. Wayne spoke broadly about building permits. Rick Warden (#392) asked about permits for improvement and maintenance to buildings within 30 metres of the shoreline. Wayne said that they would attempt to accommodate needs as much as possible, and encourages us to contact him with questions. His telephone number is (613) 336-2286. He was available for further discussion after the meeting.

Gillian Lavelle (**#640**) asked about the maximum size for buildings not requiring a permit. For buildings without plumbing or electricity, building permits are not required for structures not exceeding **108** square feet.

#### **Financial Report and Environmental Fund Update (Terry Beetham)**

The financial report was distributed. There is currently a **\$3162** surplus from operations, while the balance of the Environmental Fund stands at **\$5717**. In previous years, dues have accounted for **96%** of the revenue, but because of map sales and advertising in The Loon Call, dues now account for **85%** of revenue. Insurance, which has been a volatile cost in the past, has levelled off. The inspection of shoal-markers has been increased to five inspections per year. Members were asked to report malfunctioning markers to a director.

**Barrie Evans (#926)** moved that the financial report be accepted. **Seconded by Bob Bourne (#255)**. Carried.

#### **Membership Report and LWCA's First Privacy Officer (Marcia Scrimgeour)**

Marcia welcomed new members (including Nicole and Gary Caverly, and Chris Murray. Membership currently stands at **225**, and there are **8** Friends of the Lake. About **65%** of cottagers on the lake are members.

Telephone/cottage number directories were available (these were also sent out with The Loon Call). Marcia asked members to update e-mail information after the meeting.

Marcia is also our first Privacy Officer, a position that is recommended to support compliance with new PIPIDA legislation. LWCA has developed a privacy policy, and will not distribute any personal information about members other than the information contained on our telephone/cottage number directory which is distributed to members, without prior written permission.

Marcia discussed developing a nature trail around the lake with a focus on significant historical, geological, or environmental features. If members have any information which would be useful in developing plaques for such sites, please speak with Marcia.

Marcia also spoke of the need for us to use environmentally friendly cleaners and hygiene products. She referred specifically to Nature Clean products that are available at most of the marinas.

#### **Logging and Forest Management: Chris Cromien**

Chris explained that the Board is taking a proactive stance providing input to the MNR on logging on the lake and our areas of concern. We have given formal communication to the **2006-2026** Forest Management Plan for the Mazinaw-Lanark Forest, noting these areas of concern. We have received a formal response acknowledging our concerns and four directors recently attended a meeting to review and discuss areas of concern.

Chris introduced Bob Walruth, Mazinaw Area Supervisor, MNR, and Arnie Mikkelsen, a forester and invasive species expert with MNR.

The Forest Management Plan to be approved this year has been **27** months in the making. The plan is for the next twenty years, and is updated every five

years. The development of the plan includes public consultation and collaboration with many interested parties, including two meetings with LWCA in the past year. The new plan will take effect in April 2006. An important feature of the plan is its conflict resolution process. Landowners within 30 metres of land to be harvested are notified of logging plans.

Lanark-Mazinaw Forest Inc. (LMFI) has had its contract with MNR to administer the plan renewed.

MNR sees logging, which is a significant part of the area's economic strategy, as a key method of re-invigorating forests, especially given the significant reduction in forest fires (due to our ability to control such disasters).

Bob spent some time addressing the term "clear-cutting". He stressed that clear-cutting does not involve levelling everything in an area, and that considerable "residual growth" is left. He distributed photographs of areas that have recently been clear-cut. As part of the Forest Management Plan, clear-cutting is planned in West Bay, Heath (Mink) Lake, Otter Lake, and Regina Bay. Bob noted LWCA's concerns over Otter Lake (cutting between lake and road), Heath Lake trail area and behind Regina Bay (affecting viewscape).

Gerda Hueniken (#113) asked how regrowth is monitored. Before the renewal of a management contract is undertaken, regeneration is reviewed. Regrowth is generally natural, and it is monitored by LMFI, with replanting necessary only occasionally. Sometimes oaks and pines require replanting.

The ministry is beginning the use of “viewsapes” for proposed logging areas that are close to shorelines. A consultant has been engaged to develop these. Terry Beetham (#27) asked about availavility of viewsapes. Viewsapes can be sent as e-mail attachments to anyone wanting them for a particular area.

Bob acknowledged that a sensitive area included in the plan which may be logged is the area adjacent to the Mink Lake Trail extending to Regina Bay. LMFI has indicated it has no plans at this time to log that area. Beginning next March, this area will be designated for “contingency logging” , meaning that is will be logged only if some other area with a more primary focus suddenly becomes unavailable for harvesting (e.g. because of a forest fire).

Gillian Lavelle (#640) expressed concern over the past use by LMFI of herbicides and insecticides. Bob indicated that current policy is that no such spraying should be done.

Bob also spoke about the “Bear-Wise” program. There have been over 500 bear-related incidents reported in the region this year. Fridge magnets and brochures with information about the program were distributed.

Arnie Mikkelsen spoke about the problems posed by various pests, including the Asian Long-horned Beetle, Emerald Ash Borer, Oak Twig Pruner, Spruce Budworm, and Spotted Sawer Beetle. *Cottagers were advised not to bring firewood to the lake from areas to the south.* A handout to assist in pest identification was distributed.

**Lake Water Levels: Jim Reynolds**

Jim indicated that MNR has recently renewed its Memorandum Of Understanding with LWCA whereby the association is responsible for managing water level. LWCA has in turn renewed its contract with Ralph Seamons to manage the dam. No issues were reported.

**Cockeyed Loon Awards: All Previously Invested Cockeyed Loons**

Paul Lavelle received a Cockeyed Loon Award for his extensive work with LWCA over many years. He was joined in the investiture ceremony dance by a flock of Cockeyed Loons.

**Election of Directors: Paul Lavelle**

Paul presented the list of Directors for the 2005-6 year, including new nominee Susan McTavish. There were no nominations from the floor. The Nominees on the list were declared elected.

**Directors for 2005-6**

Terry Beettam, #27

Glen Hogg, #790

Doug Betts, #230

Stuart Inglis, #565

Terry Boucher, #231

Jon Keeble, #890

Sean Boyle, #237

Susan McTavish, #780

Chris Cromien, President, #736

Jim Reynolds, #293

Dan Derumaux, #800

Marcia Scrimgeour, #710

Barrie Evans, #926

**Remembrance of Deceased Members: Chris Cromien**

Chris asked the members to mark a minute of silence in memory of Don Mackenzie, Mollie Massey, Clair Thompson, Jack Anderson, Bill Kerr, Bill Coles, Don Alexander, and Kirsti Walhelm.

**New Business - there were three items of new business**

**1. Ontario Provincial Police Water Patrol Unit**

Constable Greg Lockie introduced Jordan Kelly, a student working with him. He reviewed safety and equipment requirements they focus on when stopping boaters. He indicated that lifejackets, liquor, and lighting were “no tolerance” items. Information brochures and booklets were distributed.

Barrie Evans (**#926**) asked about reporting offenders to the OPP. This can be done by calling **1-888-310-1122**.

**2. Book to Capture the History of Our Lakes (Sean Boyle and Stuart Inglis)**

Sean Boyle reviewed progress on this project. The main themes will be nature appreciation, lake history, and “About Us” . Sean asked for patrons (**\$500**) and advertisers to assist in underwriting some of the costs of the book. Forms to facilitate the collection of information that would be helpful in producing the book were distributed. Sample books were available for inspection.

**3.** The Environmental Committee’s draw was held, and three lucky members won a generous array of Nature Clean products (total value f **\$200**).

Michele Borden (**#390**) suggested that LWCA consider subsidizing the purchase by cottagers of Nature Clean Products. The board will discuss this recommendation at its next meeting.

**Closing Remarks: Jim Reynolds**

In closing, Jim recognized retiring Director Don Flanagan for his service, and thanked Cathie and Ralph Seamons of Tanglewood Marina for hosting the meeting.

Jim also recognized Board members for their commitment of personal time and for their many accomplishments over the year.

Chris Cromien, the incoming president of LWCA, thanked Jim Reynolds for his outstanding leadership and work as our president for the past two years. Jim will now assume the role of Past President.

The meeting was adjourned at **12:50**. Lunch followed.