



LCPOA Presentation to Council November 19, 2019

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LCPOA Mandate

- To pursue and attain optimal environmental and ecological conditions for Lake Clear and its environs, in conjunction with public authorities and residents
- To pursue any other Lake Clear issue or action resulting from a majority vote of those attending an AGM or any general membership meeting
- The current membership is 235, representing approximately 75% of property owners.

LCPOA 2019 Membership Survey

- ▶ In 2019, the LCPOA surveyed the membership to ensure that the Board, local government, and the LCPOA members were aware of the priorities. The complete results are available on the LCPOA website:
<http://www.lakeclear.org/lake-clear-property-owners-association-lcpoa.html>

LCPOA 2019 Membership Survey

- 77% are concerned about the **water quality of Lake Clear**
- 73% are concerned about septic and other wastewater disposal systems
- 61% are concerned about the removal of shoreline vegetation

LCPOA 2019 Membership Survey

- 91% have a **septic system**
- 40% are willing to participate in a septic assessment program
- 25% may be willing
- 35% are not willing to participate

Importance of Lake Trout and Lake Trout lakes

- ▶ Lake trout are naturally occurring in Lake Clear
- ▶ 1880's – stocking of lake trout and other species in Lake Clear and other lakes
- ▶ PCBs – because of this pollutant, lake trout continue to be tested for PCBs

How Humans affect Lake Trout and Fish Habitat

- ▶ Development greatly contributes to the following:
 - ▶ Nutrient loading from septic systems and fertilizers
 - ▶ Destruction of shoreline
 - ▶ Lack of trees allows increased runoff
 - ▶ Lack of shade trees causes water temperature to rise
 - ▶ Lack of spawning areas caused by:
 - ▶ Warming waters, and
 - ▶ Shoreline disruption, such as removal of rocks, deadwood, etc.
- ▶ Monitoring and enforcement are vital

Expert Opinion

- ▶ Victor Castro, a scientist and Group Leader of Surface Water, has spoken to Council on this issue twice. Both times, Mr. Castro informed Bonnechere Valley that RVs represented a form of development that should be controlled and further that Lake Clear is now **'beyond at capacity'** and in need of **immediate remedial action**.

PPS and Renfrew County OP

- The Provincial Policy Statement (PPS) states in Section 2 dealing with Water “2.2.1 – protect, improve or restore vulnerable surface and ground water” and “ensuring consideration of environment lake capacity, where applicable” and in Section 2.2.2 – “mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features”.
- The Renfrew County OP, Section 9.2 Objectives, point (2) states “To protect lakes determined to be at capacity”.

RVs on Lake Clear - a form of Development

- The LCPOA is NOT suggesting that RVs being stored or used temporarily throughout the year are an issue.
- The LCPOA is concerned about those RVs being used as permanent cottage replacements or supplemental buildings intended for human habitation.
- These RVs, being used as permanent installations are very clearly a form of “development”.
- Our opinion is that this use of RVs represents a form of development, which is halted on Lake Clear and therefore their use is unlawful.

Formalizing LCPOA's Concerns

- ▶ The LCPOA requests a prompt response to the following two issues:
 1. The MECF has recommended immediate remedial action, which is consistent with the PPS and Renfrew County Official Plan statements above. What action does the BVT plan to undertake to correct this situation which has been allowed to go on for many years?
 2. If the LCPOA interpretation of the BVT 2006-28 By-law is correct, then why has the BVT not undertaken enforcement action and removal of the offending RVs?

Conclusion

- The LCPOA wishes to assist with the resolution to these issues and to contribute to any initiative that ensures the environmental protection of Lake Clear.