



The Buck Lake Association Inc.

Box 36, INVERARY, ON K0H 1X0

www.bucklake.ca

email: Buck Lake Information

"To enhance people's enjoyment of Buck Lake now and for future generations"

Buck Lake News – March 2018

President's Message

Dear Buck Lakers, - as spring approaches I turn to whimsy.

For those of us who stay at the lake over winter:

Through winter-time we call on spring,
And through the spring on summer call,
And when abounding hedges ring
Declare that winter's best of all;

"The Wheel" by W.B. Yeats

For those of us who seek warmer climes over winter:

Happy is Buck Lake! I could be content
To see no other verdure than its own;
To feel no other breezes than are blown
Through its tall woods with high romances blent:
Yet do I sometimes feel a languishment
For skies Floridian...

Borrowed liberally from "Happy is England" by W.B. Yeats



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Lake Links 2017: “Beyond the Shoreline: Science to Stewardship”

Submitted by Gillian Lash

According to the Merriam-Webster dictionary, the definition of stewardship includes “the conducting, supervising, or managing of something; especially the careful and responsible management of something entrusted to one's care.”

I believe that the care of the 0.83 hectares of land that I own and its associated shoreline on Buck Lake has been entrusted in me for the future enjoyment of my niece and nephew. I take this responsibility very seriously, which is why I was very excited to participate in the 2017 Lake Links workshop, along with 100 other attendees. This annual one-day workshop was organized by Watersheds Canada.



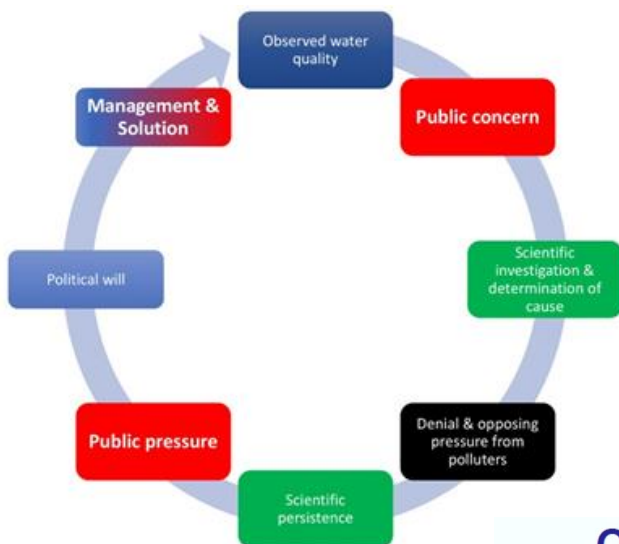
However, I am not the only one involved in maintaining the fragile and healthy balance between “mother nature” and human enjoyment. This workshop explored the inseparable connection between lakes and upland areas, especially how lake health is impacted by EVERYTHING that lies beyond the shoreline. Scientists, lake associations, and municipal representatives provided their perspectives on cooperative lake protection.

As stewards, we all play an important role in achieving positive outcomes such as optimizing lake shore capacity, improving shoreline protection, increasing the number of good lake stewards and decreasing phosphorus. We can do this by raising our concerns, applying pressure on various governmental agencies and implementing the solution. But these efforts should not be viewed as “one-off”. Environmental management is a process of continuous improvement.

During his presentation, Dr. Neil Hutchinson described such an example. He stated that despite efforts over the last 20 years to counter-act the growth of blue green (cyanobacterial) algal “blooms”, they have increased. These “blooms” can lead to depletion of oxygen in the water and release harmful toxins. Blue green algal “blooms” love phosphorus, warm waters and still waters.

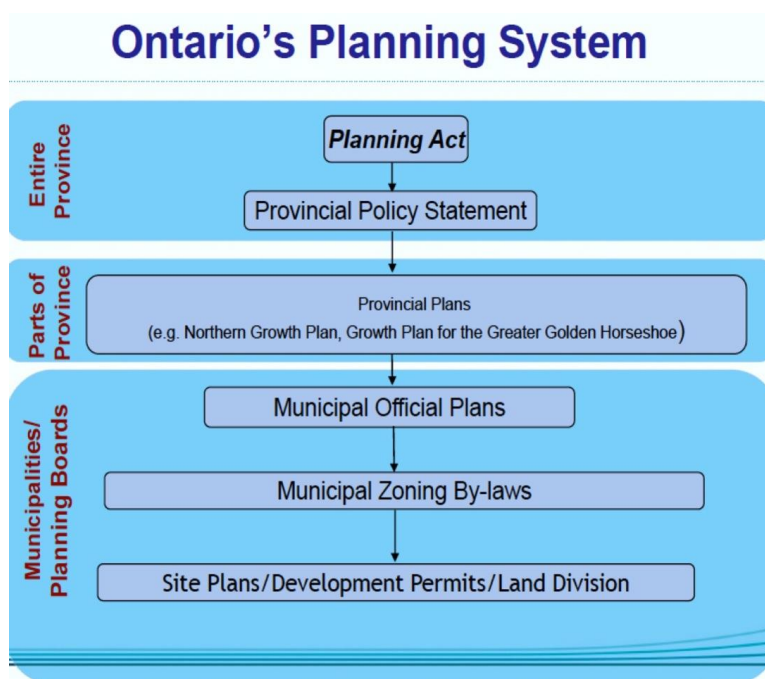
One lesson that I learned from this workshop is that we should not assume that we know what needs to be done! As we know, the science community is a crucial part of the continuous improvement process and is always learning and refining its research and understanding. For example, scientists have discovered that one “new” source for the growth in algal blooms is the Zebra mussel. Zebra mussels are an invasive species which have accidentally been introduced into Buck Lake. They filter so much water and in such a way that they secrete phosphorous in a more soluble form which algae love! This is just one example of why we need to stay informed by continuing our collaboration with conservation authorities.

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The other important role in the environmental management process is “political will”. North Frontenac and the Ministry of Natural Resources discussed their roles and the impact.

North Frontenac described how they have enacted minimum lot requirements and shoreline setbacks. The Ministry of Natural Resources emphasized their role in Ontario’s planning system and how they encourage environment stewardship through:



- Conservation Land Tax incentive program
 - 100% property tax exemption for land that has important natural heritage features
- Managed Forest Incentive Program
 - Landowners with “Managed Forest” pay 25% of the municipal tax rate

I came away from this workshop with a much better understanding of the complexity of environmental management, but also that there are a number of passionate people and organizations that exist to support our efforts as stewards of this magnificent piece of the world, called Buck Lake!

A link to the various presentations made during the 2017 Lake Links workshop can be found here: <https://watersheds.ca/lake-links-2017/>

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Thank You Note from LC&ERC for Fundraising through Rider Cup

Dear Marilyn,

The very generous donation forwarded on behalf of the Buck Lake Rider Cup golfing event combined with those of other individuals and community organizations has enabled the Loughborough Christmas & Emergency Relief Committee to provide Christmas baskets for 69 local families in need.

In addition to providing Christmas baskets filled with food and with toys and books (for families with children), you and your neighbours provided us with the funding needed to meet requests for emergency relief.

We truly appreciate this gift. Not only has it made a significant difference this Christmas, in the coming year it will also help some families to overcome temporary set-backs and to move on.

On behalf of the Loughborough Christmas & Emergency Relief Committee please accept our sincere thanks for your generous and continuing support, and please extend our thanks to all who play a part in making this event possible.

Best wishes for 2018.

Sincerely,

Sue Clinton, Chairperson

Loughborough Christmas and Emergency Relief Committee - *servicing our community since 1988*

South Frontenac Pitch-in Week April 22-29, 2019

Bags will be available as of April 9 from both Township Office locations and any store that currently sells bag tags. Bags will be picked up during the week of April 22. More information will be available at <http://www.southfrontenac.net/en/living-here/solid-waste.asp> as the date approaches.



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2016 Zoning By-Law amendment – OMB decision released

As many of you may recall, on June 7, 2016 South Frontenac Township (“SFT”) passed an amendment to the South Frontenac comprehensive zoning by-law (“ZBLA”) that impacted property owners’ rights and potentially the value of many waterfront properties in our community. Among other things, with respect to grandfathered structures within 30 meters of the water, the ZBLA would have denied the right of property owners to reconstruct or to complete significant renovations on the same footprint, except in the limited cases of a fire, lightning, explosion, tempest, flood or Act of God. SFT representatives, both in writing and discussions, made it clear that their desire was to eventually extinguish all grandfathered rights and structures within 30 metres of water. The amendment was passed in spite of a huge negative response from residents, including the Buck Lake Association.

As a result of the ZBLA, a group of concerned South Frontenac citizens, along with the support of numerous residents, came together to launch an appeal to the Ontario Municipal Board (“OMB”) challenging this bylaw.

In a decision handed down on February 8, 2018 the OMB struck down the ZBLA in its entirety. In a clear and forceful decision, the OMB rejected SFT’s claim that the amendment was merely “housekeeping”. The OMB disagreed with SFT’s distinction between non-complying structures and non-conforming uses. Most importantly, the OMB agreed that grandfathered property owners have rights to use and maintain their cottage/house/cabin including the right to reconstruct on the same footprint regardless of the reason.

Throughout this process there has been much discussion related to environmental issues. I think it is fair to say that everyone wants to ensure the safety and wellbeing of our lakes now and in the future. The OMB considered evidence provided by experts as it related to environmental matters. During this analysis, it was accepted by both experts that the environmental impact of rebuilding a property on the same footprint vs relocating the dwelling could only be decided on a case-by-case basis. The OMB concluded “Upon all of the evidence before it in these appeals, the Board finds that there is nothing in the environmental evidence that would alter its finding that the owners of non-complying structures and buildings are entitled to protection of their continued right to use such non-complying buildings and to renovate and reconstruct them in their existing form and upon their existing footprint and its finding that the ZBLA improperly restricts or eliminates these rights.”

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Finally, in their summary, the OMB stated:

“Upon the analysis provided, and the reasons given, the Board finds that the Township has no authority to pass the ZBLA as it has been drafted. There is no reasonable planning analysis that has been provided that would in any way justify the imposition of the prohibition against voluntary reconstruction of legal non-conforming buildings and the resultant objectionable interference with the acquired rights of shoreline owners and users of legal non-conforming buildings.”



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And further stated:

“Upon all of the evidence before it, and upon the analysis and findings contained in this Decision, the Board accordingly finds that the ZBLA does not represent good planning in the public interest. The ZBLA improperly narrows, amends and restricts the acquired rights of property owners owning lands and buildings and structures located within the 30 m Setback and used by such property owners as legal non-conforming buildings and structures. As such, the ZBLA is contrary to s. 34(9)(a) of the Act and is beyond the jurisdiction of the Township. The Board orders that the appeals are allowed and By-law No. 2016-36 is struck in its entirety.”

In a South Frontenac Council meeting on February 20, 2018 Council considered a motion to appeal the OMB decision. The motion was defeated on a 5 – 4 vote. The OMB has been clear in its decision. Hopefully, this decision can be used as a springboard into some meaningful discussions between SFT and residents about waterfront planning moving forward.

If you are interested in reading the full decision of the OMB, it can be found at <http://www.omb.gov.on.ca/e-decisions/pl160674-Feb-08-2018.pdf>

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Another Great Murder Mystery Dinner and Fund Raising Success



On Saturday, October 21st, the Westport Legion was transformed into White Pine Island Resort, a vacation resort located somewhere in the Muskoka lakes district. The year is 1935 and the owner, Cyril Worthy, is in trouble. His resort has taken a severe hit from the Great Depression, and he is desperate to sell, which is why he has organized this gala, pre-season, promotional weekend. Compounding his woes, his staff members are in a dispute about money missing from the till, the rich American buyer to whom he hopes to sell doesn't seem interested, his groundskeeper is draining his wine cellar, and a mysterious stranger has arrived to add an unwanted distraction to his attempts to sell the resort. Just when it seems things can't get worse, they do, when someone feels inclined to Resort to Murder.



As in previous years, the Murder Mystery performed by Partners In Crime with the play being written by Richard Linley who has a cottage on Twin Island Lane. Both Richard and his wife, Heidi, were performers in this year's production.



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In addition to the Murder Mystery, there was a silent auction with what seemed like hundreds of items to bid on. The proceeds from the auction were shared between the Legion and Buck Lake. The Buck Lake portion, over \$1,900, will be donated to the Boatilla fund in support of Camp Merriwood.

We would like to thank all the business that supported us and encourage everyone to please SHOP LOCAL and support the businesses that so kindly donated their services and products to make our Silent Auction successful.

Glenburnie		
Glenburnie Grocery	SunHarvest Greenhouse	
Inverary		
North Country Marine	Home Hardware	Custom Auto
Maple Country	Lavalee's Inverary Store	
Perth Road		
Kevin Buck	Perth Road Store	Wilmer Wicks
Kristi Bird		
Sydenham		
Memory Lane	Sydenham Home Hardware	Foodland Sydenham
Trousdale's General Store	The Point Restaurant	
Westport		
The Cove Inn and Restaurant	Creative Gardens	Evergreen Golf Course
Lower Mercantile	Tangled Gardens	Norris Bait and Tackle
Village Green	Jen's Grooming Service	MD Purdon Painting
Westport Village Pharmacy	Rideau Lakes Golf Course	
Elgin		
Duncan's Appliance and Service		
Newboro		
Kilborn's		
Kingston		
Grizzly Grill	Frontenacs Hockey Club	AutoHouse
A+ Creations—Alice Melo	Kingston CAA	
Personal Donations		
Deer Fly Bye Bye	Colin Turcotte	Lorna Burnham
Docks Are Us	Jo and Don Hopkins	Theresa Kirkham
Yolanda and Darren Pruner	Gillian Lash	Dale and Linda Mulvhile
Brenda and Doug Dundon	Dave Donovan	Chad MacDonald
Cam and Judy Inglis	Duncan Sinclair	Elaine Hutt
Tom and Judie Bryant	Kathy and Bruce McDonald	Trish and Roley Irwin
Mark Nicol	Ross and Liz Trudel	Carol and Doug Grant
Cherrie Summers and Mike Hogan	Donna Neumann and Dave Pruner	Kathy and Ralph Wirsig
Nancy	Cheryl Dawson and family	Tim Bryan
Cheryl Savery	Marlene Thake	

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CRCA Upcoming Well and Septic Workshop - April 17, 2018 6:30 – 9:00PM

Cataraqui Region Conservation Authority

CRCA staff in partners with our municipal board members from the Front of Yonge Township, the Townships of Athens, Rideau Lakes, and Leeds and the Thousands Islands, as well as the Town of Gananoque are hosting a wells and septic system workshop on April 17, 2018 from 6:30-9pm at the Lansdowne Community Hall at 1 Jessie St., Lansdowne ON.

The event will have speakers from Leeds, Grenville and Lanark District Health Unit, Public Health Ontario, Cataraqui Region Conservation Authority and the Ministry of Environment and Climate Change. Topics will include groundwater quality and vulnerability in eastern Ontario, proper use and maintenance of private well and septic systems for rural property owners, bacterial contamination of private wells, the importance of testing your private well, and best management practices.

Registration is required online at: <http://lansdownewellandseptics.eventbrite.ca>. Deadline to register is **April 9, 2018**.

For more info visit www.crca.ca/events

All materials will be available on the cleanwatercataraqui.ca website following the event.

Upcoming Events

Tuesday April 17 2018 – CRCA Well and Septic Workshop

April 22 – 29 2018 – South Frontenac Pitch-in Week

Saturday July 7 2018 – AGM – more details to follow

In order to promote the spirit of Buck Lake, we invite your comments and suggestions for newsletter articles or announcements. Mail to: [Buck Lake Information](#)

Renew your Buck Lake Association membership on line. A receipt will be emailed to you to confirm your payment. A service provided by FOCA: <http://foca.on.ca/product/buck-lake-association/>

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