

Fall 1995

G R E A T E R

BOBS
L a k e

LANDOWNER ASSOCIATION

WALLEYE STOCKING — IS THERE A BETTER WAY?

At a cost of \$5.42 to \$10 for each fingerling that survives and grows large enough to be caught by an angler, are there better alternatives?

A ten year Ministry of Natural Resources (MNR) study regarding the efficacy of stocking indicates that due to a number of complex and interrelated reasons, restocking by planting of summer and/or fall fingerling walleye, may actually do more harm than good. In 1983 the MNR began a controlled restocking program on ten small lakes between Kingston and Renfrew. According to MNR personnel, the study revealed that in a total of 10 trial lakes, walleye numbers increased in three, remained unchanged in four and declined in three.

Although walleye stocks improved initially, the numbers then dropped in all but one lake. The reasons cited for this include the fact that stocking attracted more anglers, who were fishing for walleye more than any other species. In five lakes, the walleye population was already down and this increased pressure served to further decrease it.

As well, perch and crappie tended to hinder the return of the stock walleye by several years and predation by largemouth bass was suspected of also playing an important role in limiting fingerling survival.

Finally, stocking walleye in lakes where walleye already exist could be detrimental, rather than beneficial due to competition for food and spawning areas, direct displacement of young, and genetic dilution.

MNR personnel suggest that fish and game clubs and cottage associations should consider improvement and rehabilitation of lake habitat as a viable alternative to stocking programs.

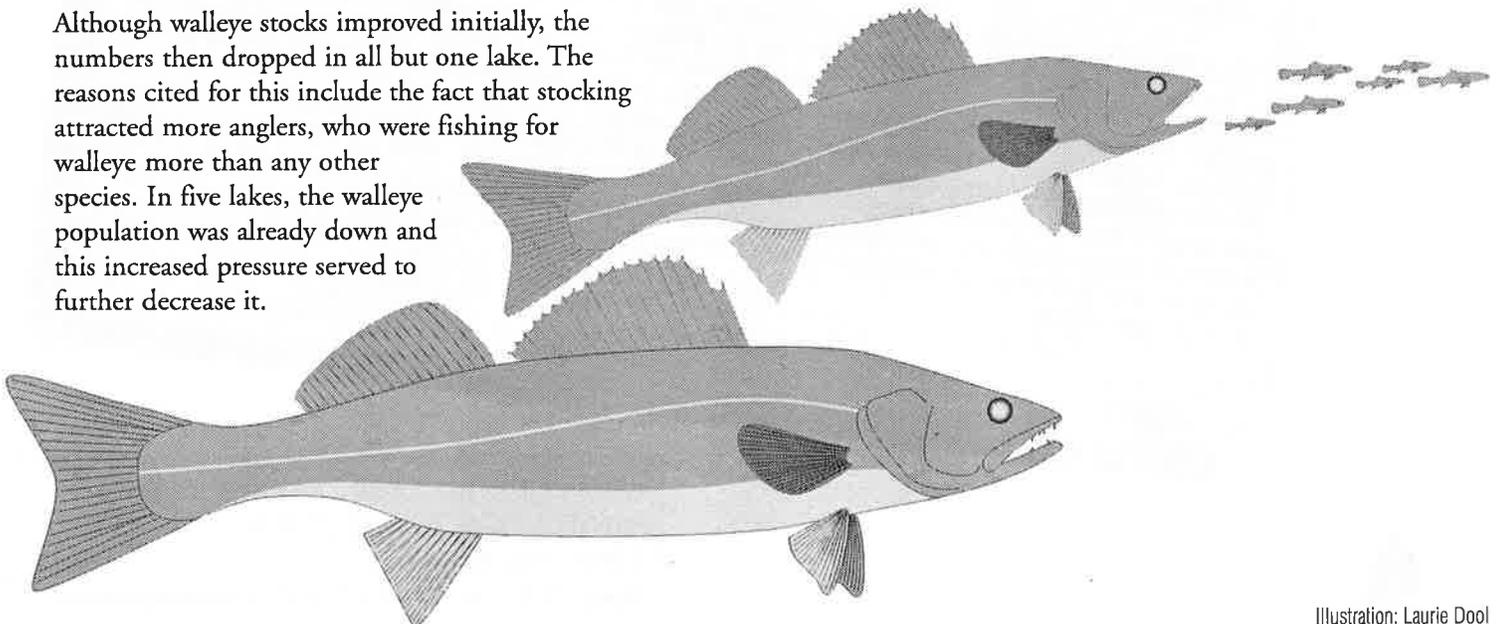


Illustration: Laurie Dool

PRESIDENT'S MESSAGE

Living in a lake environment provides many benefits to landowners but it also comes with some unique environmental responsibilities. Dealing with the broad range of issues that impact upon our lake can be an overwhelming task. Working together with all levels of government we can meet the challenge to maintain and enhance the environmental quality of Bobs Lake.

We welcome new members from Crow Lake to the Association and the addition of Lloyd Jones and Brian McAndrews to the Board of Directors.

As well as this summer being the one of the driest on record, it has been a very busy one for the Executive of your Association. Here is a synopsis of the major initiatives the Association will be addressing this year.

WATER USAGE SURVEY — As you will recall, last year the Executive embarked on a water usage survey under the guidance of the Rideau Valley Conservation Authority. Special thanks to Jean Salter and Bill Brink from the Water Quality Committee for undertaking this project and those participating landowners who took the time to complete the survey. Information gathered from the survey will guide us in developing a lake management plan. Please refer to the article on page four.

PROPOSED TRAILER PARK DEVELOPMENT — A proposed 82 trailer park/motel development would effectively double the number of residents on Crow Lake. Crow Lake like Green Bay is classified as a lake trout lake and is therefore very sensitive to the degradation of water quality. We are not opposed to development and we encourage development which is environmentally sensitive and is compatible with the carrying capacity of our lake. We are requesting a full environmental impact study and an economic and infrastructure study to ensure any type of development is sound and sustainable. For more information please read **Grow Lakers Organize to Stop 'Willie-Bob's summer resort'** on page five.

MARKET VALUE ASSESSMENT — The Frontenac County Council has begun the process to implement Market Value Assessment (MVA) by requesting that the Minister of Finance conduct a Tax Impact Study. We are not opposed to fair and equitable taxation based on services provided by municipality. We are concerned about changes to the taxation system which would penalize lakefront property owners. At the Annual General Meeting, a motion was passed to increase membership fees to 30. This additional money will be to inform members of MVA developments. In other parts of the province where MVA has been implemented the impact has been devastating for lakefront property owners. For more information look to page seven.

PROPOSED MISSION STATEMENT AND STRATEGIC PLAN — As all levels of government continue to rationalize and downsize we can no longer expect government to do everything for us. We must accept the challenge and be willing to take the initiative to accept a greater responsibility to develop and deliver programs which directly benefit our lake community. It will be our responsibility to deliver programs such as water quality monitoring and plan input and review. To address the challenge we are developing a mission statement and a strategic plan to guide us and focus our efforts over the next several years. The strength of any Association is in its membership - take the challenge, become involved and make a difference. We have included a listing of the new Board. If you have any questions or would like to become involved in helping your Association give us a call at (819) 827-4486.

Lynn McIntyre

GREATER BOBS LAKE LANDOWNERS
ASSOCIATION NEWSLETTER

Editor: Anna Chadwick

Design & Layout: When Pigs Fly Communications



ANNUAL MEETING

The Greater Bobs Lake Landowners Association held its annual meeting at the Bedford Township Hall on Sunday, July 30. Anna Chadwick, President of the Association, chaired the meeting with nearly 100 members present. Two major reports discussed were related to efforts to improve fishing and to maintain water quality, however the item that generated the most discussion and interest among the members was the Frontenac County plan to adopt market value assessments and its potential impact on taxes.

The Association has sponsored a very successful program of fish restocking in Bobs Lake for a number of years. With the cooperation of the MNR, the emphasis is now shifting to the reconstruction of natural spawning areas. One creek has been identified for development as a Walleye spawning location. Joyce Barr, a supporter of the Association and local real estate agent, donated in excess of \$1000 towards the fish program through property value determinations. The members thanked Joyce for her interest and support.

The Association has been conducting water quality measurements in Bobs Lake for a number of years. As part of the effort to maintain the quality of the lake water, it had applied for government funding to conduct a water usage survey. However, the application was not approved. Despite the lack of government support, the members decided to proceed with the survey with the assistance of the Rideau Valley Conservation Authority and the LandOwner Resource Centre.

Using two local students, the Association is contacting cottagers and other lakefront property owners to determine water usage practices. In addition, they are distributing material of local interest and information on the programs and achievements of the Association. It is hoped this effort will increase awareness of the factors that affect water quality and will promote sound conservation practices.

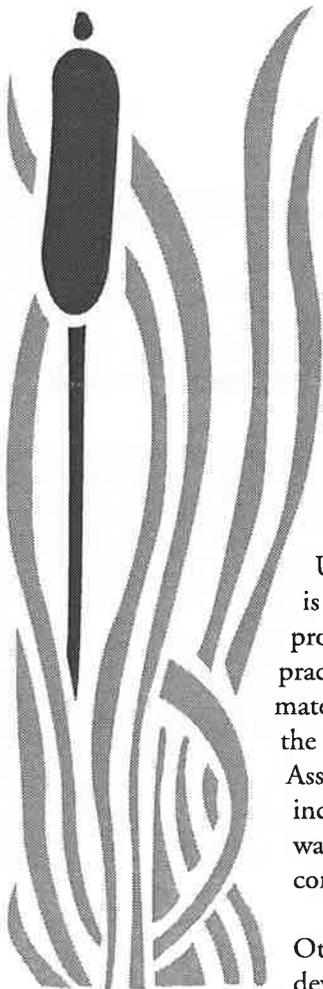
Other members reported on lakefront development and wildlife conditions. The

Association is vitally interested in responsible lakeshore development that complies with local ordinances. In addition, they are promoting efforts to maintain the loon population and protect nesting sites.

Two guest speakers at the meeting were Ron Sleeth, Warden of Frontenac County, and Kerry McGonegal, water control officer of the Rideau Canal for Parks Canada. Sleeth spoke on the county initiative to determine the market value of all properties and to base taxes on that value. The Bedford Township Council has voted to conduct an analysis of the impact of adopting this procedure to determine property taxes. Numerous members were aware of the impact MVA has had in other areas of Ontario and the serious effect on lakefront properties. They expressed significant concern regarding impact this could have by shifting taxes to seasonal residents. In addition, it is likely this will increase pressure to subdivide and develop properties along the shoreline. The members noted that about two-thirds of the landowners in Bedford Township own lakefront property. The Association voted to provide funding to monitor the progress of MVA and inform members as issues arise. The Bobs Lake Association would like to coordinate this effort with other associations in the area. Therefore, they request representatives of other interested associations to provide the name of a point of contact to Lynn McIntyre during the day at 613-692-3571 by phone, or 613-692-0831 by fax.

McGonegal spoke on the effort to manage the level of the water in the lakes but provide sufficient flow for the Rideau Canal. He said Parks Canada has just completed a water management study. This will help them carefully control discharge during the spring to protect fish spawning. In addition, they will attempt to equitably allocate the discharge among the lakes that supply the canal.

The meeting concluded with the election of Sharon Tomeo and Keith Yach to the Board of Directors and the recognition of Fred Fuller, Bill St.Arnaud, Bob Cutter and John German who were resigning from the Board. The Association gave special recognition to John German who was one of the founding members of the Association.



WATER QUALITY SURVEY

JULY/AUGUST 1995

As announced at the Annual General Meeting, the GBLLA conducted a survey of cottagers this past summer in cooperation with the Rideau Valley Conservation Authority. Our survey team, consisting of Cheryl McEwen and Angie Brown, spent seven weeks distributing literature from the Rideau Valley Conservation Authority, Bedford Township and our association. Cottagers were asked to respond to a questionnaire and if not at home, a packet of information was left with a letter and an envelope to mail back the survey.

In seven weeks, using M.A.P.L.E. maps as a guide, the team covered Crow Bay, Big Bob, Buck Bay, Green Bay, Mud Bay, and parts of the Central Narrows. Altogether they visited 539 cottages out of the 750 believed to be on the lake system (excluding Crow Lake). Of those visited, 174 were surveyed and as of mid-September we have received another 45 surveys by mail.

From the responses we learned that the average cottager has been coming to Bobs Lake for just over 20 years with 289 person nights per cottage, per year (this statistic does not include the campgrounds). About 60 per cent of those surveyed said they fished and 84 per cent thought that fishing had declined in the past 10 years. Despite data from our water sampling program indicating essentially no change, 63 per cent of those surveyed thought water quality had declined as related to clarity and weeds. The survey also indicated that 85 per cent of the cottages have septic systems with the balance being largely privies and a few chemical and composting systems. About 86 per cent of cottagers said that they were aware of the GBLLA and 33 per cent were members. We want to welcome and thank the 14 new members who signed up as a result of the survey!

Aside from the interesting statistics, we also asked respondents to indicate their interests and concerns so that we can better focus the activities of the association to serve the membership and the lake residents in general.

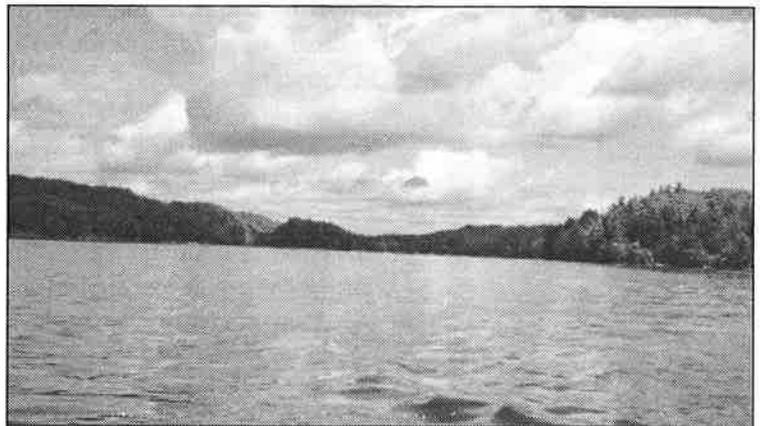
On the chart are the topics listed and the numbers of times each was checked off or mentioned:

If we missed you, we hope that you found the information we left behind useful . . . perhaps you'll take a few minutes to complete the survey and mail it in to us.



We'd also like to thank all of you who took the time to respond to the survey and/or to mail back your responses. In addition, we will be contacting those of you who indicated an interest in becoming more actively involved in the association-we look forward to working with you.

Concern	# of Responses	Concern	# of Responses
Depletion of Fish	.80	Loons	.8
Market Value Assessment	.25	Protection of Wetlands	.44
Safe Boating	.79	Beavers	.7
Official Plan	.13	Taxation	.40
Water Quality	.74	Noise	.6
Restocking	.13	Official Plan (development)	.36
Personal Water Craft	.64	Zebra Mussels	.5
Weed	.12	Water Level	.34
Protection of Wildlife	.58	Cattle	.1
Involvement in		Re-Inspecting	
Local Government	.11	Septic Systems	.25
Shoreline Erosion	.47	Roads	.1



The scenic Bobs Lake



Recreation activities and water quality go hand-in-hand on Bobs Lake.

Anyone interested in more information regarding the survey should call Jean Salter or Bill Brink.

CROW LAKERS ORGANIZE TO STOP "WILLIE-BOB'S SUMMER RESORT"

On August 8, 1995 Mr. Robert Garrison of Kingston presented to the Bedford Township Council a three phase, five year plan to develop an 82 site tent and trailer park, a 10 unit motel and pool, miniature golf, tennis courts, softball diamond, and basketball courts. The location of the proposed resort is on the old Bertrim Farm property which Mr. Garrison purchased in August of 1994. The 64-acre site is located on the west shore of Crow Lake approximately one mile north of the Bob's Lake-Crow Lake cut. Crow Lake is a spring-fed headwater lake directly flowing into Bobs Lake. Bedford Council found Mr. Garrison's site plan incomplete and asked him to add further details. As of October 5, 1995, Mr. Garrison has not resubmitted his site plan for approval. If, or when he does, and if council finds it acceptable, a rezoning meeting will be held to allow the public to comment on the plan. Various provincial ministries (Environment, Natural Resources and Health) as well as the Rideau Valley Conservation Authority will also be asked to submit reports and recommendations. Mr. Garrison is attempting to have his property rezoned to commercial.

Property owners on Crow Lake became aware of Mr. Garrison's plans in the fall of 1994 and immediately circulated a petition stating main the concerns about the negative impact this kind of development would have on Crow Lake. One hundred and forty property owners signed it. The petition was presented to Bedford Council at a meeting on July 20, 1995. Crow Lakers also sought the advice and support of the Greater Bobs Lake Landowners Association (GBLLA). Two meetings were held with Mr. Lynn McIntyre, President and Ms. Susan O'Brian-

Mactaggart, Director. They were of immense help and moral support to the coordinating group overseeing the efforts of all Crow Lakers to resist this development. The following actions resulted from these meetings.

- i) Approximately 45 Crow Lakers joined the GBLLA
- ii) Letters were sent to Bedford Council, the various provincial ministries involved, and the Rideau Valley Conservation Authority. These letters firmly supported the concerns of the vast majority of Crow Lakers and clearly stated that the GBLLA expected a full environmental impact study be done (at the developer's expense) prior to any decision on rezoning.
- iii) A "Save Crow Lake" legal fund was established and more than 50 property owners have contributed so far to this fund (October 8, 1995).
- iv) Mr. Lloyd Jones and Mr. Brian McAndrews, both property owners on Crow Lake have been made directors of the GBLLA and attended their first meeting on September 23, 1995. They distributed a four page newsletter to the Board of Directors at this meeting. Mr. McAndrews was asked to prepare a one page summary of events to be included in the first GBLLA newsletter of the 95/96 term.

Any questions or concerns can be directed to Mr. Brian McAndrews (613-389-9718) or Mr. Mel Fleming (613-829-7231).

Brian McAndrews
Spokesperson, Save Crow Lake Group
Director, GBLLA

SEPTIC SYSTEM RESEARCH PROJECT

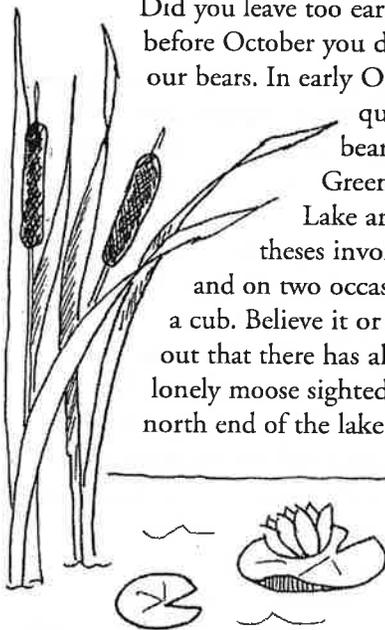
The RVCA is looking for volunteers to help with a research project. Six to eight sites are needed to test for surface and ground water contamination by septic systems. Here is what they need:

- the system should either be failing (visible pollution) or of questionable operation (old system)
- the cottage or residence must be used year round
- the system must be on precambrian shield bed rock (usually found on north shore of most lakes)

The RVCA will take surface water samples and sub-surface water samples using piezometers. This is no cost to the landowner and of minimal inconvenience. After one year there is a possibility of installing a new system, designed using new technology at minimal cost. Plus continued water sampling. For more information, contact Peter Van Adrichem at 613-692-3571 or 1-800-267-3504.

WILDLIFE UPDATE

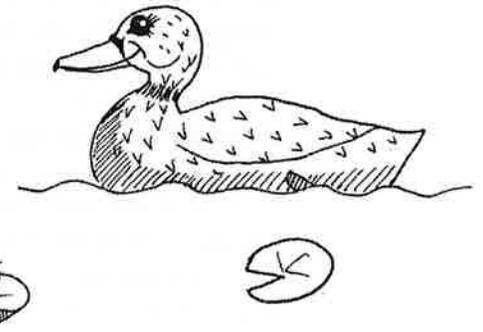
BOB SANDERSON



Did you leave too early?!? If you left before October you didn't hear about our bears. In early October there were quite a few verified bear sightings in the Green Bay and Crow Lake areas. A number of these involved single bears and on two occasions, a bear with a cub. Believe it or not, the word is out that there has also been one lonely moose sighted around the north end of the lake. On my last trip on Green Bay and through the cut to the middle of Bobs, several immature

loons were sighted and other people have called me to say that they have seen five or six of the same age. Hopefully they will have enough flying ability to leave here by the end of October. Once again, I would ask anyone interested in participating in the loon survey to write me at the following address or call me at camp.

Bob Sanderson
170 Kenwood Avenue
Oneida, New York
USA
13421
phone (Green Bay Cottage)
(613) 273-5561



590088 Ontario Limited
O/A The Greater Bobs Lake Landowner Association
Income Statement For the Year Ended December 31, 1994 (unaudited)

Revenue	1994	1993	1992
	\$9,138	\$10,363	\$11,533
Expenses			
Office/printing	1,507	1,528	1,533
Bank Charges and interest	47	(20)	151
Annual Meeting	365	267	508
Advertising	384	-----	-----
Insurance	734	734	726
Membership Fees	216	217	328
Miscellaneous	1,443	2,089	1,943
Accounting/Bookkeeping	585	0	0
Legal	0	0	0
Depreciation/amortization	118	131	150
Road Signs	50	0	420
Net project costs	4,704	4,145	5,865
Donations	0	0	200
	10,354	9,091	11,824
Equity increase (decrease) before taxes	(1,216)	1,272	(291)
Less income tax provision	0	0	0
Net increase (decrease) in the year	(1,216)	1,272	(291)

MARKET VALUE ASSESSMENT

Your Board of Directors anticipates that you have read the recent mailing concerning the Township/County's request for a tax impact study. I can not overstate the seriousness of this situation. Only you and I can have an impact on our elected representatives.

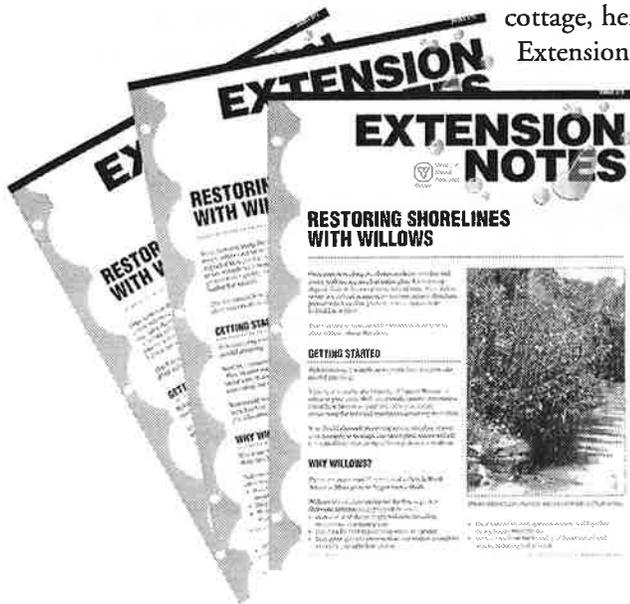
- Have you received any response to your letters?
- Have you sent any correspondence to Keith Ellison or any member on the tax review sub-committee?
- Please do it today!

We MUST write the MPPs requesting a moratorium on imposing MVA on any municipality/county. An alternate method of raising funds for education must be found. The Interim Report of the Ontario School Board

Reduction Task Force, chaired by John Sweeney, states that "... The Ministry has established a Working Group on Education Finance Reform. Its goals include: a more equitable distribution of available funds so that, no matter where the students live in the province or what school they attend, they will receive equitable resources; and limitations on administrative costs so that more of a school board's resources can be focused on the classroom."

Will this working group come up with a "different" method of funding education or just find a mechanism to distribute funds more equably across the province? Have you written any letters to your MPPs?

EXTENSION NOTES AVAILABLE



For at home or at the cottage, here are the latest Extension Notes available from the LandOwner Resource Centre. Extension Notes are an excellent source of "how to" information. There are currently 21 different Extension Notes available and

list just keeps on growing. Tree planting, backyard maple syrup production, windbreak design, and shoreline restoration are just some of the topics available. To get your free Extension Note, call Paul Moreau at 1-800-387-5304 or (613) 259-2421.

- Using a Backpack Herbicide Sprayer to Control Weeds*
- Preserving and Restoring Natural Shorelines*
- Restoring Shorelines with Willows
- Cavity Trees Are Refuges For Wildlife
- Mulches Help Trees Beat Weed Competition
- Cover Crops Help Tree Seedlings Beat Weed Competition
- The Benefits of Windbreaks*
- Designing and Caring for Windbreaks
- Managing Young Hardwood Stands for Sawlog Production
- Backyard Maple Syrup Production
- Planning A School Tree Plant
- Protecting Trees From Vole Damage
- Red Oak
- Sugar Maple*
- Eastern White Pine
- Eastern Hemlock
- White Spruce
- Planning for Tree Planting
- Careful Handling and Planting of Nursery Stock

* Extension Notes available in French.

- Options for Controlling Beaver on Private Land*
- Tree Shelters Help Hardwood Trees Grow Faster

BOARD OF DIRECTORS 1995/96

<p>• President: Lynn McIntyre Box 417 R.R. 1 Chelsea, QC J0X 1N0</p>	<p>• Treasurer: Keith Ellison 74 Amelia St. Toronto, ON M4X 1E1</p>	<p>Anna Chadwick 1185 Bentley Terrace Kingston, ON K7P 2M1</p>	<p>Lloyd Jones Box 194 Sterling ON K0K 3E0</p>	<p>Susan O'Brien Mactaggart 160 Fredrick Street, Suite 605 Toronto, ON M5A 4H9</p>	<p>Bob Sanderson 170 Kenwood Ave. Oneida, NY USA 123421</p>
<p>• Vice President: Jacquie Green 354 Inglewood Drive Toronto, ON M4T 1J6</p>	<p>Jack Barr RR # 1 Glenburnie, ON K0H 1S0</p>	<p>Frank Dewitt 23343 Blue Water Circle B424 Boca Raton, Florida USA 33433</p>	<p>Angus Laidlaw 424 Queen Street Ottawa, ON K1R 5A8</p>	<p>Irene Phillips 29 Grousewood Lane RR# 2 Kingston, ON K7L 5H6</p>	<p>Sharon Tomeo 22 Palma Blvd. Albany, NY USA 12203</p>
<p>• Secretary: Charlie Stewart 10085 Marshall Pond Rd. Burke, Virginia USA 22015</p>	<p>Bill Brink 3330 Aylesbury Ct. Rosewell, Georgia USA 30075-3119</p>	<p>Elizabeth Fox 208 Collingwood St. Kingston, ON K7L 3X8</p>	<p>Brian McAndrews 639 Alymer Crescent Kingston, ON K7M 6K3</p>	<p>Jean Salter 2652 Edgewater Drive Niceville, FL USA 13421</p>	<p>Tom Williams 11 Kensington Avenue Kingston, ON K7L 4B4</p>

MEMBERSHIP

Just a reminder that MEMBERSHIP FEES have increased to \$30 to cover the increased costs of keeping all of our Members informed regarding the move towards Market Value Assessment.

In addition, to assist us with our bookkeeping, we would ask that all members remit their 1995-1996 dues by June 30, 1996. The dues paid at the Annual Meeting will cover July 1, 1996 - July 1997.



GREATER BOBS LAKE LANDOWNERS ASSOCIATION MEMBERSHIP APPLICATION

Name:	Enclosed is \$30.00 in Dues
Date:	Additional Donation(s):
Summer Address:	Lake Preservation Fund
.....	Emergency Equipment
Telephone:	General Fund
Winter Address:	Fish Stocking
.....	
Telephone:	Total

Cottage Location:

- | | | |
|--|--|------------------------------------|
| <input type="checkbox"/> Big Bob | <input type="checkbox"/> Bobs Lake (E.Basin) | <input type="checkbox"/> Buck Bay |
| <input type="checkbox"/> Central Narrows | <input type="checkbox"/> Crow Bay | <input type="checkbox"/> Crow Lake |
| <input type="checkbox"/> Green Bay | <input type="checkbox"/> Long Bay | <input type="checkbox"/> Mill Bay |
| <input type="checkbox"/> Mud Bay | <input type="checkbox"/> Norris Bay | |

Please remit funds to the Greater Bobs Lake Landowners Association:
c/o The Burr ridge Store
R.R.#2
Godfrey, Ontario
K0H 1T0