

**Minutes of the Annual General Meeting
Saturday, 26 June 2016
Perth Road United Church Hall**

1. Welcome

President Mark Nicol called the meeting to order at 9:05 and welcomed everyone including Mayor Ron Vandewal and Councilors: Ross Sutherland, Pat Barr, and John MacDougall, Mark Schjerning and Alan Revill

Mark introduced the board members who were present:

Vice President, Jo Anne Hopkins;
Treasurer, Greg Fisher;
Recording Secretary, Cheryl Savery;
Directors at Large, Maureen McLellan,
Donna Neumann,
Grayden McClurg,
Cherrie Summers

Regrets: Vickie Gervais, Mary Kratzer Bumstead,

2. President's remarks and announcements.

- Survey Lake: The most important issues among respondents were: water quality, water level, and development around the lake – The most important activities people like to do are: swimming , paddling, boating, peace and quiet Engaging in water sports like water skiing and tubing was mentioned by 81% of the respondents
- Water Quality – The BLA has been active in monitoring the results from water samples collected as part of the Lake Partner Program and following up on high readings
- Awareness of the Buck Lake Association is an issue – Need to do more PR for associations. We now have calendars & fridge magnets
- Social Activities – We feel that people want to be on the water. The annual bbq has been move to Hidden Valley Campground
- Government Relations – Concerned about development pressures – the BLA has been active in going to council meetings and keeping members abreast of issues.

3. Change to South Frontenac Comprehensive Zoning By-Law – Greg Fisher

Greg Fisher presented a summary of the changes to the by-law related to grandfathered properties within the 30m setback. The purpose of the presentation was to inform those present so that everyone is aware about what is going on.

Concerns

- Issue relates to buildings and structures within 30 metres of the water's edge
- Amendment passed by Council at June 7th meeting
- Amendment passed in spite of negative feedback from residents
- Impact use/ value of waterfront properties

Background

- March 2016 – introduction of “Housekeeping Amendments”
- Introduction of concept that “all buildings” ultimately set back 30 metres from waterbody
- Indication that this was implementation of Official Plan
- Many delegations and written submissions from residents – almost all opposed

Issues

For past 30 year could not build within 30 m

Legal non-complying uses

- Existing buildings within 30 metres of waterbody
 - Section 5.10.2 defines rights of use
 - Previously – could renovate, repair or strengthen to safe condition
 - No additions or creation of living space below grade
 - New – **“reconstruction of the building is prohibited”**
 - Removal – remove more than 50% of exterior load bearing walls

Section 5.11 – replacement of buildings or structures

- Rebuild if damage for reasons beyond your control
- Included provisions related to safety
- Now includes only destruction be fire, lightning, explosion, tempest, flood or Act of God
- Potential restriction on continued use of buildings and structures within 30 metre setback

Provisions related to safety has been removed

While a building can be renovated – it might not be the best approach

Process Available

- Where building not allowed pursuant to by-law
 - May apply to Committee of Adjustment (“COA”) for variance
 - Council has indicated that COA is reasonable where cannot meet setback provisions; however
 - Stated goal of Township – no buildings within 30 metre setback
 - Contrary to Official Plan – wording indicated that buildings within 30m could be expanded

Need balance – between buildings and development and water quality

What Can You Do?

- Question – Does this change concern you?
- Become knowledgeable on the topic – consider impact on future use and value
- Speak with your Councillor
- Talk to your neighbours and inform

4. Remarks and Discussion with South Frontenac Council Members

Ron Vandewal began by noting that this is the 15th year in a row he has attended out AGM. Ron talked about several topics before returning to the 30m setback issue which generated a lot of discussion.

- Public works – boat ramp to be repaired this year
- The township is planning to do survey of culvert this year to determine if any work is required on it
- Garbage and recycling must be working well now as has not heard of any concerns in the past year
- Ron felt that the changes to the by-law were an improvement over what was there before. For buildings within 30 m you could not tear it down at all in past, now you can tear down 50% -- always been 30m – Ron stated that the “no building in 30m” won’t happen in your children’s children’s lifetime – it is a long ways off
- You will need variance for changes within 30m of the high water mark
- Ron noted that a rotting cottage is not beyond your control
- The township is looking at changes to the official plan to align with the bylaw This will happen over next year. They will revisit the parts related to–teardown and rebuild
- The footprint of a building is not grandfathered
- The rationale behind the by-law is that people will leave the vegetation that was there if house is back.

Alan Revill noted that septic systems are still allowed within 15 M according to building code, but bylaw says they must be back 30m. He also pointed out that with the new bylaw, you can renovate very extensively. It allows 2 walls and roof to be renovated. Derelict buildings can be a safety issue – the municipality needs to deal with this

Greg Fisher expressed concern that the bylaw needs to be governed with compassion. For example, consider a couple who have been on the lake for a long time – building deteriorates. When the next generation inherits the cottage it may be more practical to rebuild. If the intent of the by-law is “no buildings within 30m”, future committees might be biased to not allow rebuilding.

Ron Vandewal stated that it is called the "Committee of Adjustment" (COA) for a reason – It is not the "Committee of Black and White". In all the time he has been involved with the committee, there have only been 2 properties that were sterilized. (i.e. no building allowed) He stated that the chances of someone not being allowed to rebuild at all are essentially zero.

Duncan Sinclair rebutted that although past and present COAs have been sensible, a future COA may not be, and that is the issue.

Ron Vandewal also commented that it is hard to find old time buildings anymore. Lake front properties are so valuable the people do maintain them.

Ross Sutherland stated that the COA does not have unlimited power. The bylaw has been to Ontario Municipal Board (OMB) several times. The 30m is a zone of influence – township has right to influence what people do in the zone. You will be allowed to build. Ross also announced that the Strickland cottage (built a couple of years ago on the North Branch within the 30m zone) is going to court on July 21st. It is the 30m rules allow the township to do that.

Ron Vandewal commented that development is not just a lake issue. People who live in subdivisions don't want neighbours. Currently development pressure in the township is a huge issue.

Boyd Barr questioned why can't we build boathouse while other places can.

Ron Vandewal countered that people don't want to live in Muskokas

Alan Revill added that the change was made in 2003 to allow no future boathouses If there is an existing crib, you can rebuild because the use is appropriate. You can also a pumphouse closer than 30m from the lake

Janice Attee-Smith enquired about whether the rules apply to floating boathouses.

Ron Vanderwal indicated that the 30m setback does not apply to boathouses.

Barbara King noted that the shoreline alteration act could apply to boathouses.

David Smith enquired about the rules for decks and toolsheds

Ron Vanderwal stated that there is no restriction for a cement pad on ground. Restrictions only apply to raised decks

Alan Revill added that there is no restriction on pump houses. The maximum size is 32 square feet

Miriam Adams asked about the process for monitoring septic systems

Ron Vandewal stated that there currently is no process. At one time, there was a voluntary septic inspection program.

Miriam Adams noted that if we are concerned about water quality, we should be addressing septic systems instead of buildings

Ross Sutherland mentioned that Tay River has a program that is working well. The township is planning to have them come and talk to council about their program. However they are waiting for a new chief building inspector before starting. It would be best if there were a way to target higher risk homes. He also pointed out that any inspection program would be relatively expensive

Ron Vanderwal noted that there is a meeting with the lakes in the township on August 25th and this will likely be a topic for discussion.

Duncan Sinclair talked about a program at his brother's property. In order to have tax bill paid, must show evidence tank has been pumped and inspected

George Hamilton described a program he knew of from a lake in Quebec George stated that they hired 2 students and 1 boat and took water samples at cottages around edge of the lake. The results made people aware of their impact on the lake. They collected samples over a period it over time. People that had septic system in question were more likely to make improvements why saw the results.

Kathy Wirsig commented that Upper Rideau has gone through courts and have legal right to inspect septic systems

Peter Glynn enquired if there are rules that you have to have a leaching field. He felt that there are older properties around the lake where sewage flows into a tank and then directly into the ground (or worse)

Allan Revill stated that this type of system not considered legal at this point

Ron Vanderwal agreed that there are issues out there.

Mark thanked Mayor Vandewal and the councilors for attending the meeting.

5. Approval of the Agenda Attached

Moved by Donna Neumann, seconded by Maureen McLellan to accept the agenda.
Carried

6. Approval of 2015 AGM Minutes and any business arising there from.

Moved by Anna Fummerton, seconded by Kathy Wirsig to accept the minutes.
Carried

7. Report of the Secretary Treasurer (Attached)

Greg Fisher presented the 2015 financial statements. Some highlights are:

Income:

Membership up – increase related to be able to pay online

Social includes calendars, picnic

Other revenue is mainly – donations – thanks!

Expenses:

Insurance includes all activities, buoys, picnic,

Affiliate – FOCA

Calendar – lots of revenue came in 2016 so not showing in 2015

The annual picnic is subsidized by the Association.

Large expense in Lake Planning was to replenish supply of buoys for marking shoals

Motion made by Duncan Sinclair to accept the Secretary Treasurer's Report,
seconded by Ron Kramer. Carried

8. Report of the Social Committee: Lead Donna Neumann

Donna thanked everyone for their support of the various Buck Lake events.

Some upcoming events are:

- The annual Education night on July 21st put on by the Friends of the Lake Committee.
- Annual Picnic (Pig Roast) August 6th at the Hidden Valley Campground
- Murder Mystery – cohosted with Westport Legion – Oct 15th

Donna also reminded everyone that she need pictures for the calendar. This year, there will be a discounted for preordered calendars for paid members of the BLA

Cherrie Summers talked about the new central calendar on the BLA website.

Ron Vanderwal suggested that the district meetings should be added to the calendar. Cherrie Summers responed that she thought they were already on there, as she has be checking the South Frontenac website for items to include.

Donna Neumann mentioned that they try to have calendars ready for mid-October

Boyd Barr informed everyone that they are looking for raffle prizes for the Buck Lake Golf Tournament (Rider Cup). Donna is also looking for prizes for the Murder Mystery Dinner.

9. Report of the Friends of the Lake Committee: Presented by Wayne Myles
(Attached)

10. Report of the Boatilla Committee: Jo Anne Hopkins/Crawford MacIntyre

Jo Anne Hopkins announced that this 12th year for the boatilla and over the past 11 years we have raised \$163,000 which has helped support over 60 children & their families to go to Camp Merrywood. The boatilla is the largest single donor to Camp Merrywood in Ontario. We even have our own link on the Easter Seals website. In October, the BLA hosted and Murder Mystery Dinner with the Westport Legion. There was a silent auction and the proceeds will be donated to the Boatilla. This year the committee is full steam ahead. The organizers and canvassers are collecting and promoting donations. We have appeared on the local news to spread word about the event. This year our boat parade will have quite a few Easter Seals families. The barbeque will have live music and Keira will sing with them. Please donate and join us.

Crawford MacIntyre talked about the importance of the media presence of the boatilla in making people aware of the good work coming from Buck Lake

11. Presentation: Natural Edge Program – Barbara King

Barbara King of Watersheds Canada gave an interesting and informative presentation on the Natural Edge program. It is a planting program for natural plants. The idea is to keep our shorelines natural – 25% for you, the rest for nature. They will assist you in bring your lawn from shoreline through strategic planting. The goal is to stop runoff coming straight from the uplands. Instead we want water to penetrate the soil. They will come out and work with you to look at plants that will work for you.

If interested, give them a call – will give habitat packages – bird box, bat box, plants and shrubs and will do up a planting plan. They will also come out and do the work.

Plants are small and will take time to fill in. Note this is not a landscaping program it is for returning your shoreline to a more natural state. Although you may want to trim for views.

Barbara noted that one of the worst things you can do on property is build cement pads on the ground – raised decks are much better. Recommend against hardened structures.

The goal as a landowner is to prevent water from getting to the lake from uplands.

They currently have grants to cover 75% of the cost. The typical cost to landowners would be \$200 to \$500.

Terry Demers commented that beavers have recently taken down many of her trees. Barbara stated that there are no trees that are safe from beavers. You need to wrap trees with chicken wire or grow shrubs

Barbara also pointed out that if trees fall in the water, it is good for the fish and it is best to just let it be.

12. Nominating Committee Report and Election of 2015/2016 Board of Directors.

Mark reported that Maureen McLellan is leaving after completing three terms on the Board. Grayden McClurg, Vickie Gervais and Mary Kratzer Bumstead are also leaving the Board.

Janet Barr nominated Cheryl Savery, Duncan Sinclair, Crawford MacIntyre seconded by Kathy Wirsig. Carried

Cheryl is a full time resident and lives on Narrows Lane.
Duncan is a full time resident and lives on Neva Lane.
Crawford is a full time and lives on Frye Lane.

Jo Anne Hopkins made a motion that Donna and Greg continue their terms of service, seconded by Kathy Wirsig. Carried

Donna Neumann made an impassioned plea for others present to volunteer to join the board. Unfortunately, there were no one stepped up.

12. Other Business and Open Question Period

Kathy Wirsig commented that she would like to thank the BLA for putting the shoal markers. She thought the "Provided by the Buck Lake Association" markings added to the markers this year was a good idea.

13. Adjournment

Mark thanked everyone for coming and for their support at the BLA activities.

Duncan Sinclair moved that the meeting be adjourned, seconded by Kathy Wirsig. Carried

Recording Secretary, Cheryl Savery

President, Mark Nicol

Attachments:

Annex A – Agenda

Annex B – Friends of Buck Lake Report

Annex C – Treasurer's Report

Annex A Agenda

- Welcome, call to order, and introduction of Board members
- President's remarks and announcements
- Change to South Frontenac Comprehensive Zoning By-Law - Greg
- Welcome to, and remarks from, South Frontenac Council members
- Approval of 2015 AGM minutes and any business arising there from
- Reports:
 - Secretary Treasurer
 - Social/Outreach Committee
 - Friends of the Lake Committee
 - Boatilla Committee
- Presentation: Natural Edge Program – Barbara King
- Nominating Committee report and election of 2016/2017 Board of Directors
- Other business and open question period
- President's closing remarks

Annex B

Friends of Buck Lake Report AGM June 25, 2016

The Friends of the Lake Committee is a standing committee of the Buck Lake Association. It was formed to research, education and advocate about environmental issues on the lake. Currently there are about 10 members and new members are always welcome. Our activities over the year 2015-16 have included:

- Selling maps of the lake, the Lake Plan and tick removal keys embossed with the BLA logo and the Friends of the Lake name at the LCBO in Inverary, the Perth Road store and lake functions such as the AGM and the Educational Event in July.
- Sponsoring guided walks and canoe/kayak outings around the lake – May 4 on Barb Wilson’s property; August 10 on the Cataraqui Trail; and a canoe/kayak outing in September (details to be announced on the Website, in the newsletter and on the BLA FaceBook page).
- Hosting an Educational Event in the third week of July each summer
 - 2015 - Dr. Stephen Loughheed, Director of the Queen's University Biological Station, spoke about invasive species;
 - 2016 - Lesley Rudy, a local conservation biologist and owner of the gardening business "Nurturing Nature", will talk about the many benefits of planting native species, including shoreline protection and attracting birds, bees and butterflies. “Enhancing the Lake with Native Plantings: a Buck Lake Friends of the Lake educational event” will take place [on Thursday July 21 at 7 pm](#) at the Perth Road Church hall in Perth Road Village. Watch for posters about the event around the lake.
- The link to the Friends of the Lake now includes:
 - Descriptions of environmentally friendly products such as a poison ivy spray, a tick prevention spray and recently, the formula for a natural solution for cleaning skunk spray from yourself and /or your animals;
 - an updated article about the new generation of boat motors and links featuring alternatives to the gasoline motors. Councilor Ross Sutherland received and has circulated this information to other lake committees.
 - The Bathymetry project is on hold.
- Our future plans include:
 - Researching new technologies available for improving our septic systems;
 - Developing a list of citizen science programs in which volunteers can participate e.g. inventories such as frog and turtle counts, and hosting a bioblitz which surveys all of the plant and animal life in a particular sector of the lake.
- Many thanks to all of the members of the friends of Buck Lake whether or not they serve on this committee. Let us all do what we can to keep our lake clean, healthy and beautiful for all creatures, both human and wild.
- If you wish to become a part of the Friends' committee, email Liz Whelpdale at liz@whelpdale.ca or Wayne Myles at wayneamyles@gmail.com. All are welcome to attend a meeting to see if you might be interested.

Annex C
Buck Lake Association
Balance Sheet
Year 2015
31-Dec-15

	2015	2014
Assets		
General Bank Account	\$5,284.18	\$5,719.94
Total Assets	\$5,284.18	\$5,719.94
Liabilities		
Deferred Revenue 2015		\$900.00
Deferred Revenue 2016	\$750.00	\$275.00
Deferred Revenue 2017	\$100.00	\$25.00
Deferred Revenue 2018 and Beyond	\$50.00	\$50.00
Total Liabilities	\$900.00	\$1,250.00
Members' Equity	\$4,384.18	\$4,469.94
Total Liabilities & Members Equity	\$5,284.18	\$5,719.94

**Buck Lake Association Income Statement
31-Dec-15**

	2015 Budget	2015 Actual	2015 Variance	2014 Actual
Income				
Membership Revenue	\$4,000.00	\$2,875.00	\$1,125.00	\$2,425.00
Deferred Revenue Prepaid Members		\$550.00	-\$550.00	\$1,250.00
Advertising	\$1,000.00	\$680.00	\$320.00	\$785.00
Lake Planning	\$300.00	\$0.00	\$300.00	\$260.00
Map Sales	\$200.00	\$215.00	-\$15.00	\$245.00
Social & Outreach	\$1,800.00	\$255.00	\$1,545.00	\$1,510.45
Tic Keys	\$0.00	\$129.00	-\$129.00	\$0.00
Calendars	\$0.00	\$1,184.37	-\$1,184.37	\$0.00
Courses / Events	\$0.00	\$0.00	\$0.00	0
Other	\$100.00	\$119.50	-\$19.50	751.59
Total	\$7,400.00	\$6,007.87	\$1,392.13	\$7,227.04
Expenses				
Insurance	\$1,300.00	\$1,314.36	-\$14.36	\$1,276.56
Affiliate Memberships	\$500.00	\$440.25	\$59.75	\$463.00
Publications	\$0.00	\$0.00	\$0.00	\$0.00
Administration Fees	\$200.00	\$0.00	\$200.00	\$283.16
Calendar Expenses	\$0.00	\$1,352.42	-\$1,352.42	\$0.00
Bank Service Charges	\$0.00	\$12.50	-\$12.50	\$0.00
Conference & Seminars	\$250.00	\$64.07	\$185.93	0
Courses / Events	\$0.00	\$0.00	\$0.00	0
Social & Outreach	\$2,200.00	\$829.86	\$1,370.14	\$2,490.76
Buck Lake Heritage Project	\$0.00	\$0.00	\$0.00	\$50.00
Community Project	\$200.00	\$391.26	-\$191.26	\$1,532.18
Lake Plan Activities	\$1,000.00	\$1,138.91	-\$138.91	\$462.47
Other		\$0.00		
Total	\$5,650.00	\$5,543.63	\$106.37	\$6,558.13
Excess of Revenue over Expenses	\$1,750.00	\$464.24	\$1,285.76	\$668.91

Members Equity

Equity beginning of year	\$4,469.94
Excess of revenue over expenses	\$464.24
Deferred Revenue included in income	(\$550.00)
Equity end of period	\$4,384.18

Membership Revenue: includes \$550 for 2016 & 2017 (and beyond) memberships paid in 2015