

Bass Lake
Property Owners Association
BLPOA Communique #2-2022

Status of Bass Lake Outlet Project - Costs & Special Services Levy

On 07 March 2022, the Township’s Council approved the Special Services By-Law 2022-14 titled: Establish Bass Lake Special Services Charge.

Throughout the multi-year Phase 2 of this major capital project our Association has collaborated with the Township in:

- Firmly promoting the requirement and justification for such a project;
- Supporting the Engineering Design Contract tasks assigned to Water’s Edge;
- Conducting and supporting lake wide property owner consultation & surveys;
- Assisted Water’s Edge in determination of a target seasonal water level in support of final engineering design;
- Providing a majority approved formula to base the cost-sharing formula for a new Berm Special Services Levy;
- Reviewing the Water’s Edge/RVCA engineering costs; and the Crain's construction costs;
- Requesting the option of a three-year payback for property owners; and
- Reviewing and commenting on the Township’s listing of eligible waterfront property owners.

Best efforts were made by the Township to close out the final total project cost at \$411,876 which as explained in earlier Communiques is about twice the very preliminary estimates made in 2020. The Amount Cost Sharing by Bass Lake Property Owners – 50% or \$205,938 and the number of benefiting waterfront properties for repayment levy – 234.

Township Notice to Property Owners

Within the next week or two, as per Section 3 of this newly approved By-Law, the benefitting owners of lots fronting on Bass Lake shall be provided with a notice from the Township setting out the total special service costs and the proportionate costs per lot as calculated in accordance with this By-law within 30 days of Council passing this by-law. This Notice will include the details on how property owners will receive the 'bill' and how they can make payment etc.



Bass Lake Outlet Berm – Spring Monitoring



Good News....the initial stage of our Spring freshet is outflowing rapidly and without any real resistance down the outlet. There is a small amount of wood debris (short logs/branches) that has collected over the winter at the leading edge of spillway which will be removed once overall site is fully accessible. Association volunteers will be assisting the Township, as to ensure unobstructed outflow of any high level spring water levels.

BLPOA Township Grant Application - 2022

In February 2022 our Lake Association applied for the Rideau Lakes Township Grant for lake associations. Our grant is estimated to be as per the Table below and each year the Township awards the grants in the May-June timeframe.

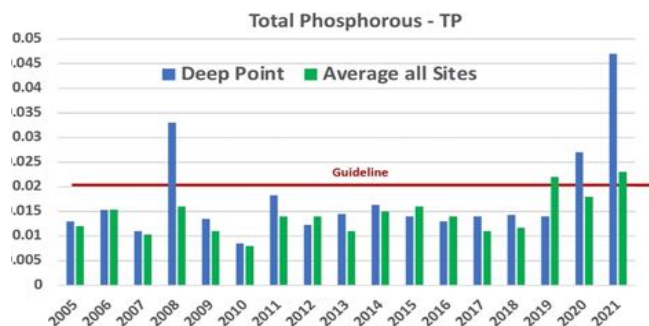
	Members	Lake Area (ha)	Base Amount	\$5/Member Amount	Lake Area Amount (\$1/ha)	Total Grant
BLPOA	332	296	\$300	\$1660	\$296	\$2256

Lake Health & Water Quality Committee

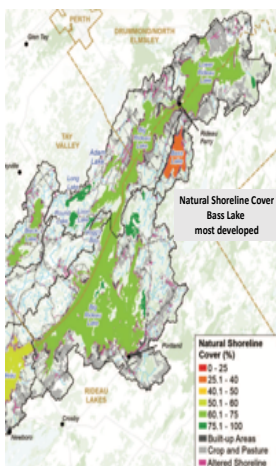
Based that on the results of RVCA's water sampling program in 2020 and 2021 the water quality of Bass Lake is experiencing an alarming trend to higher readings of nutrients (phosphorus and nitrogen). In fact, the majority of readings for these two years far exceed the established guidelines and these findings do not bode well for our Lake's water quality index which since 2014 has been rated as "Poor".

RVCA Testing Results 2020 and 2021 – High Nutrient Levels

Lake	Date Sampled	Site	TP (mg/L)	TKN (mg/L)
2021				
Bass - RVL-35	2021-05-04	DP1	0.097	0.72
Bass - RVL-35	2021-05-29	DP1	0.042	0.7
Bass - RVL-35	2021-09-06	DP1	0.009	0.42
Bass - RVL-35	2021-10-28	DP1	0.041	0.41
2020				
RVL-35	2020-06-08	DP1	0.029	0.4
RVL-35	2020-08-07	DP1	0.039	0.5
RVL-35	2020-09-29	DP1	0.014	0.6



THE ROOT PROBLEM & CONTRIBUTOR TO HIGH NUTRIENT LEVELS

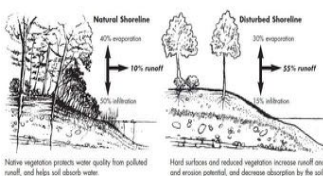


Bass Lake

The most developed lake within Rideau Lakes Township and one of the smallest.

Bass Lake Shoreline Cover (25-40%)

Around Bass Lake, the shoreline buffer is made up of settlement areas (65 percent), woodland (16 percent), wetland (15 percent), transportation routes (three percent) and crop and pastureland (one percent)



The long-standing factors that have led to our water quality index are:

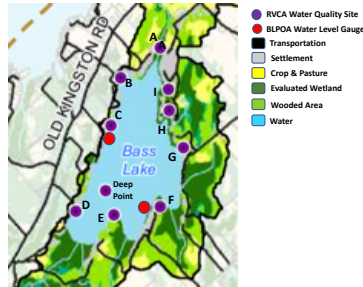
- Close proximity to both Perth and Smiths Falls has led to Bass Lake being the most developed lake within Rideau Lakes Township and one of the smallest at only 296 hectares;
- The forested areas and shoreline cover (25-40%) around Bass Lake is very low;
- A very dense waterfront population with 234 properties spaced along only 11 kilometers of shoreline;
- A shallow lake with deepest point of 22.6 m and a mean depth of 8.26 m;
- The transition to year-round homes (primary residence) is increasing every year (now in the 60% range).

This negative trend certainly supports our association’s future priorities and two-pronged plan (approved by the Board) to better document and mitigate the impacts of nutrient loading into our lake.

(1) Water Quality Sampling/Testing - conduct a robust program in 2022 in order acquire a larger set of raw data (up to 30 samples) to better define our water quality situation, and

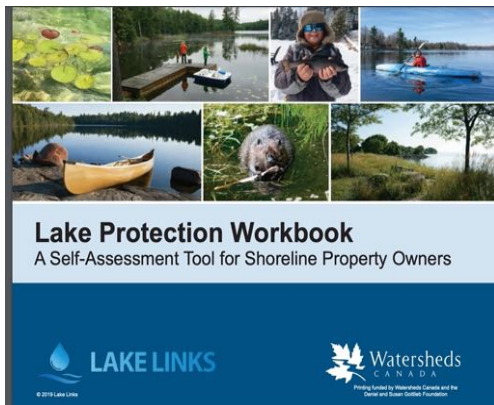
Lake Health & Water Quality Committee – Report

Introduction of BLPOA Water Quality Testing Program 2022



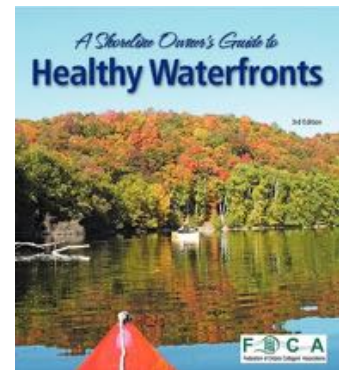
Item #	Quantity	Analysis Request	Matrix	Unit Cost, \$	Amount, \$
1	30	Total Phosphorus, Nitrogen	Lake Water	\$68.00	\$2,040.00
2	30	Ecoli	Lake Water	\$22.00	\$660.00
3	30	Sample Disposal Surcharge	Surcharge	\$2.00	\$60.00
4	-	Sample Supplies Surcharge	Surcharge	5%	\$135.00
				Subtotal	\$2,895.00
				HST	\$378.35
				Total Cost	\$3,273.35

(2) Lake Protection & Healthy Waterfronts - An aggressive campaign to promote awareness - need for all waterfront property owners to assess their own properties to institute best management practices that reduce the amount of nutrients reaching our lake through stormwater run-off.



Through this coming 2022 Spring season the committee will be encouraging members to review and make full use of an excellent “Lake Protection Workbook” for property owners. The Committee is seeking to acquire sufficient hard copies to distribute to all member properties, A digital Copy is posted on our BLPOA website as well as the Watersheds Canada website.

FOCA has produced a 28-page guide “Healthy Waterfronts” that offers information and advice on ways to make the most of our shoreline properties while living in balance with your lake’s ecosystem. It is available to BLPOA members on the FOCA website for download and we are also considering ordering hard copies as well.



Fotenn – Tourist Campground Study

Fotenn Consultants has recently released a “Final Options & Issues Report for consideration by the Township. See Link: <https://www.rideaulakes.ca/images/Documents/campground/Tourist-Campground-Issues-and-Options-Report-Mar-18-2022.pdf>. Presentation to Council will be this coming Wednesday, 23 Mar (livestream).... where Council will be asked to decide on the preferred option(s). There has already been extensive consultation and inputs on the earlier draft of this report and now is the time for Council to provide some specific direction to Fotenn in leading them into **Task 3: Land Use Study + Official Plan and Zoning By-law Amendments**

Fotenn will prepare a Draft Land Use Study which will consolidate the findings of the Issues and Options Report, stakeholder and public consultation, and the decision from Council. The purpose of this document is to guide the implementation of any policy and regulatory changes. As such, this study will include any necessary planning rationale and draft amendments to the relevant documents. The draft Study and any proposed amendments will be presented at a statutory public meeting (Spring 2022-date to be confirmed) where the public and other stakeholders will have an opportunity to provide comment on the Study and the proposed amendments. The Land Use Study will be revised following this meeting, as needed, prior to being presented to Council for adoption.



We Need Volunteers!

For the past four years, the work of the BLPOA has been carried out by a lake-wide representative group of hardworking volunteers primarily focusing on the work of the Board, liaising with the Township; Conservation Authority; provincial ministries and collaborating with other lake associations within our Rideau Lakes watershed. Community-based volunteers are the backbone of any non-profit organization. Our young lake association is no different. We are seeking new member volunteers to give some folks a break and to help with various lake initiatives and activities.

All of our existing Board members would be pleased to meet with prospective property owners/residents who might be interested and motivated to serve as a volunteer, committee member, or **Board member commencing in 2022.**

If you are interested in helping in any capacity and would like to share your knowledge or talents, we would love to hear about it. Please speak with your Road Director and/or send an email to: president@rideaubasslake.com or reply to this Communicate Email address. and we will contact you with further information.