

BASS LAKE


14 Private Roads (B1-B12)

230 Properties

500+ Residents

MPAC Valuation - \$85 Million

**Outlet to
Lower Rideau**

Earthen Berm 

BASS LAKE - ISSUE

- **Over the course of the past three months the owners and taxpayers of the 230 properties on Bass Lake have mobilized to address an emerging crisis in the Lake Outlet that has created unusually low seasonal water levels in 2018;**
- **More critically there exists a significant risk of the lake water level lowering much further in the next 8 months (Spring & Summer 2019);**
- **An overwhelming majority of property owners want a low flow water control structure to assist in sustaining our seasonal water levels and the quality of life on Bass Lake.**

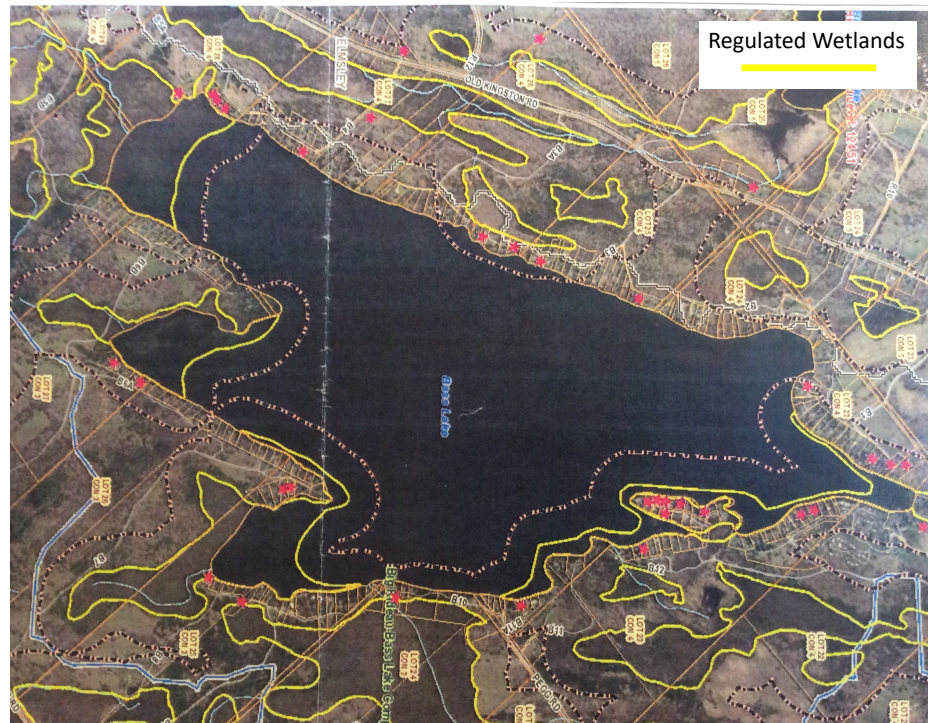
BACKGROUND – OUTLET SITUATION

- **Bass lake is a spring fed lake with no inflow from other lakes, rivers or creeks and it has a higher elevation (134 m) than the Lower Rideau Lake (125 m) which is in its RVCA catchment area. Without a natural or a man-made water control structure there is the threat of a very dramatic lowering of the historical water level.**
- **For the past 23 years the lake water level has been controlled by a man-made earthen berm situated 280 meters downstream in the Bass Lake Outlet. Its low profile dimensions are: 1 meter in height x 3 meters in width x 50 meters in length;**
- **This earthen berm is situated primarily on privately owned land with a section at one end located on the Township Allowance.**
- **Prior to 1995, any natural or man-made berms/weirs had failed and the existing berm was constructed that year without regulatory approval. While no regulatory written approval has ever been granted for the existence of this berm, it has been allowed to remain in service by the regulatory authorities as a means of controlling seasonal water levels on Bass lake.**
- **This long-standing man-made berm in the outlet to Bass Lake is no longer fit for its intended purpose. Aside from serious natural degradation it has experienced intentional breaches followed by significant repair alterations.**



PRINCIPAL CONCERNS & IMPACTS

- **PROVINCIAL PROTECTED WETLANDS:** The situation in our Outlet has a direct and dramatic impact on the regulated wetlands/marshes around the complete perimeter of our lake. In keeping with the “*Wetland Conservation Strategy for Ontario*”, it is in the public interest to take action to protect and mitigate any damage to these conservation areas;
- **LAKE’S ECOSYSTEMS:** A long term drop in lake water level will inflict adverse impacts on the lake’s ecosystems, in particular the spawning beds for small mouth bass and other fish species along the shoreline shoals could be depleted and lost. It will also reduce or eliminate various wildlife habitats and waterfowl nesting sites in our lake’s many designated provincially protected wetland areas.



PRINCIPAL CONCERNS & IMPACTS

- **RECREATIONAL BUSINESSES:** The two significant recreational businesses on our Lake are the Bass Lake Lodge/Chalets and the Campground. Both are located in the outlet bay at the North end of the lake. This bay is quite shallow (3- 8 ft) and a major drop in the historical water level could seriously impact the financial viability of these two businesses.
- **WATERFRONT ACCESSIBILITY:** Property owners in the many shallow bays and inlets of the lake would be most immediately impacted by a further water level loss.
- **RECREATIONAL ACTIVITIES:** A significant drop in water level will severely impact most property owners who enjoy the amenities of recreational boating and swimming. Dock structures will need to be relocated further out from historical shorelines and the recreational season will be dramatically reduced to ensure any boats can be safely launched and removed from the lake.
- **MPAC ASSESSMENTS:** A drastic long term change in waterfront conditions will force a significant number of property owners around the lake to demand that their properties be reassessed by MPAC to reflect the impact on their property value.

CONSENSUS BUILDING IN 60 DAYS

↳ Creation of Bass Lake Property Owners Association

- **Petition of Support – August 2018-**
 - 185 Properties - 80% support
 - Establishment of Task Force & Lake Association Steering Group.

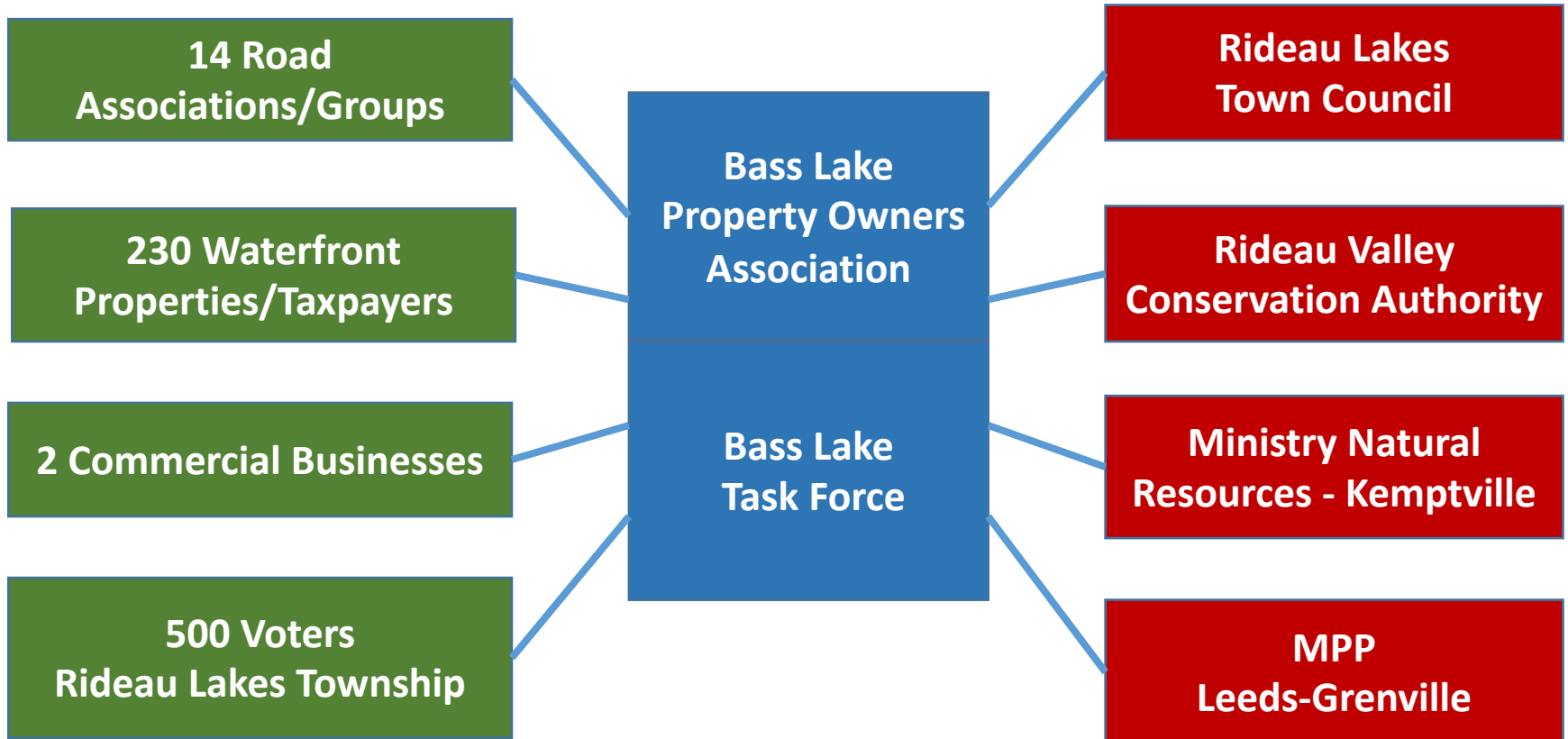
- **Lake Association to initially have a primary mandate:**

“Establish an effective lake water level management plan for Bass Lake by working in partnership with the Rideau Lakes Township; the Rideau Valley Conservation Authority; and the Ontario Ministry of Natural Resources to develop and implement a plan of action that leads to a resolution of the long standing issues we have faced at the Outlet to Bass Lake”

- **Membership Campaign for Lake Association launched – 05 September 2018**
 - In first 30 days, 150 members signed up and paid 2018-19 dues.
 - Tracking to secure 175 memberships (76%) by end Oct 2018
 - Initial canvassing to continue until December 2018

- **Stand Up - Bass Lake Property Owners Association (BLPOA) - mid November 2018**
 - Appointment of an interim slate of Board of Directors & Officers
 - Registered in Ontario as a not for profit incorporated organization
 - 1st Lake Association Meeting Winter 2018-9

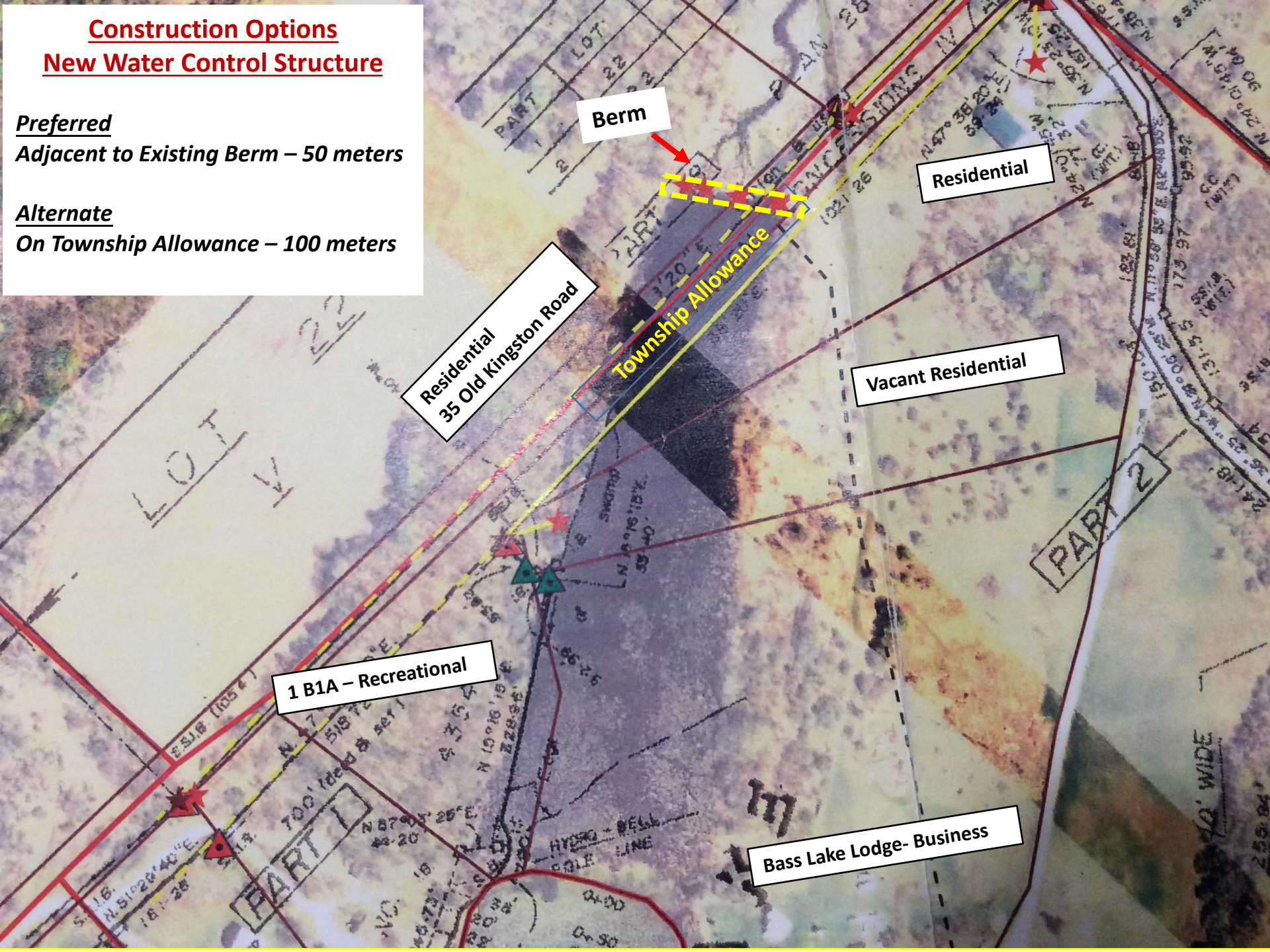
Bass Lake – Water Level Management Project Stakeholders



Construction Options
New Water Control Structure

Preferred
Adjacent to Existing Berm – 50 meters

Alternate
On Township Allowance – 100 meters



Berm

Residential

**Residential
35 Old Kingston Road**

Township Allowance

Vacant Residential

1 B1A - Recreational

Bass Lake Lodge- Business

PART 1

PART 2

**HYDRO - BELL
POLE LINE**

40' WIDE

PROJECT DEFINITION PHASE

- **Establish Project Purpose:**
 - **Substantiate the need for an official lake outlet control structure**
 - **Consensus from lake property owners (Lake Association) for a low flow - water control structure at the outlet.**

- **Confirmation from Municipality, RVCA & MNR that a water level range is suitable, attainable and manageable. Conduct an official Bass Lake Field Survey acquiring inputs by all Private Roads and incorporate RVCA historical data;**

- **Establish rationale for preferred resolution option and location of proposed work;**

- **Determine Private Landowner position & legal agreements for location of the work;**

- **Meeting with RVCA to fully define their contributions to Scope of Work requirements for Engineering Design & Permit Application;**

- **Solicit contractor RFP quotations for engineering study/design scope of work;**

- **Meet with OMNR to establish actual probabilities for approval of low flow water control structure.**

REQUEST FOR RIDEAU LAKES TOWNSHIP LEADERSHIP & SUPPORT

- **The Bass Lake Property Owners are requesting that the Township provide its leadership and authority to establish a municipal project and work with our Lake Association to define a plan of action leading to a resolution of the long standing issues we have faced at the Outlet to Bass Lake;**
- **Our BLPOA, its Directors and Officers would provide project management resources as well as other necessary support activities or requirements , such as field surveys in support of possible permit applications;**
- **The BLPOA would undertake a continuous fundraising & donor campaign with the commitment to provide a significant level of financial funding in direct support of any approved implementation phases of the project.**