



Fourteen Island and Mink Lakes Draft Lake Stewardship Plan Summary of Recommendations

August 2009



To Protect and Enhance for Today and the Future



Fourteen Island & Mink Lakes Association (FIMLA)

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A Message to Residents and Cottagers

I am extremely happy to be able to provide this summary of the Fourteen Island & Mink Lakes Association (FIMLA) Draft Lake Stewardship Plan. It represents literally thousands of hours of volunteer effort from dedicated residents of our lakes over the past three years. I hope that we have been able to get you interested in the process of drafting this plan and deciding what we need to do to keep our lakes healthy in the future. Over the past three years, we have tried very hard to get as many people involved as possible, and to keep everyone who lives or cottages on our lakes well informed about the plan and its contents.

I'm sure that you appreciate what a gem we have here on these lakes that make up the FIMLA area (Buffy, Little John, Little John's Sister, Mink, and Fourteen Island Lakes). Although we have seen a fair amount of new development on the lakes since the 1980's, our shorelines still remain very natural, and there is a sense of tranquility that we all cherish.

The work on the Lake Stewardship Plan has led us to understand that our lakes are in pretty good shape. Currently, the FIMLA area seems environmentally secure from many perspectives: land development; water quality and water levels; fish and fishing; forests and wetlands around the lakes; and the health and variety of plants and animals in the area. Things are not perfect, nor will things stay as they are into the future. The purpose of the Lake Stewardship Plan is to both describe the current status of all aspects of lake conditions and to identify ways to manage resources in order to effectively protect the FIMLA area for the future. Therefore, the plan includes a series of recommendations that will help us to achieve our vision for the lake, for today and for our grandchildren and beyond. We are asking the members of FIMLA to review, revise and approve this draft summary at the 2009 Annual General Meeting. Based on the summary as approved by FIMLA members the Lake Planning Committee hopes to finalize the Lake Stewardship Plan by October of 2009.

The final plan will be published as a full-colour book, available to you at a small cost of \$10. I hope it will grace the coffee tables of every house and cottage on the five lakes. Lastly, please consider volunteering to help with the next stage, the actions that will make our plan a reality on the ground.

Thank you,

Gord

Gord Rodgers, President

Fourteen Island & Mink Lakes Association

Preface

Living by a lake is a privilege. With such privilege comes responsibility and that is why the community of full-time residents and cottagers in the Fourteen Island & Mink Lakes Association (FIMLA) have tackled this Lake Stewardship Plan.

The planning process relied heavily on the involvement of the community around the FIMLA lakes. First, we engaged everyone in our lake community who was interested in helping in the planning process, and formed the Lake Planning Committee in 2006. Early on, we decided it was important to include all the lakes draining into the Fourteen Island Lake watershed area – Buffy, Little John, Little John’s Sister, Mink, and Fourteen Island.

We then conducted our first survey of everyone living in the FIMLA area to determine what people valued most about living here and what concerns they had about their lake and environment. We followed the survey up with a workshop to further explore their areas of interest and their concerns. Next, we gathered as much other information as we could about the FIMLA lakes. In this phase of the planning process, the Lake Plan Committee got information from key government agencies and secured funding to conduct water quality and fishery studies of the FIMLA lakes. A second survey was done by telephone in 2008-09 to get more information on the impact and concerns around boating, land use and community interactions.

Finally, all the collected data was synthesized to produce a set of **recommendations** aimed at keeping what we value about these lakes alive and vibrant.

The aim of this Lake Stewardship Plan is to:

- Identify what makes the FIMLA area a unique and desirable place to live and visit;
- Identify the challenges to maintaining its character;
- Establish a baseline for ongoing monitoring, collection of data, and advocacy for the healthy, sustainable, and natural development of the FIMLA area;
- Recommend actions for sustaining the environmental, social and cultural health and viability of the FIMLA region; and,
- Provide a structure for on-going planning, education and action; a ‘living’ document that can and should be regularly reviewed and revised to reflect the changing needs of the FIMLA community.

There is a saying that the best time to plant a tree was probably 20 years ago; the second best time is today. The same is true for this type of planning process. The residents of Fourteen Island, Mink, Little John, Little John’s Sister and Buffy Lakes, believe it is critical to act now and to begin the process of conscientiously examining and planning for the preservation of our lakes for ourselves and for generations to come.

Acknowledgements

Many people spent many hours to make this plan a reality. They deserve a great big thank you from everyone.

The Lake Planning Committee

- Brett Dark – Committee Chair; '08-'09 survey
- Mike Jennings – Emergency Services Chapter
- Peter Peart – Fish and Fishing Chapter; fishing survey assistant
- Robert Powell – Layout, photography, and publication; History Chapter
- Gord Rodgers – Facilitator
- Elaine St. John – Land Use and Development Chapter

Other Contributors to the plan contents

- Grace D'Alo – Editor
- Reg Genge, Ontario Lake Assessments – Water quality analysis
- Susan Grigg – Natural Environment Chapter
- Dann O'Kane, Tim's Lake – Lists of plants and animals

Agency Partners

- Frontenac Stewardship Council – Financial support; mapping
- Ministry of Natural Resources – Fishing information and fishery surveys
- Ministry of the Environment – Water quality information
- Quinte Conservation Authority - Mapping; advice on dam
- Township of South Frontenac – Land Use and Municipal Planning information

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Additional Photo Credits:

Page 3. - Preparing the Site [Elaine St. John]

Back cover - Day Dawning Over the Lake [Michael St. John]

A Short History of the FIMLA Area

Township Origins

In 1784, following the end of the American War of Independence, 'water' townships were created on the north shore of Lake Ontario for the resettlement of exiled British Empire Loyalists. The Fourteen Island Lake area was first mapped when land further north was surveyed to create the 'back country' townships of Portland and Loughborough. Samuel Wilmot, who completed surveying Portland in 1809, was not impressed with this area, commenting that, ". . . all the Land Lying North of the 8th Concession is absolutely not worth Surveying, being a body of Hills, Rocks and Drowned Land . . ." Most of the land around Fourteen Island Lake was granted to the children of Loyalists, when they came of age, but none of the original grantees settled on their lots. As late as 1861 all the lots around the lake were still vacant.

Farming

The population of the townships remained sparse until after the 1830s when rising numbers of immigrants started arriving from the British Isles. Subsistence farming dominated when the first settlers in this area struggled to clear land and build homesteads. Labour intensive, mixed farming developed by the 1860's as fields were cleared and the land was drained. From 1890's through to the mid twentieth century dairy farming developed in response to the demand for milk, butter and cheese by a growing urban population.

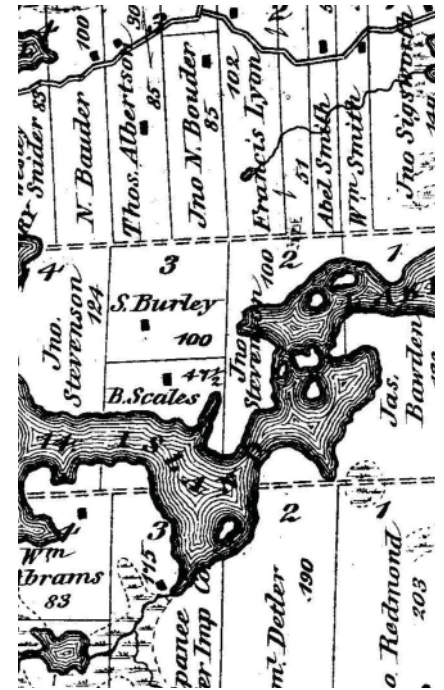
Logging and Lumber

Logging and lumber production were the other major economic activities in the early nineteenth century. Around 1870 John Sigsworth (1827-1906) a local farmer and entrepreneur, operated a saw-mill in the north east corner of Fourteen Island Lake. The mill, located on 'the shoots', a fast flowing section of the creek running from Little John's Lake into Mink Lake, was in operation until around 1890.

The Fourteen Island sub-watershed system was one source of water power used to drive saw mills and grist mills downstream. The flow of water from this watershed also provided a means of moving logs down the Napanee River to saw mills near navigable water. For sixty years the annual log drive was a time of excitement (and hard drinking) as the logs moved through Bellrock and Petworth.

In 1870 the Napanee River Improvement Company (NRIC) put in a dam at the outlet of Fourteen Island Lake to hold back the water for log drives and extend the operating season of the mills downstream. Dams exacerbated spring flooding and led to acrimonious disputes with local farmers. Irate farmers occasionally resorted to dynamite when the courts and legislation failed them. To avoid trouble, in 1872 NRIC purchased land to control the dam from Fourteen Island Lake.

History



▲ Section of Fourteen Island Lake from 1878 historical map of Portland Township.

History (cont'd)



▲ Open pit feldspar mine workings off Old Mine Lane c.1930.

The dam was in use until the Company's demise in the 1950s. The task of controlling the water flow in the Napanee River watershed was taken over by the Province of Ontario in 1947 with the creation of the Napanee River Conservation Authority.

Mining

Mining for mica and feldspar supported scattered, struggling farm communities from around 1890 to the 1950s. One large open pit, now flooded, is located off Old Mine Lane. Local man, Cecil Rose, recalls working in the mine as a young man in 1949, forking feldspar into one ton buckets for 50 cents an hour. Local farmers supplemented their income in winter by transporting 'spar' from the mine on horse drawn sledges. The route followed the north shore of Fourteen Island Lake west across country over the Hinchinbrooke Road and on to Verona. Tailings of feldspar from the mine, used for the road bed, can still be found along this route.

20th Century Changes

By the end of the nineteenth century life around the FIMLA area began to change. The rural population declined as mechanical power replaced manpower on farms. Lumber resources dwindled and logging, along with its associated industries, came to an end by the early 1900s. More of the population moved toward urban centres as better roads and better, cheaper cars made travel easier, enabling people to take advantage of the new shopping centres on the western edge of the Kingston. The decline of mining operations, that had helped sustain the population as rural industries were declining, added to the surplus work force caught in the 1930s depression years. Many moved to urban centres or joined the migration west. In 1951 there were fewer people living in the FIMLA area than one hundred years before.

Fishing and Hunting

Today's 'cottage country' industry in the FIMLA area began when anglers and hunters became attracted to the area. Bruce Huffman, in the 1920s, was an early pioneer of letting summer cottages, or cabins on Fourteen Island Lake, for recreational fishing, boating and swimming. Summer 'camps' were established such as Bikey's Camp. Located on a point on the north east shore of the west basin Bikey's was renowned (or notorious) for the production of moonshine.

Cottage Country Development

In the 1950's cottage development continued on 100 foot wide strips of waterfront sold by Everett Orser on Willy's Lane. Nearby cottages were built on land leased by the Trousdale's. Isolated cottages were developed on severed plots on the western edge of the lake. There were others on the south side at the extreme east of the lake, accessed by a track running from Holleford Road. In the 1960's four cottages were built on an isthmus between Fourteen Island Lake and Mink Lake,

on the south shore of Mink Lake, by C.J. MacCharles, from Toronto, who had acquired 1,000 acres once farmed by David and Grace Bauder.

Residential Development

By 1974, according to a W. G Smith who produced a fish survey of the lake in that year, there were 38 cottages and one resort with five cottages around Fourteen Island Lake. Smith's opinion was that "This is probably all that can be built due to the steepness of the shoreline, 5% is flat, 20% rolling, 60% hilly and 15% mountainous". Despite this assessment, in 1973 the Meredith Brothers, real estate brokers from Toronto, bought the 1,000 acres of farmland on the north east end of the lake once owned by the Bauders. In 1980 they created 5 lots by severance along Mink Trap Lane on the south side of Mink Lake. Next they severed three 30 acre lots (one fronting Desert Lake Road and two fronting Desert Lake Road and Bauder Drive). A 'Country Estate' subdivision was granted on one lot enabling all year residences to be built on both sides of Bauder Drive.

Development of the remainder of the land on the north shore proceeded by submission of 5 plans of sub-division, comprising about 70 lots. Planning jurisdiction was split between Portland and Loughborough Townships, whose planning committees approved the plans between 1984 and 1988. Mike Meredith and sons, trading as Stonehouse Investments, proceeded with the development of the south east shore of the lake on 150 acres of land once owned and farmed by Ewart Campsall, from Hartington. Two plans of sub-division were submitted, one to each Township, comprising around 24 lots, and were approved in 1989. The subdivisions finally approved provided lots of a reasonable size (around 2 acres or more) with good access, wide waterfront footage, and privacy for each property owner.

Conclusion

Today the land around the FIMLA lakes is divided into over 140 lots. Over two thirds of the dwellings on the lakes were built in the last thirty years, although only a quarter of the property owners are full-time residents. Construction of Meredith Lane created Buffy Lake, which was once a valley, where marsh hay was harvested each fall. These developments were not without controversy with many local people concerned about the potential detrimental effects of increased development on the local environment, wild life and the character of the area. However, 'Cottage Country' has impacted the environment positively. Wild animal populations and their natural habitat have been re-established on land once cleared for farming. Beaver have returned to abandoned water meadows and deer returned to areas that have reverted to bush. The area remains a haven for species at risk.

Reconciling protection of the environment with development is at the heart of the Lake Stewardship Plan. Hopefully, future historians will chronicle our success.

History (cont'd)



- ▲ Plans of sub-division have increased residential development around the lakes in recent decades.

Vision



▲ Trillium Lily.

Vision

The Fourteen Island and Mink Lake Association area is a treasure of natural beauty and balance. If every person in the FIMLA community acts as a steward this beauty and balance can be preserved.

As stewards we will act conscientiously to promote:

- Healthy water quality;
- Rich biological diversity;
- A healthy fishery and good fishing;
- Responsible recreational activity;
- A friendly and open attitude towards neighbours and community;
- Environmentally sustainable development; and,
- Peaceful enjoyment of the lakes and personal privacy of each resident.

Stewardship Plan Objectives

1.0 Natural Environment

Monitor, protect and enhance the ecosystems in our lakes and maintain a healthy environment for fish, wildlife, and vegetation.

2.0 Water Quality and Water Levels

Maintain and improve our currently high level of water quality and consistent water level management.

3.0 Fisheries and Fishing

Monitor our fish and fish habitats and take actions to ensure a healthy population and sustainable fishery for anglers.

4.0 Social and Recreational Activities

Promote recreational activities that are safe, respectful of each other's right to peace and tranquility, and environmentally responsible.

5.0 Emergency and Municipal Services

Work with municipal authorities to improve police, emergency and other services.

6.0 Land Use and Development

Ensure that future land development is in keeping with the environmental, social and physical character of the FIMLA area by:

- Supporting the administration and enforcement of environmental regulations; and,
- Promoting comprehensive environmental planning for the FIMLA area and contiguous regions.

7.0 Sense of Community

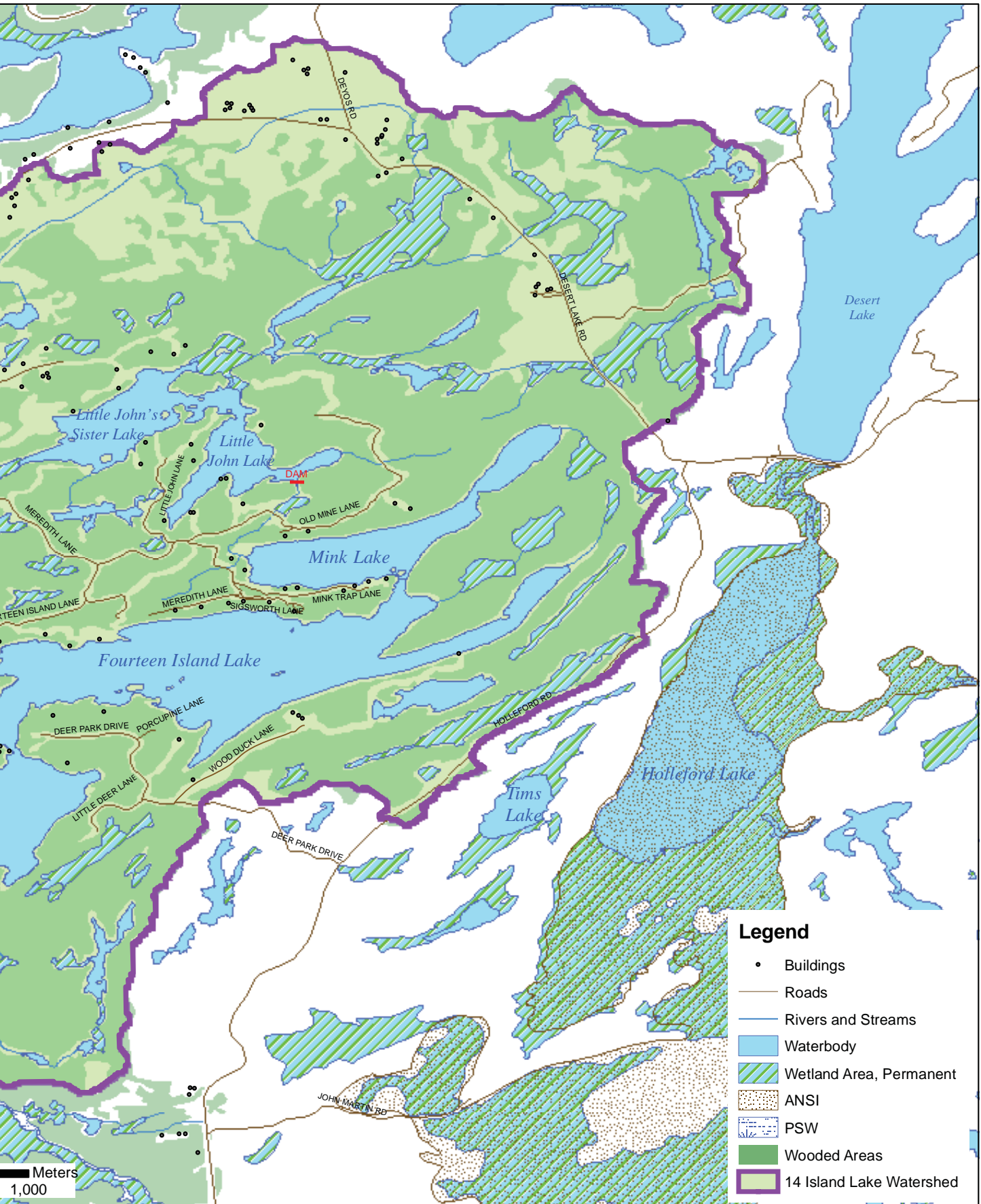
Bring people of the FIMLA area together to establish and define our community and values. And as a community work together to implement this Lake Stewardship Plan.

Plan Objectives



- ▲ Consulting stakeholders at a residents' meeting.





1.0 Natural Environment



- ▲ The diverse animal population supported in the area includes species at risk such as the black rat snake.

1.0 Natural Environment

The FIMLA area has been recognized internationally as part of a significant natural and cultural area, the Frontenac Arch Biosphere Reserve (a UNESCO designation).

The granite bedrock and shallow soils support a diverse forest, and lots of wetlands, with an associated diverse animal population. The shorelines of our lakes, with a few exceptions, are maintained in their natural state.

Loons, osprey, herons grace our skies, while the many frogs turtles and snakes suggest that our natural environments are in a reasonably healthy state. We have our share of species at risk, including Canada's largest reptile, the eastern rat snake (known around here as the black rat snake).

We also have a few unwanted visitors, invasive species like the zebra mussel and purple loosestrife.

We live in a healthy and diverse natural environment today, and it is important for us to do what we can to keep it that way.

Objective: Natural Environment

Monitor, protect and enhance the ecosystems in our lakes and maintain a healthy environment for fish, wildlife, and vegetation for now and for future generations.

Recommendations

FIMLA will support actions to:

- 1.1 Maintain a complete species list (plants and animals) for the sub-watershed, wetlands and forests;
- 1.2 Monitor the population of some of our more important species: loons, frogs, snakes, turtles, osprey, and others;
- 1.3 Monitor existing species and be vigilant for any new invasive species;
- 1.4 Educate our residents and visitors about the importance of:
 - Maintaining habitat, especially shorelines;
 - Protecting species at risk;
 - Keeping new invasive species out of the area.

2.0 Water Quality and Water Levels

From the information gathered so far, our lakes have an overall good water quality. However, this conclusion is based on a limited amount of water quality testing over the past 30 years. The last comprehensive study was done in 1975, and, based on such limited data, it is difficult to have confidence that today's conditions will persist.

As development continues on the lakes, and as old septic systems get older, the water quality may deteriorate. Given how important good water quality is to everyone's enjoyment of the lake (confirmed in the survey results), we must keep close tabs on things like our phosphorous levels, and do what we can to keep all pollutants in check.

Lake levels are controlled by two dams – one between Little John Lake and Mink Lake, and the other between Fourteen Island Lake and Spring Lake. The Fourteen Island dam has been set at the same level since the reconstruction of the dam in 1994. The dam keeps the lake at a consistent level except for natural changes resulting from rainfall and evaporation. Most people are satisfied with the level of the lakes, but those levels are dependent on the dams being well maintained. Fourteen Island Lake dam is showing some minor signs of deterioration since its major re-build of 1994.

Objective: Water Quality and Water Levels

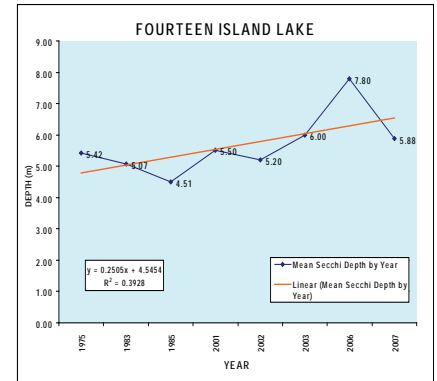
Maintain and improve our currently high level of water quality and consistent water level management.

Recommendations

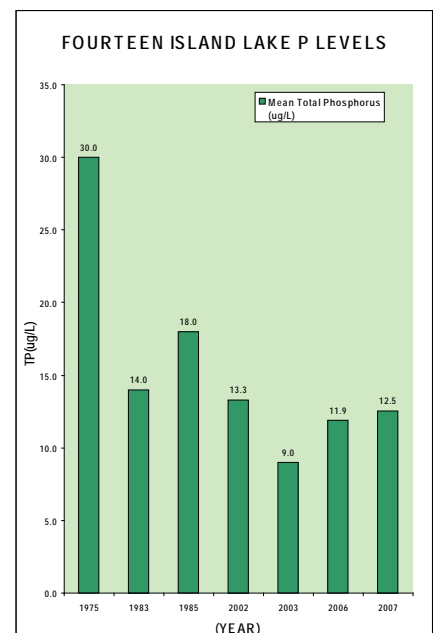
FIMLA will support actions to:

- 2.1 Establish a comprehensive water sampling program for all lakes;
- 2.2 Establish a monitoring program for water levels across all lakes;
- 2.3 Assess the condition of the two dams in the FIMLA system and engage South Frontenac Township, MNR, and Quinte Conservation in developing a comprehensive program to monitor and maintain these dams;
- 2.4 Educate and inform our residents and visitors as to what they can do to maintain good water quality in our lakes;
- 2.5 Develop an awareness and education program on septic system care and maintenance;
- 2.6 Petition South Frontenac Township and Health Unit to include FIMLA properties on the township's septic re-inspection program.

2.0 Water Quality & Levels



▲ Figure 1. Water clarity has increased slightly thanks to the zebra mussels.



▲ Figure 2. Phosphorous levels have remained fairly consistent since the early 1980s.

3.0 Fisheries & Fishing (cont'd)

3.0 Fisheries and Fishing



▲ Fish studies were conducted on Fourteen Island Lake in 2008 and 2009.

Thanks to two years of analysis by MNR (with FIMLA help) we have a reasonably good picture of the fishery of Fourteen Island and Mink Lakes. There have not been any formal studies of the fish in the smaller lakes, but we know that the lakes have a good population of bass, particularly large mouth bass. Fourteen Island and Mink Lakes have a good bass, pike, crappie and sunfish fishery, but walleye are not doing so well.

Despite many years of stocking, the walleye are not plentiful. It appears that walleye are not naturally reproducing, which is primarily due to two factors.

- First, many of the traditional spawning areas (streams and shoals) are no longer available. There may also be some impact on spawning sites (on lake shoals) as a result of slightly increased water levels after the dam was repaired in 1994.
- Second, the presence of zebra mussels has increased the clarity of the water in the lake, and walleye prefer a murky environment to hunt their prey.

Although we do not have data on the type and amount of fishing, we have anecdotal observations. On the smaller lakes, fishing pressure is modest and has not changed dramatically over the recent past. On Fourteen Island and Mink, the greatest pressure placed on the fishery occurs in May, June and September. At those times, it is not unusual to see ten or more boats fishing from light to dark. While there are healthy fish populations in our lakes to support the fishing pressure, the low numbers of walleye are a concern for many of the anglers of Fourteen Island and Mink Lakes.

After reviewing the results of MNR's studies on Fourteen Island and Mink Lakes, the Lake Plan Committee considered three options:

- Continue an annual stocking program;
- Encourage the natural reproduction of the walleye; or,
- Do nothing.

3.0 Fisheries and Fishing (cont'd)

Stocking requires an annual outlay of funds.

Encouraging natural reproduction requires finding and improving the spawning areas and monitoring the results.

Doing nothing essentially means fishing for all the species that flourish under the current lake conditions with the expectation that walleye would diminish or disappear.

The Lake Plan Committee based its objective in this area on a decision to try and increase the walleye population through encouraging the species' natural reproduction. If this is not successful, the objective can be revised at a future date.

Objective: Fisheries and Fishing

Monitor our fish and fish habitats and take actions to ensure a healthy population and sustainable fishery for anglers.

Recommendations

FIMLA will support actions to:

- 3.1 Continue to examine the potential for walleye spawning in Fourteen Island and Mink Lakes, and apply for MNR funding to rehabilitate where potential exists;
- 3.2 Continue to monitor fish populations;
- 3.3 Conduct a creel survey to determine what fishermen are catching in the lakes;
- 3.4 Develop an awareness and education campaign about the lakes' fisheries, and current regulations.

3.0 Fisheries & Fishing (cont'd)



▲ Data was collected on the variety, quantity, size, age and health of fish in Fourteen Island Lake.

4.0 Social & Recreational Activities



▲ Reconciling different activities and interests on the lake is a key issue in the plan.

4.0 Social and Recreational Activities

The results of two surveys and a workshop present a picture of the FIMLA community. The community enjoys using its lakes but values the peace and tranquility of the area.

Seventy percent of the boats on the lake are non-motorized (mostly canoes and kayaks), and the motorized boats vary in size from 16 to 22 feet, with motors ranging from less than 10 hp to 5 boats of 150 hp or more.

Of those who responded to the 2008-09 survey, half felt that boating safety was an issue, half did not. Some people were concerned about the safety of swimmers. A large number expressed specific concerns about speed and noise from PWCs (jet skis), even though there are only a few on the lake.

Attesting to the value placed on peace and tranquility, many respondents were concerned about excessive drinking and loud parties.

A few felt that we needed to be more aware of our star-lit nights, and the effect of light pollution.

Objective: Social and Recreational Activities

Promote recreational activities that are safe, respectful of each other's right to peace and tranquility and environmentally responsible.

Recommendations

FIMLA will support actions to:

- 4.1 Expand upon the current FIMLA initiatives to promote safe and considerate boating;
- 4.2 Establish an awareness program on the environmental impact of poorly maintained boat engines;
- 4.3 Develop a 'good neighbour' awareness campaign to deal with noise and general behaviour on the lake;
- 4.4 Promote the concept of 'dark skies', and make residents aware of the importance of minimizing light pollution.

5.0 Emergency and Municipal Services

5.0 Emergency Services

Property owners in the FIMLA area are generally well served by the authorities who provide emergency services – fire, police, and ambulance. However, as is typical in rural Ontario, these services have their limitations as compared to what is available in urban centres.

The level of crime in the area is low, but break-ins and thefts are not uncommon. The OPP are close (in Hartington), and respond reasonably quickly to emergency calls. Its presence on the lakes increases upon request.

Fire services are provided by well-trained volunteers and recent improvements to their equipment have put them at the highest level of rural service according to the insurance industry. Fire response is quite quick, but the location of some of the FIMLA houses and cottages present a challenge. Some property owners have set up their own response system, by buying pumps and hoses, and setting up a telephone tree in case of fire.

Our ambulance service response is not as fast, because the closest ambulances are in Parham. The good news is that the County has received funding to add another ambulance station, which is likely to be in Verona, at the fire hall. Residents should be aware that we are served by a 911 number for all emergencies – fire, police, and ambulance.

Objective: Emergency and Municipal Services

Work with government agencies to improve police, emergency and other services.

Recommendations

FIMLA will support actions to:

- 5.1 Request the County and Township to give high priority to a new ambulance station in the FIMLA area to serve this area, and include a four wheel drive ambulance for this new station;
- 5.2 Request the County and Township to enhance and update the current GPS system in order to improve the response time of emergency responders;
- 5.3 Maintain and expand the relationships with the Fire Chief, the OPP detachment, and the Township of South Frontenac;
- 5.4 Continue the existing, and consider increasing, the self-help fire protection, as done by the Fourteen Island North Feeder Lanes Association (FINFLA).



▲ Portland District Tanker 43 serving the local community.

6.0 Land Use & Development

6.0 Land Use and Development



▲ Standards for minimum setbacks and waterfront widths protect shorelines.

Relative to many lakes across Ontario, the FIMLA lakes are not heavily developed. Earlier cottages and homes were developed close to the water, and in some areas, close to each other. Most of the lakeshore, however, has buildings that are well set back, with frontages of 300 feet or more.

Today's lot development standards require a minimum setback from the shoreline of 100ft., and waterfront of 300 ft., based on the Official Plan and zoning bylaws of the Township of South Frontenac.

There is only one quasi-commercial operation on our lakes, a set of five cottages that are rented out on a regular basis. Thirty percent of the properties are permanent homes, the rest cottages. There is minimal farming in the FIMLA sub-watershed, although just to our south there are active dairy herds and cultivation mostly for feed crops (corn and hay).

There is still quite a bit of undeveloped land around the lakes. Although any future development will be subject to a stringent set of zoning bylaws, it is still important for FIMLA to be cautious of future development proposals.

Figure 3. Zoning Regulations

Specific regulations for Limited Service Residential - Waterfront Zone regulations for a principal building are:

RESIDENTIAL	Waterfront	Island
LOT SIZE		
Lot Area	1 ha (2.5 acres)	2 ha (5 acres)
Lot Frontage (Shoreline)	91 m (300 ft)	91 m (300 ft)
Lot Coverage - Buildings	5%	5%
SETBACKS		
Shoreline setback	30 m (100 ft)	30 m (100 ft)
Side Yard Main Building	3 m (10 ft)	3 m (10 ft)
Side Yard Accessory Building	3 m (10 ft)	3 m (10 ft)
MAXIMUM HEIGHT		
Main Building	11m (36 ft)	11m (36 ft)
Accessory Building	6 m (20 ft)	6 m (20 ft)

6.0 Land Use and Development (cont'd)

6.0 Land Use (cont'd)

Objective: Land Use and Development

Ensure that future land development is in keeping with the environmental, social and physical character of the FIMLA area.

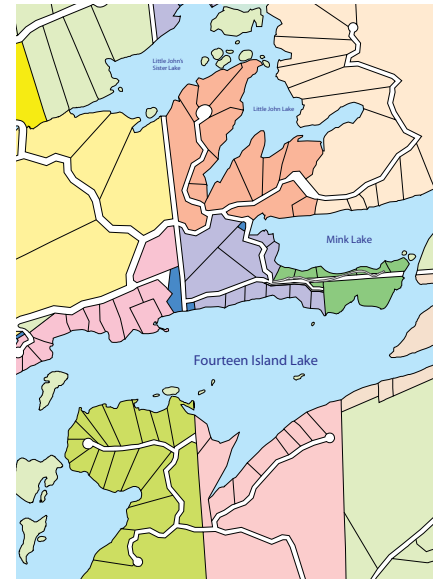
FIMLA will also:

- Support the administration and enforcement of environmental regulations; and,
- Promote comprehensive environmental planning for FIMLA and contiguous regions.

Recommendations

FIMLA will support actions to:

- 6.1 Present the results of the FIMLA Lake Plan to the South Frontenac Township council;
- 6.2 Examine the Official Plan and zoning bylaws to determine development potential on the lakes, and monitor future severances and subdivisions;
- 6.3 Advocate for any changes thought to be necessary to the Official Plan and zoning bylaws. Advocacy may be useful in areas such as back lot development and future development of condominium or 'fractional ownership' buildings. Note that this is in the context of a set of Township development bylaws that are extremely restrictive.



▲ Further development is subject to stringent zoning bylaws.

7.0 Sense of Community



▲ Community involvement will be essential to implementing the lake plan.

7.0 Sense of Community

The communities around the FIMLA area place a high value on the quiet and tranquility of their lakes. The natural and irregular shorelines, along with the many islands, provide an environment that adds to this sense of tranquility. If there is anything that unites the community around the lakes, it is this shared sense of the importance of the natural environment, healthy lakes, and tranquility.

While there is a bit of a tradition in small scale community events on the lakes, there has never been an active or organized social system on a lake-wide basis. People get together with their neighbours, or on a road-association basis, and this is the sense of social community that people currently relate to.

The Annual General Meeting is a chance to bring everyone together, and often this AGM includes a social get-together in addition to the formal meeting agenda. It is not clear that the people around the lakes are interested in more lake-wide social activities, or whether they are quite happy with their current sense of community.

Objective: Sense of Community

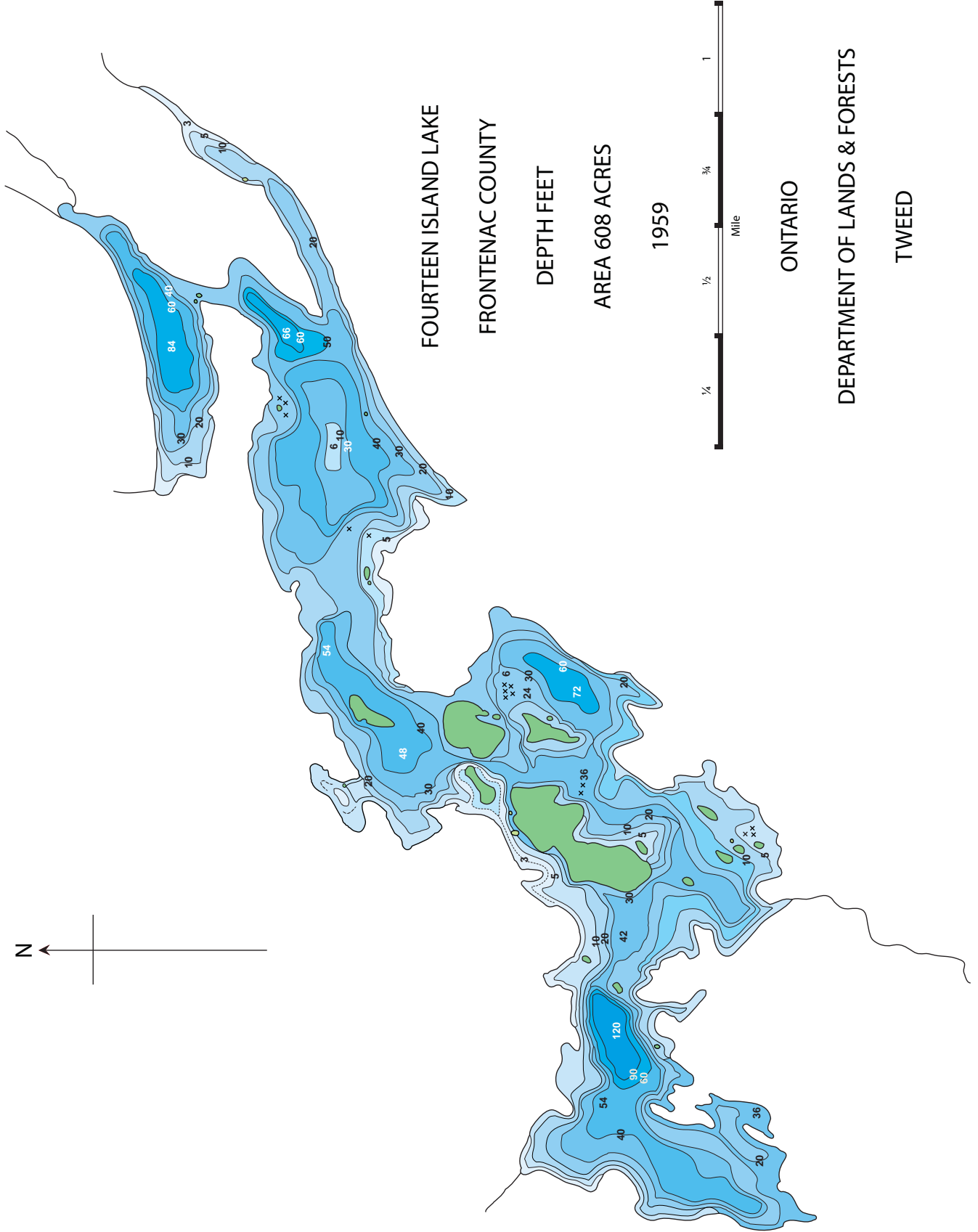
To bring people of the FIMLA area together to establish and define our community and values; and, as a community, to work together to implement this Lake Stewardship Plan.

Recommendations

FIMLA will support actions to:

- 7.1 Canvass the FIMLA community to determine level of interest in future community events;
- 7.2 Prepare and publish a history of the FIMLA area;
- 7.3 Expand the agenda of the AGM to include more social time and activities;
- 7.4 Develop a clear strategy for implementation of the Lake Stewardship Plan, and for monitoring and reporting back to the community.

Bathymetry of Fourteen Island Lake





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