

# Wah-Wash-Kesh

Conservation Association

— FALL/WINTER 1996-97 NEWSLETTER —

Published twice a year - November & April

## Land Use Committee

Since June of this year, I had attempted, on at least a dozen occasions to contact Mr. Ken Cunningham of the Ministry of Municipal Affairs office in Toronto. I wanted to determine the status of various development proposals. Despite the fact that I invariably left voice-mail messages, Mr. Cunningham only returned one call in early September (naturally, I couldn't be reached at work that time). Finally, on October the 8th, I was actually able to talk to the elusive Mr. Cunningham only to learn to my somewhat bitter disappointment that the Ministry, 3 weeks previous, had approved a plan of subdivision for a Mr. Wigston (Trufam Limited) in the North Basin without bothering to give the Committee the opportunity to comment. The subdivision in question amounts to nine lots (Mr. Wigston had acquired a parcel of property last year for the purpose of building a parking lot; apparently, any purchasers will be deeded a parking spot). Even though the question of whether or not the plan is appropriate is now irrelevant (once a plan has been given Ministry approval no appeal can be launched), on preliminary examination, at least two basic standards that we achieved with the Longhorn subdivision have been met: no lot is under .4 hectares in area or less than 60 metres frontage (in fact, most are substantially larger).

I informed Mr. Cunningham that I had believed that, despite the fact that the Ministry is

under no obligation to inform us (part of the benefit of residing in an unorganized township), considering our efforts in the Longhorn application, they (in particular he) would have had the courtesy to let us know. Mr. Cunningham (a nice enough man I suppose) gave me the usual party line about cutbacks & the impossibility of making every concerned group aware of each & every development. I did point out (though he seemed to have forgotten) that he had promised me that he would flag files for our lake with a memo to the effect that we would be notified of each & every subdivision proposal. Subsequently, he did guarantee that in, in the future he would definitely notify us of any proposals. & so it goes!

On the other hand, Mr. Cunningham did indicate that there is another meeting slated for the Auld/Leeson plan of subdivision, & that we will be invited to attend (if you recall, a mediation hearing was held early in the year; at that time the Ministry rejected the proposal for water access). There has been no further action on the Merritt proposal since the mediation hearing.

Events appear to be unfolding (albeit slowly) with the Longhorn plan. Lots are currently for sale (and they ain't cheap), on the condition that the plan of subdivision receives final approval. I have had

correspondence from the proponents' lawyer regarding fulfilling conditions set out in the Ontario Municipal Board hearing.

According to Mr. Cunningham, no other development proposals have been forwarded at this time. I trust that there will be no further misunderstandings, & that Mr. Cunningham will be true to his word if something does come up.

*W. Lennox, Chair, Land Use Committee*

## Financial Up-date

At this time, we have eradicated all but \$500 of the \$7500 loan we had made to complete payments to the lawyer & planner (both showed great patience & understanding as their final cheques arrived almost a year after the hearing). The Executive decided that it would be better to eliminate our debt, rather than to carry interest payments (mind you, the well is a bit dry). It is indeed satisfying to know that through member support—dues & fundraising, we were able to dispense with this burden in such a timely fashion. Our intent now is to build a financial reserve that will provide us with the resources to deal with present & future issues—and we are sure there will be no lack of those—in the confidence that we can afford it. To this end, fundraising activities will continue to take place regularly (see details in this newsletter), & we have raised membership dues to \$30.00 per year per member. The Executive hopes that you will continue to support these endeavours.

## Notes

### Membership Dues

As noted under 'Financial Update' (see left), membership dues for 1997 are **\$30.00 per person**. Please get these in as soon as possible. Mail your cheque to Duncan Robertson. If you do so as soon as you get your newsletter, you won't forget. This year, instead of a receipt or card, we will be sending members an adhesive membership decal suitable for application to boat, car bumper, paddle, or whatever.

Encourage your neighbours, and/or adult children to become active members of the Association. We need and value each and every membership.

### Cramadog Creek Snowmobile Club

If you intend to snowmobile this winter, why not consider becoming a member of the Cramadog Creek Snowmobile Club? Contact Peter or Vivian Keck at (705) 389-2974.

### Best Wishes

We would like to extend our best wishes to Executive member Jack Schurman during his current illness. We are thinking of you, Fran and your family.

### Thank you

Thanks to Karen and Tim Abbott (Key Frame) for providing the mailing labels once again.



## Roads Board Meeting

On Saturday, September 14th at 10:00, the Executive of the Local Roads Board convened a meeting of ratepayers at the Community Centre in Ardbeg. A rather large contingent of Lake WahWashKesh taxpayers was on hand for what proved to be a rather interesting meeting. For example, we learned that some 15% of taxpayers in the area administered by the Roads Board are in arrears—a rather substantial number—and that serious efforts are only now in progress to collect from some of these delinquent accounts. This is especially unfortunate when one considers that our contributions are matched by the province. Next year, the Ontario government will only match taxpayers contributions at the rate of \$1 for every \$1 raised in taxes (in previous years, the ratio was 2:1).

Consequently, a motion was passed to raise our Roads Board contribution to \$90 per annum.

Our intention to have the meeting time changed to suit the majority of taxpayers from McKenzie Township was unfortunately thwarted. A Mr. \_\_\_\_\_ (his name eludes) from the Ministry of Transportation, obviously a key player, informed us that a certain number of his weekends were set aside for these meetings, & that the 2nd weekend in September was designated for us (more or less take it or leave it). With what appeared to be unseemly haste, a motion was quickly made to hold next year's meeting at the same time. Some of us huddled to consider the options, such as why was this gentleman necessary? could we have the meeting on a weekday in August? etc; before we could present our questions, the motion was passed. It certainly seemed like we had been railroaded.

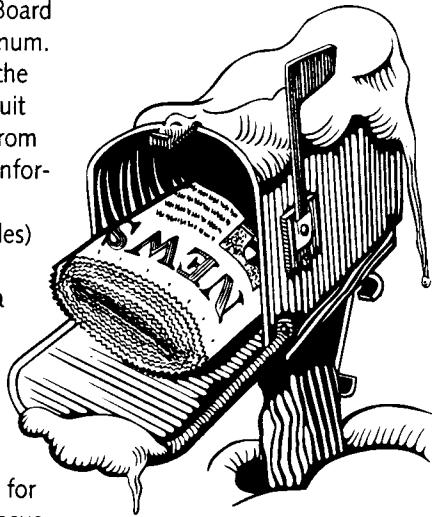
We also learned that the Board had entered into some

sort of negotiations with other unorganized townships for the purposes of amalgamation. We objected that such a motion was not within the purview of the Board, regardless of the feasibility or value of such an amalgamation, & that, in the future the Board should confine itself to matters of roads & not politics (especially since we were never informed or consulted).

On the positive side, in the elections for the Board, one of our own, Don Easterbrook ran & was subsequently elected (along with Peter Keck & one or two others—not one member of the present board was re-elected). Once again, we have a voice in the disposition of a portion of our taxes. Thanks Don!

In the future, we hope that as many members as possible will make it a point to be at Roads Board meetings.

*The Executive*



## Composting & Incinerating Toilets

If you are interested in or considering the installation of a composting or incinerating toilet, then you might want to pick up an issue of the October '96 issue of Cottage Life Magazine. There is an article reviewing the most popular brands & their particular characteristics.

## FUND RAISING ACTIVITIES – New for 1997

### a) Silent Auction – year 2

Because this was such a success, & because you now understand how it works, *please send in a donation form*. We'll compile them & send the list & bidding form to you in the spring mailing. Use last year's ideas as springboards for new ones.

The procedures are all now laid out, but a couple of volunteers are still needed for this one. Call me at (705) 325-4123 if you can help out.

### b) Poker Run

Jeanette Ellingham, Sandra & Randy McCullough are organizing this event to coincide with the annual wiener roast. They have already been hard at work soliciting prizes from area businesses. If you have anything you could donate for prizes for this fun event, please contact Sandra at (905) 688-6091.

Stay tuned to the spring newsletter for more details.

Volunteers are also needed to "person" the stations (2 per station— they are planning on having 3 in the south, 1 in the narrows & 3 in the north), & to distribute & record cards. If you can help, please call Jeanette at (905) 684-1776.



### c) Cookbook

Thanks to Ginnie & Ann Sperry for spearheading a committee for an upcoming *Lake WahWashKesh Cottage Cookbook*. Included in this mailing is a form for you to compile your favourite successful cottage recipes. Project publication date is 1998.

Finally, I extend a special thank you to Diane Robertson for all of her ideas & efforts in many of the fund-raising activities we have undertaken.

*Lynn Lennox, Chair, Fund Raising*

### d) Rock 'n' Dock Party

**When?** Sunday August 3, 1997 Rain Date: August 4th

**Where?** Lookout Point (Morgan's Cottage #12)

**What? Pancake & Sausage Breakfast 8:30am**

**Flea Market 9:00am**

**Hamburgers & Hotdogs 11:30am**

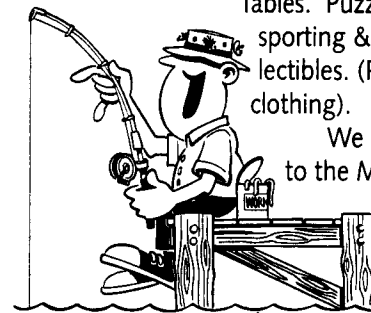
Bring your treasures to Lookout Point (North Shore by Deadman's Island) Saturday August 2 from 10:00am to 4:00pm.

Start thinking now about good used items OR start your crafts this winter to donate. 25¢, 50¢, \$1.00, \$2.00, Make-An-Offer, & Craft

Tables. Puzzles, games, books, housewares, sporting & fishing equipment, toys, linens, collectibles. (Please no large appliances or used clothing).

We need 20 helpers. To volunteer, speak to the Morgans, Willetts or any other member of the executive.

Last years earnings were over \$750. This year our goal is over \$1000.



*Submitted by Jackie Morgan*

## FUND RAISING ACTIVITIES – 1996

### a) Silent Auction

Thanks to all the members who donated their goods, time & resources, & to those who generously bought them; we netted an impressive \$1725.00 & many cottagers made new friends on the lake. I want to thank Heidi Story & Joyce Pettigrew (what a remarkably organized mother-daughter team they are!) for their work & for their delicious snacks after the AGM.

*Here's a summary of the donations, donors & the results.*

a) Pancake breakfast for 8	Lew & Jackie Morgan	\$100
b) Sailing tour of the lake	Dave & Judi Weaver	\$100
c) Picnic lunch for 2 in basket to keep	Diane Robertson	\$ 75
d) Hand-carved soapstone loon	Al Gilewicz	\$ 90
e) Tour of lake area by air for three X 2	Gary Kindree	\$215
f) Morning fishing trip X 2	Jim Muncy	\$100
g) A face cord of ash	Duncan & Graeme Robertson	\$110
h) 2 tickets for Sleeping Beauty (National Ballet)	Bob Johnston	\$125
i) Pair of Karen Kain's autographed ballet slippers	Bob Johnston	\$ 75
j) Felling & bucking-up 5 trees	Wayne Lennox	\$210
k) Limited edition prints	Gary Dimmick	\$110
l) A "door-stopper" duck, hand-made	Jackie Morgan	\$ 25
m) Hand-made decorative pine bow	Ross Willett	\$ 25
n) Trout-fishing excursion	Ken Webb	\$ 95
o) Evening fishing trip	Ross Willett	\$120
p) Sightseeing flight for 5	Rainbow Airways	\$150

### b) Gourmet Dinner

Even though the dinner was cancelled because of insufficient pre-registration, I wish to thank Fran Schurman for making the candle arrangements. As it turned out, apparently there were many cottagers planning to attend, but we had to have a closing date for the caterer, & there simply were not enough commitments at that point.

### c) Business Directory

Thanks to Daphne Disley for her helping me with the phone calls & visits on this project (you should have a copy in this mailing). Thanks also to Norm Stiles who suggested & solicited many of the businesses you see in the directory. Please support the businesses that supported us!

*Lynn Lennox, Chair, Fund Raising*

## Docks

On October the 12th, the Executive met to consider the recommendations of the Dock Committee as presented by Ross Willett. The Committee was unanimous in its opinion that the Association should acquire the rights to the Ministry of Natural Resources dock & parking area at Indian Narrows. According to the Committee, the MNR requires that if we do in fact take over this facility that we must operate it on a donation-per-user basis for the first year (much like Bill Auld runs the Auld's Road dump); if we find after the first year that this is inadequate, then we will be permitted to institute an annual fee for users (obviously, we would also be able to enforce trespass violations); we would be given a land use permit for the parking area (at a cost of about \$25.00); we would be given an additional piece of dock—apparently in good repair—that the MNR has no current use for; we would be required to carry \$2,000,000 in liability insurance (we presently carry \$1,000,000); we would pay no taxes on the parking area; and, a decision would have to be made by November 15th of this year. The Committee had also discussed dock maintenance, fall removal & spring installation; Ken Hayward was approached & has apparently agreed to "operate" the dock for the Association (the details of remuneration had not yet been agreed upon). The Committee felt that whereas the Federal Dock had operated very well this past year, the MNR facility was a mess. The Federal installation remains under study.

At that point, the Executive pro-

vided preliminary endorsement for the takeover of the MNR facility, pending liability studies. Subsequently, Dalton Ferris contacted the Federation of Ontario Cottagers' Associations to seek their opinion. FOCA suggested that we should not be overly concerned about the liability issue, & that, in fact they could provide us with the 2 million dollar personal injury & property damage insurance package for not much more than we presently pay for 1 million (however, Dalton also learned that we should be carrying \$1,000,000 worth of Officers & Directors' insurance). Our premium will thus amount to approximately \$1300 per annum; this provides us with \$1000 deductible & legal fees paid up front. During a teleconference meeting on the 27th of October, the Executive instructed Ross to draft a letter to the MNR requesting that the Association take over the Indian Narrows facility (a definite status report will, unfortunately only be available after this mailing goes out; if you cannot wait until the spring newsletter, give Ross or one of the executive members a call in early December—we should know by then). The Executive, & I am sure many members, feel that we are perhaps embarking upon a rocky course; however, we simply decided that we really had no choice. The Association must have at least one point of public access to the lake.

On behalf of all members, we would like to thank Ross, John Kormos, Stan Harding, Eric Disley, & Chris Long for their efforts. An additional thank you is extended to Eric who took care of wintering the dock this fall.

## Wah-Wash-Kesh Conservation Association Membership Renewal

Please fill out the membership renewal form, tear it off & MAIL it & your cheque to:

- Duncan Robertson - Secretary  
346 Kerrybrook Drive  
Richmond Hill Ontario L4C 3R1



## Fish Habitat Rehabilitation

This summer, Ed Bennett generously offered to donate four to five thousand dollars (in labour & barge time) to the Association to embark on a program of fish habitat rehabilitation on Lake WahWashKesh. Ed has been busy in the Loring area doing just that over the past couple of summers; he says that he would like to see similar efforts directed towards our lake. However, at present there are two drawbacks. Ed feels, & rightly so, that the Association needs to be financially involved in this undertaking (did we mention that we need to build a financial reserve!). Obviously, we do not have the money at this time. Secondly, the MNR does not recognize the need for fish habitat rehabilitation on our lake. They claim that the lake is not in need of rehabilitation.

In any event, we appreciate Ed's offer. And, he & Gary Kindree have agreed to pursue this matter with the MNR, so we may hear more of this over the next year.

## Good lake citizens

Early in the summer season, a group of Mi-A-Kon-Da campers & staff paddled to Miller's Beach. Along with their picnics & bathing suits, they carried rakes & garbage bags. Before playing & picnicking, they picked up garbage on the beach & surrounding campsite area, & raked the beach. Several visits over the rest of the summer indicated that subsequent users

were also good campers & left the site as clean as they had found it.

Mi-A-Kon-Da campers cherish their surroundings. In addition to clean-up projects, they are willing to help rid the lake of any purple loosestrife. Their enquiries last summer failed to reveal its whereabouts. Maybe the unusually high water drowned it all, or maybe it is not present on the lake (during the summer that we had the Environmental Youth Corps program in place, Jeff & Sylvia discovered & destroyed a patch in Parker's Bay, & we learned that someone had inadvertently planted some in Indian Narrows; apparently this was also destroyed). If you know of a patch, or discover one, please contact Catherine Ross, Camp Director at (416) 491-3894.

## Dockside Etiquette

*As I look around the lake today it is alot busier than it was forty years ago. From time to time I have observed situations which were not necessary but did cause anger. Many of these situations are avoidable if we all follow a few simple considerate options.*

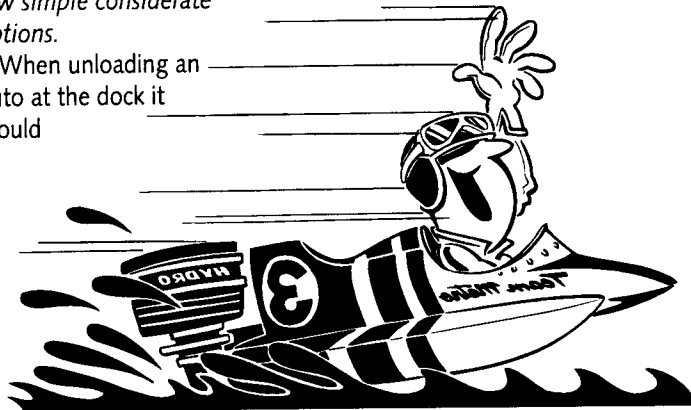
- When unloading an auto at the dock it would

be considerate to move your auto left or right to make room for others who might arrive. The same for your supplies which should also be moved to one side of the dock.

- Leaving autos in the dock areas after you have loaded or unloaded is also inconsiderate, please move them as soon as possible.
- When pulling up to the dock it is wise to approach slowly. The bottom end of Bennett's Bay & the Indian Narrows Dock area should be considered a 'no wake' zone.
- *Where should I tie up my boat when the dock is full?* On the east coast the common practice is to tie up *next to* a tied craft. When doubling up beside a craft be careful of the other boat. Take your time & carefully secure your boat (using bumpers) so the two boats do not scratch together.

*Finally, many of us have been on this lake for a long time. As the lake becomes busier it will be up to us to lead by example. A friendly smile at the dock and a helping hand will go a long way.*

*Condensed from a letter, from a member*



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## WAH-WASH-KESH CONSERVATION ASSOCIATION MEMBERSHIP RENEWAL (January 1st - December 31st, 1997) (Please pay by cheque only - \$30.00 per member)

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (        ) \_\_\_\_\_

CB Ident.: \_\_\_\_\_

Number of Memberships purchased: \_\_\_\_\_

Are you in the directory?: Yes: \_\_\_\_\_

Location Number: \_\_\_\_\_

No: \_\_\_\_\_

Description of location: \_\_\_\_\_