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Attention: Mr. Rob Griffiths, Manager of Planning

Development Services - Planning Division
City of Kawartha Lakes
180 Kent St. W., Lindsay, ON, K9V 2Y6

September 6, 2006

Rob;

Please find attached a copy of the proposed Specific Lake Policies for Four Mile Lake. As we discussed previously, it is the desire of Four Mile Lake Association (FMLA) to have these included in the new official plan which is being adopted by the City of Kawartha Lakes.

The Specific Lake Policies for Four Mile Lake have been developed following a review of the draft official plan and background material including the Michalski report (1986), the Environmental Report prepared by Bobby Briones and Erin Kelly (2001) and the Garter Lee "Shoreline Environmental Studies in Support of OP Policies" (August 2002). As you are aware, FMLA employed the expertise of Randy French (French Planning) in the development of these Policies.

We have also attached 2 maps to be submitted in support of this policy; Four Mile Lake – Surface Area Calculation; and the Four Mile Lake Watershed. The watershed map indicates the location of the proposed Waterfront Designation as described in the specific lake policies.

These policies have been developed with a view to reflect the important values, issues and individual features of Four Mile Lake, and to protect the integrity and character of this shoreline residential community, and to preserve the environmental and social integrity of this very unique area of Kawartha Lakes.

We would be pleased to arrange a suitable time to meet with you, Rob, to discuss our submission and clarify any questions or issues. We would appreciate your advice to us, when you have completed the revisions to the OP. I understand that you plan to complete your Final Draft of the OP in November, for presentation to Council in December.

We have also attached a copy of a Report, prepared for FMLA by French Planning, as a general review of the City of Kawartha Lakes draft Official Plan (OP) dated June 22, 2006. As we discussed with you previously, we have attached, under separate cover these General Comments on the OP as they relate to Four Mile Lake and the Corben Creek Watershed. Once again, we are pleased to arrange an appropriate time to meet with you to discuss these General comments, confirm the intent of the Official Plan and its application to Four Mile Lake.

Thank you for your continued attention to the issues and interests of Four Mile Lake, Rob. Please call me directly if you have any further information, or questions.

Sincerely,

Brian Causton, President FMLA

Jim Russell, Vice President FMLA
[67 Highland Crescent, Cambridge, ON, N1S 1M1]

Four Mile Lake - Specific Lake Policy

Four Mile Lake is a relatively shallow warm water lake (758 hectares) that is located in the sub watershed of Corben Creek. Four Mile Lake is a closed lake system that has no navigable access to or from the Trent River System or other lakes. The volume of water in Four Mile Lake has a very slow flushing rate of once in five years and this is directly influenced by its small drainage area. The current health of the lake and quality of life in the community is linked to the undeveloped rural character of the watershed.

The lake is split by two significant geological land forms. The northern one-third of the lake is located on the Canadian Shield dominated by granite shorelines. The southern two thirds of the lake is located on the Carden plain, characterized with sedimentary limestone cliffs along the shoreline and consisting of unusual shale and other sedimentary rock formations located on an expansive plain dotted with scrub-like vegetation. The lakebed is primarily limestone, which provides a natural alkaline buffer to counter the damaging effects of acid rain.

Four Mile Lake is a shoreline residential community that is 'at capacity' for new recreational development and activities. The entire shoreline of Four Mile Lake has been heavily developed with over 450 single family residential dwellings. Existing dwellings have been constructed on lots with shoreline frontages of 30 m (100 ft) or less, and with shoreline setbacks of 15 m (50 ft). The frontage and area of the existing properties is, on average, less than half of the lot standards of the new official plan. There is no commercial or industrial development along the shoreline and the backlands are sparsely developed.

According to past reports (Michalski, 1986, Briones/Kelly, 2001) about 2% of the shoreline remains undeveloped. There are only 2 significant portions of the lake that are undeveloped (i.e. north end and the bay on the southeast shore) and these areas must be preserved in their natural current state.

The character and geology of the shorelines and surrounding watershed is unique and quite diverse and provide for a wide range fish and wildlife species and landscapes. However, it is recognized that this diversity is fragile and maybe threatened from any new development. The diversity of shoreline landforms includes limestone cliffs, exposed Canadian Shield, and wetlands. The diversity of the lake substrates include bedrock, limestone, gravel, sand and weedy areas.

Due to this high diversity of landforms the watershed provides food, shelter and habitat for a wide variety of flora and fauna, including frogs, herons, loons and fish species, as well as several rare or endangered species such as black walnut trees, Butler's garter snake, Jefferson salamander, southern flying squirrel, and loggerhead shrike.

Community members within the watershed and along the shoreline of Four Mile Lake enjoy good lake water quality and a high degree of peace, tranquility and privacy, and are concerned about the increased environmental and social stress to the lake due to any additional recreational development and activities.

Four Mile Lake is already over-saturated with recreational boating traffic. According to an analysis of the social carrying capacity of the lake based on 1 residential dwelling per 1.6 hectares of net surface area, the surface area of the lake can sustain a total of 431 residential dwellings. In addition, if we were to determine the total number of lots that the lake could sustain based on the official plans requirement of 60 m of lot frontage per residential lot for the entire shoreline length (24,160 m), the lake could only physically sustain 403 lots. Since there are already over 450 shoreline residential lots, Four Mile Lake is considered to be 'at capacity'.

For all of these reasons, Four Mile Lake is considered to be 'at-capacity' for Residential Cluster and all commercial developments. In order to protect the integrity and character of this residential community, new shoreline and backlot residential development must occur in accordance with the following standards and new Residential Cluster or commercial development shall not be permitted.

The combined natural, social and physical values coupled with the relative segregation of the lake from other nearby bodies of water and lack of commercial/industrial development produces a residential lake community with a quality of life that is truly unique and worth preserving.

1. Four Mile Lake Objectives

There is a strong community desire to maintain the unique status and the "high quality of residential life" on the lake. Some of the values that support this quality of life include:

- o good water quality,
- o safe living environment,
- o peaceful and quiet ambience,
- o unique Alvar areas and fish and wildlife habitat,
- o good fishing, and
- o the lack of commercial, industrial, and residential cluster and backlot development.

The community of Four Mile Lake adopts the principles and objectives of the City of Kawartha Lakes Official Plan, and establishes the following objectives in order to protect and improve the health and diversity of the watershed, the lake and its shoreline areas:

1. To preserve the uniqueness of Four Mile Lake and its watershed.
2. To apply the "Environment First" principle when land use decisions are made and to err on the side of conservation when development and the environment are in conflict. Environment includes all natural, social and physical conditions.
3. To ensure that new or expanded development in the watershed does not alter the natural, social and physical elements that contribute to the uniqueness of the lake and the surrounding watershed.

4. To maintain the current density of development and intensity of surface water activities on the lake.

2. Scope of Four Mile Lake Policies

The scope of these policies applies to all lands with the Corben Creek Watershed and specifically to those lands within the waterfront designation as described and shown on the attached schedule. The Waterfront designation shall apply to all lands within 1 kilometre of the shoreline of Four Mile Lake. In addition, all development and major site alteration beyond the Four Mile Lake waterfront designation and within the sub-watershed of Corben creek shall be consistent with the following policies, where applicable.

3. Specific Policies

The following policies are intended to preserve the unique character of Four Mile Lake and are to be read in conjunction with entire CoKL Official Plan. In situations where the policies are in conflict, the more restrictive policies are to be applied.

Four Mile Lake Waterfront Designation

a) Permitted Uses:

- Single family residential dwellings, and accessory uses and structures
- Existing commercial, rural and industrial uses

b) Specific Policies:

1. All new shoreline residential lots shall require a minimum lot frontage of 60 m on Four Mile Lake and a lot area of 0.4 hectares. No new residential "infilling" as per Policy 6.7.3 will be permitted on smaller sized lots. New shoreline residential development shall only be in the form of single family dwellings on separate lots that directly front on Four Mile Lake. New residential cluster developments on the shoreline will not be permitted.
2. New single family residential dwellings will be permitted on backlots (i.e. lands with no lake frontage) on existing lots of record that have a minimum lot frontage of 60 m on a publicly maintained road and have a lot area of 0.4 ha. All development shall have a minimum setback from the road of 30 m. New backlots may not be created except to separate two existing residential dwellings. Residential cluster development on backlots with access to the lake through private or publicly owned lands will not be permitted.
3. New commercial, industrial or rural developments (e.g. resorts, marinas, trailer parks, golf courses, pits and quarries, agricultural operations etc.) or expansions to existing operations shall not be permitted.

4. Recreational trailers and vehicles may only be used on a temporary basis when a building permit for a main residential building has been issued.
5. Home industries are not a permitted use in the Waterfront Designation. Home occupations are a permitted use in the waterfront designation. New Bed and Breakfast operations may be considered provided they meet all requirements for home occupations and do not exceed 2 guest rooms per dwelling and are located on lots with a minimum lot frontage of 60 m of lot frontage and a minimum lot area of 0.4 ha.
6. Municipally owned waterfront lands should remain in public ownership and not be further improved to provide increased access to the lake. These publicly owned lands should not be used to provide primary lake access for new commercial, industrial, recreational or backlot/cluster development activities.

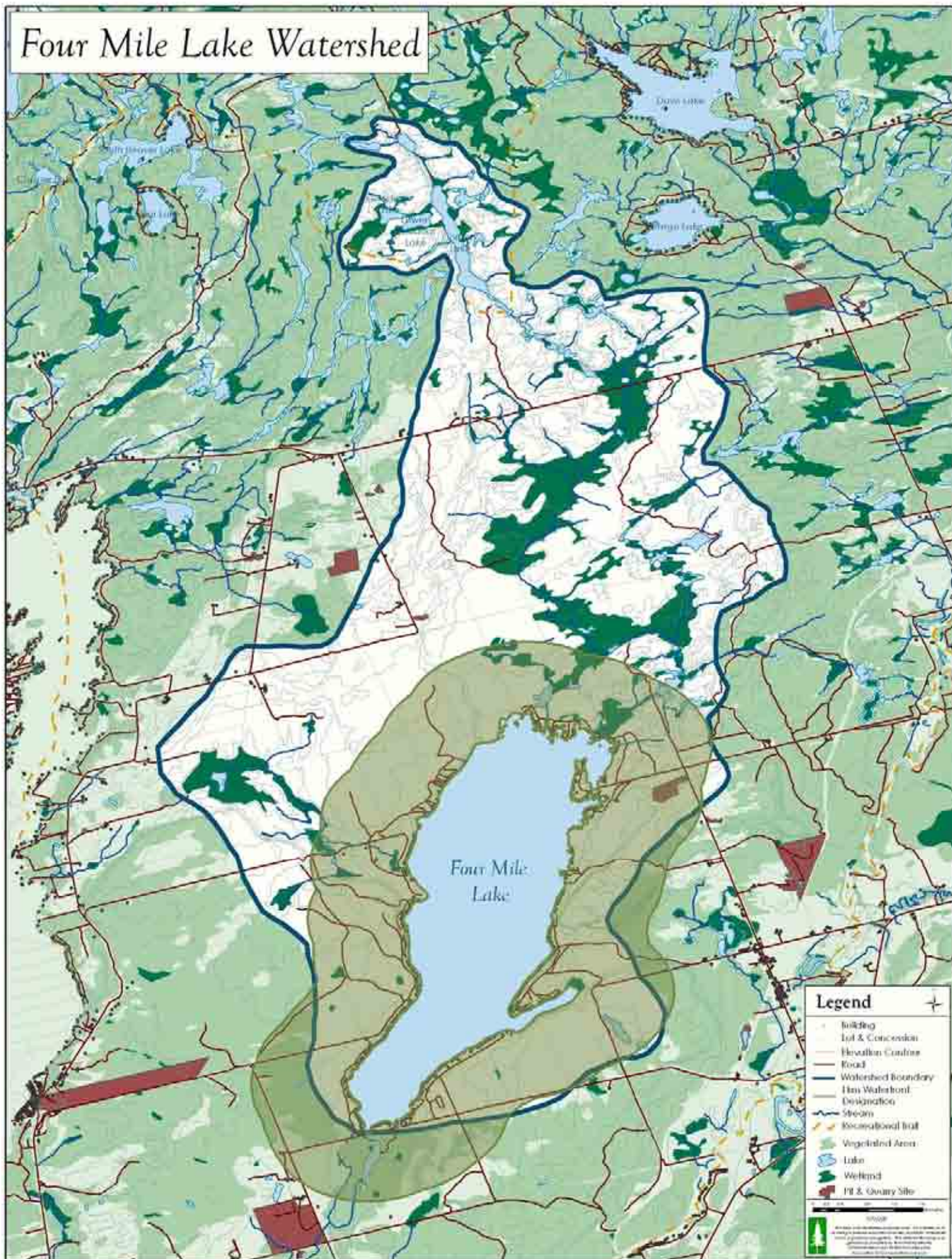
Public lands that are currently used to gain access to the lake will be maintained in their current state with existing controls (e.g. the municipally operated gate at the access boat ramp on east-side Hillside Drive will be maintained as is according to Somerville by-law #95-20).

Development within the Corben Creek Watershed

The following policies apply to development and site alteration within the watershed:

7. No aggregate/quarrying development within 1000 m of Four Mile Lake. Aggregate/quarrying sites outside of this 1000 m area will require specific site rehabilitation and an Environmental Assessment Report (paid by the proponent) to ensure no direct or indirect impacts on Four Mile Lake's natural, social and physical character. Such a report will meet all government guidelines, and be prepared by a qualified 3rd party.
8. Representatives from the Four Mile Lake Association will be included in any aggregate advisory committee to address proposals within the watershed of Corben Creek.
9. Public notice of any planning application (i.e. official plan amendment, zoning by-law amendment and minor variances) occurring within the watershed of Corben Creek will be sent to the Four Mile Lake Association.

Four Mile Lake Watershed



Four Mile Lake Surface Area Calculation

Total Lake Area
Surface Area = 758.33 ha

30 m Buffer
Area = 67.94 ha

Four Mile Lake

Net Area
Area = 690.39 ha

Shoreline Length
Perimeter = 24.16 km

Legend

- Building
- Lot & Concession
- Elevation Contour
- Road
- 30 m Shoreline Buffer
- Stream
- Lake
- Wetland
- Vegetated Area



0 0.1 0.2 0.4 0.6 0.8
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