

Percy Lake Watershed Plan

Revision 1.12 - August 2007



Percy Lake Ratepayers' Association

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1) Introduction

The Percy Lake Ratepayers' Association was created in 1982. Every year the Association has an Annual General Meeting during the summer which is always very well attended by property owners from around the lake - both members and non-members. Most years, the AGM agenda includes guest speakers. Sometimes they are representatives of the municipal or provincial governments and sometimes they represent corporations which have major interests around Percy Lake. Regardless, the message is always the same - "This is your lake. You need to take ownership of your lake. Preserve and protect the good things, and do your best to ensure that the bad things aren't allowed to happen."

The Percy Lake Watershed Plan is our response to that challenge. It is the product of the hard work and expertise of many of the property owners from around the lake. We look at it as a living document that will be revised from time to time as new issues arise and as time commitments permit.

We think of it as a watershed plan as opposed to a lake plan because we are concerned with more than just the lake itself and the waterfront lots. The surrounding area that drains into Percy Lake can have a very significant impact on the long term health of the lake.

2) The History of Percy Lake

In the early 1800's, Percy Lake was one of many, many lakes in "Upper Canada" or "Canada West" that was known as Pine Lake.

In 1859, the Crown Lands Department in Canada advertised a block of land for sale in the District of Haliburton. The purpose for the sale of the land was to promote rapid settlement of the newly created townships in the District through private enterprise. The townships included in the sale were Dysart, Dudley, Harcourt, Gilford, Harburn, Bruton, Havelock, Eyre, Clyde, and Langford.

In 1861, the land was purchased by a group of English gentlemen, headed by the Honourable Mr. Justice T.C. Haliburton, and the Canada Land and Emigration Company Limited was formed under the laws of Great Britain in 1862. Percy Lake, as well as Kingscote Lake and Farquhar Lake, were named after principles in the company (reference: Early Days in Haliburton by H.R. Cummings).

The purpose of the Canada Land and Emigration Company was to sell land to settlers, and in return, the Company built roads, conducted surveys, and built saw and grist mills. From 1863 to 1870, a large number of immigrants came to settle in the region. In 1869, Messrs. Boyd, Smith & Company, lumbermen from Port Hope, obtained the timber rights on the Company's lands in the townships of Dudley, Gilford, and Havelock. The lumber business caused an economic boom in the region. By 1871, the Company had sold 16,650 acres to settlers and a number of town lots to various purchasers. In 1872, the Company built a road between the villages of Kenneway and Haliburton. Also, the Company contributed greatly to the cost of the connection of a telegraph line to Haliburton. In 1877, the Company contributed to the construction of the Victoria Railroad Company line from Kinmount to Haliburton with the hopes of increasing settlement in the Townships. This did not happen. By 1883, the Province of Ontario had begun to open up neighbouring townships with offers of free land grants. The Company was unable to cope with this competition. As a result, the Company decided to offer for sale its complete holdings and undertakings in Canada.

The Canada Land and Emigration Company was purchased by W.H. Lockhart Gordon and James Irwin on April 11, 1883. It should be noted that Mr. Irwin had previously been involved in lumbering in the area,

beginning in 1877, and had entered into partnership with Mr. Boyd, who was already involved in the timber industry at that time. On April 10, 1889, Letters of Patent were issued by the Province of Ontario incorporating the new Canadian Land and Immigration Company of Haliburton Limited.

From 1890 to 1897 little activity took place. Sales of land and timber cutting rights had practically ceased. In 1895, Mr. Irwin declared bankruptcy and the bank (most likely the Canadian Bank of Commerce) took possession of his rights and interest in Haliburton, which included Irwin's shares in the new Company. During the 1920's the Company sold the entire township of Bruton to the Ontario Hydro-Electric Commission and proceeds from the sale allowed the Company to buy back from the bank the timber cutting rights previously licensed to Irwin.

During the depression, lumbering activities ceased once again, but as more roads were constructed, the region began to develop as a tourist and vacation area, and land sales began to increase. At the outbreak of World War II, lumbering activities intensified, and carried on into the post-war years. By the end of 1946, all of the land originally purchased by the Company had been sold. The Canadian Land and Immigration wound up its affairs, surrendered its charter, and ceased to exist.

[Taken from a history of the Canadian Land and Emigration Co. Limited located in 77-024/14/12, and Cummings, H.R. "Early Days in Haliburton." Ontario: Department of Lands and Forests, 1963.]

Four major logging companies, International Cooperage, Clayton Hodgson, Molyneaux Bryan and National Steel Car owned the shoreline and back lots surrounding Percy Lake in the 1940's and 50's, prior to the time of the development of the shoreline in the early 1970's. The Cooperage property encompassed the south end, and Clayton Hodgson's property went from Fosters around to and including the Douglas property on the north shore. Along the way, Frank Price purchased the shoreline beyond Douglas' east to the sand beach from either National Steel car or Molyneaux Bryan. Most of the back lots are currently owned by Barjarows, Delazzers and the Haliburton Forest (formerly owned by D. Bishop) and of course, Grief Brothers Inc.

Clayton Hodgson built the logging road from Haliburton Lake to Percy Lake in the early 1950's. The road routing was basically the path of least

resistance around large rock formations, beaver ponds and swamp land. Road construction activity took about 3 years, as timber cutting controlled the rate of road development that eventually terminated at Foster's on the southwest side and Douglas' on the north shore. It seems that Bert Curry purchased the timber rights for a portion of the Cooperage property resulting in the need for logging roads from Fort Irwin that led to the south end of Percy Lake and further to the southeast to Four Corners Lake. Curry built camps and boat rentals at these lakes. Today, buildings from that era and land is leased from Grief Brothers Inc. and maintained by active hunt camp organizations at both lakes.

In 1954, Harold Douglas purchased lakeshore property from Clayton Hodgson that included a road/path right of way along the logging road from the original boat landing to his property. His cabin was built in 1964.

The sale of the Hodgson shoreline property to Delbrook Ltd. in the early 1970's signaled the start of the development on Percy Lake. Subdivision plans and surveys were approved by the Municipality and the first lots (Boyd's, Dawysor's and a few others) were sold with only the original logging road as access. Cottage construction was slow, as the road was not conducive to trucking in building materials. Materials for the first cottages were trucked in in small loads, hand carried to the sites, or in some cases trucked from Fort Irwin to the hunt camp and ferried to the shore of the building site. Improvement of the Percy Lake road from Haliburton Lake to Foster's began around 1976 and was plagued by higher-than-estimated costs due to revised routing because of land owner issues and a new boat access. As lot sales progressed, Johnson Bay Road improvement began to open up the north shore for development around 1984. Several people who offered recollections of Percy Lake development activities mentioned that Delbrook experienced financial difficulties, possibly bankruptcy, and the lending institutions turned some of the properties over to liquidators, such as Alness Properties, Charmath Investments, and Trillium Vacation Homes located in Toronto.

The Frank Price property development further to the east met some obstacles as Delbrook or their mortgage holder(s) wanted some compensation for Johnson Bay road construction costs up to his property. Another issue was that Douglas wasn't agreeable to the road to continuing through the middle of his property. Somehow, the compensation for the first section of Johnson Bay road was resolved and

the road construction was continued to the north and east at Douglas Lane, after which Price started to sell the lots along the north shore from Douglas Lane over to the sand beach area.



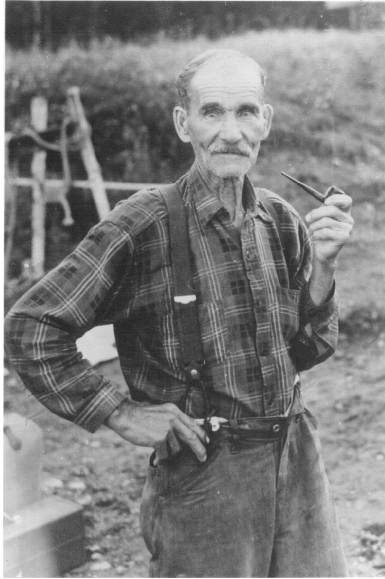
Bill Gregory's hunt camp at the foot of the portage to Percy Lake



Our Pic of the Past this week was taken in the early thirties and shows a local hunting party at the Ranch on Haliburton Lake. Shown from left to right, J.A. Robertson, Harold Douglas, Holly Robertson, Larry Barjarow, Charles Golden, Bill

Pic of the Past

Gregory, Dick Logan. Our thanks to Dick Logan of Haliburton for submitting this photo and Dick told us that when the photo was taken it was not a very good year for hunting.



William (Bill) Gregory



Pic of the Past

This photo, taken about July of 1949, shows the late William (Bill) Gregory sitting in front of his Cabin on the shore of Haliburton Lake at the entrance to the Portage of Percy Lake. He rented boats on Percy Lake for \$2.00 a day from his cabin. Mr. Gregory was known as the "grand old man" of

Haliburton and at one time was one of the oldest citizens, not only of both Victoria and Haliburton County, but of all Ontario. In the early days he remembers clearing the homestead at Harburn and many of his younger winters on a trap-line in Algonquin Park. He once journeyed to the far north country to help in survey work for the transcontinental railway. An ardent hunter and fisherman he was held in the highest esteem and affection by his friends and neighbors in Haliburton. Photo Courtesy of B. Boyd, Percy Lake.

Pipe, Radio Greatest Pleasures

Former Trapper, Guide 103 Sunday

LINDSAY (ENS) — William Gregory of Haliburton Sunday celebrated his 103rd birthday.

One of the oldest residents of Haliburton or neighboring Victoria Counties, Mr. Gregory was born on Ridout St., Lindsay.

He retired when he was in his late 70s. During his active life he was a trapper, lumber camp laborer, guide, and also assisted in survey work for the Transcontinental Railway in the northern part of Ontario.

He owned and operated a large fishing camp on Haliburton Lake for about 40 years.

Mr. Gregory, who has been confined to a wheelchair for about two months, attributes his long life to his love of the outdoors.

LOVES OUTDOORS

"He has always been a devotee of the great outdoors," said his daughter Mary (Mrs. Maurice Cook) with whom he has lived since 1956.

The centenarian bides his time smoking his pipe (he gets through about five a year) and listening to the radio.

Sunday's celebrations were restricted to close friends and relatives. After supper Mr. Gregory settled himself in his favorite chair, lit his pipe and turned on the radio.

"This is a ritual with him", explained Mrs. Cook. "He wouldn't miss the Sunday night hockey broadcast for the world."

Although he has never actually participated in sport he follows hockey, football and baseball closely.

Because his eyesight is now poor he relies on the radio to keep him abreast of world and local affairs.

Last year Mr. Gregory survived two bouts of pneumonia and a serious heart attack.

Son of the late George Gregory and Charlotte Sawyer, the family moved to Soyer's Lake



—(Examiner Staff Photo)

WILLIAM GREGORY WITH FAVORITE PIPE
Lindsay Native Born Feb. 17, 1860

in the Haliburton Highlands when he was nine.

WIFE FROM CITY

In 1881 the family moved to Harburn Township. The same year Mr. Gregory married the former Margaret Bateson of Peterborough.

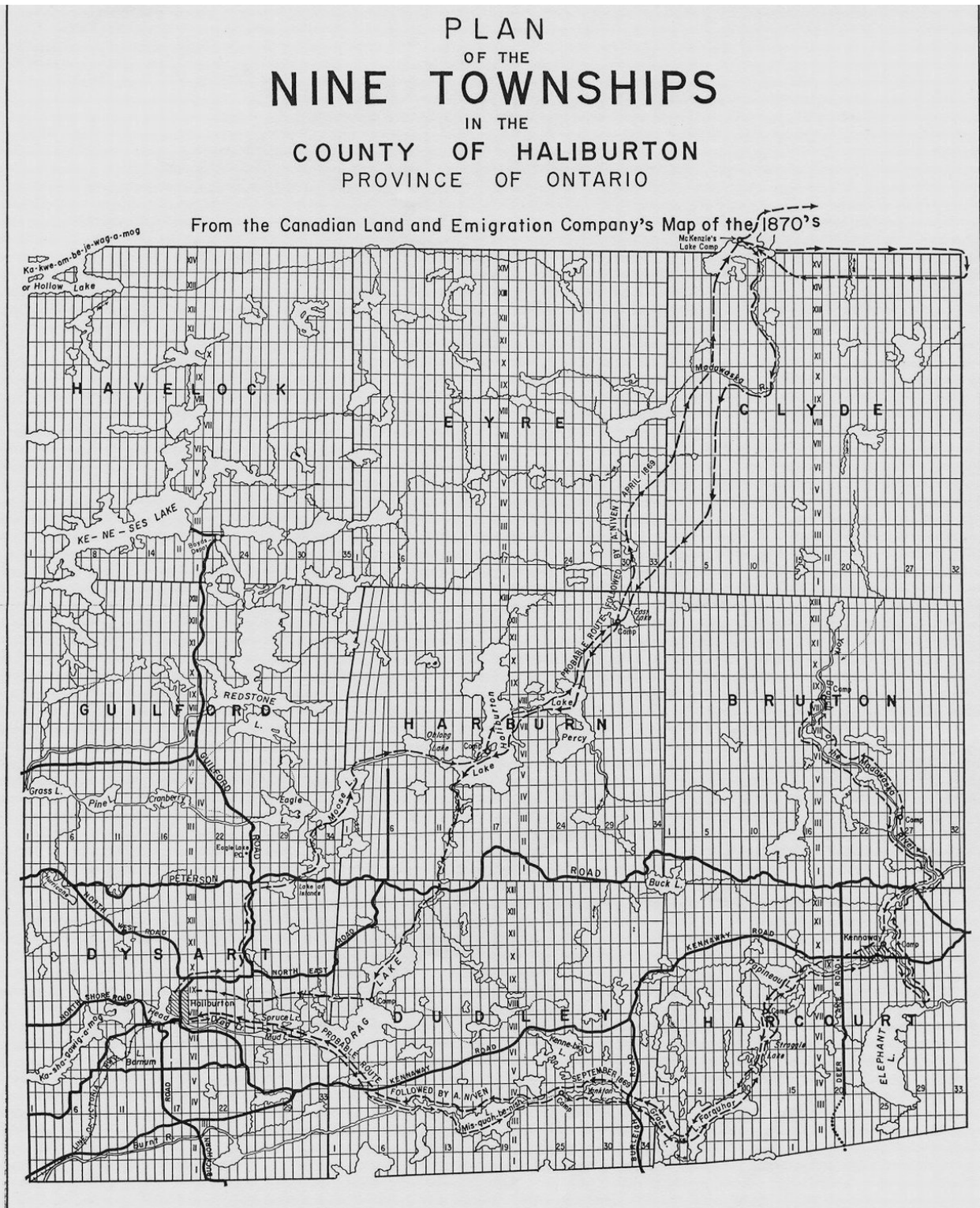
In 1915 the William Gregory family, which included eight children (three others died in infancy) moved to Haliburton.

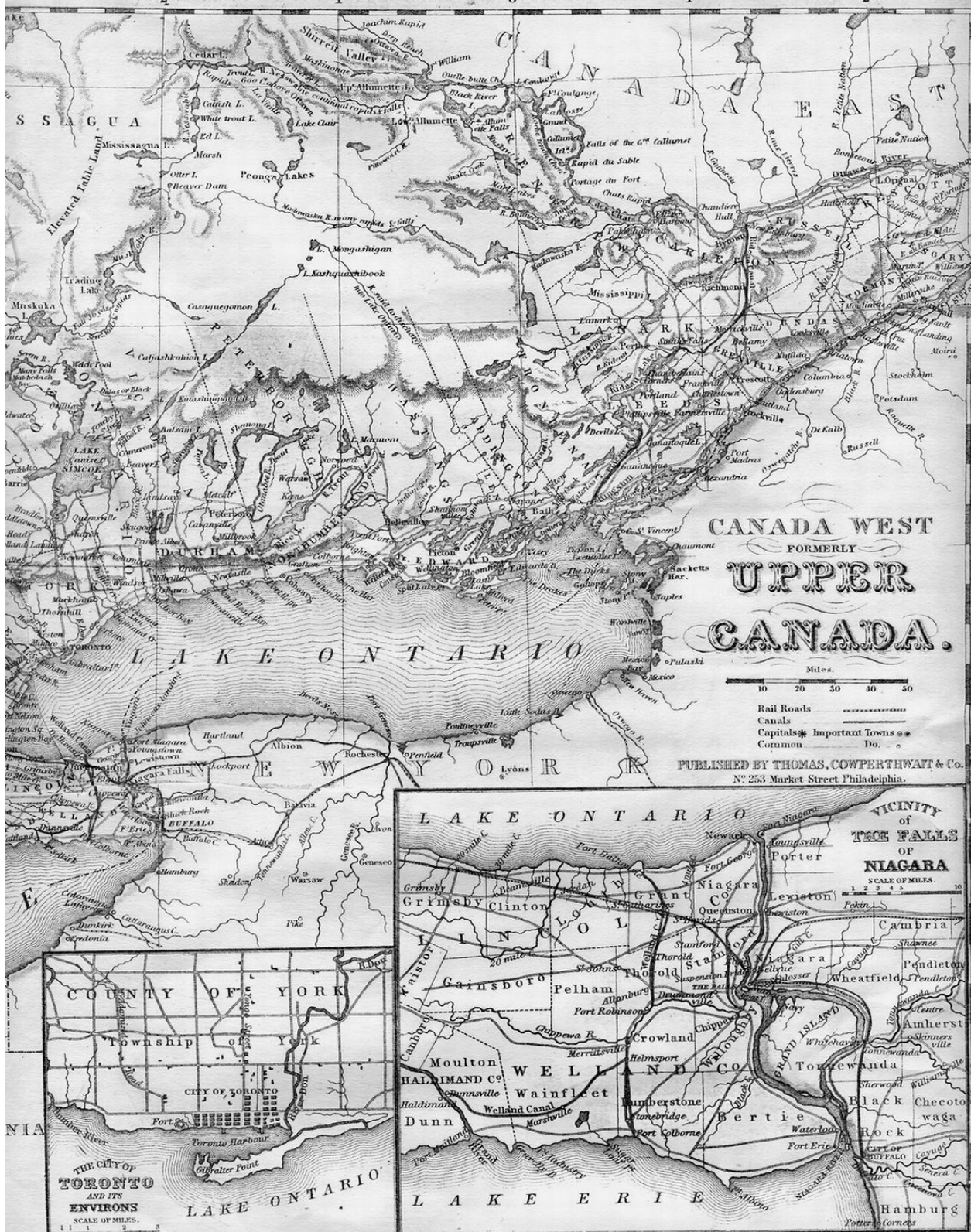
Eldest son Richard, was killed during the First World War.

Sons and daughters of Mr. Gregory today live both near and far across the continent.

Mrs. John Todd (Ethel) lives at Burk's Falls; Mrs. Donald Roberts (Mabel), Trail, B.C.; Mrs. Otto Miller, (Elizabeth) Toronto; John, Rochester, N.Y.; Ira, Toronto; Mrs. Lorne Barry (Blanche) West Guilford.

One of Mr. Gregory's most frequent visitors is former Ontario Premier Leslie M. Frost. Immediately following the unveiling of an historical sites plaque in the village late last year Mr. Frost left the ceremony to visit Mr. Gregory, to discuss some of the early happenings in the area.

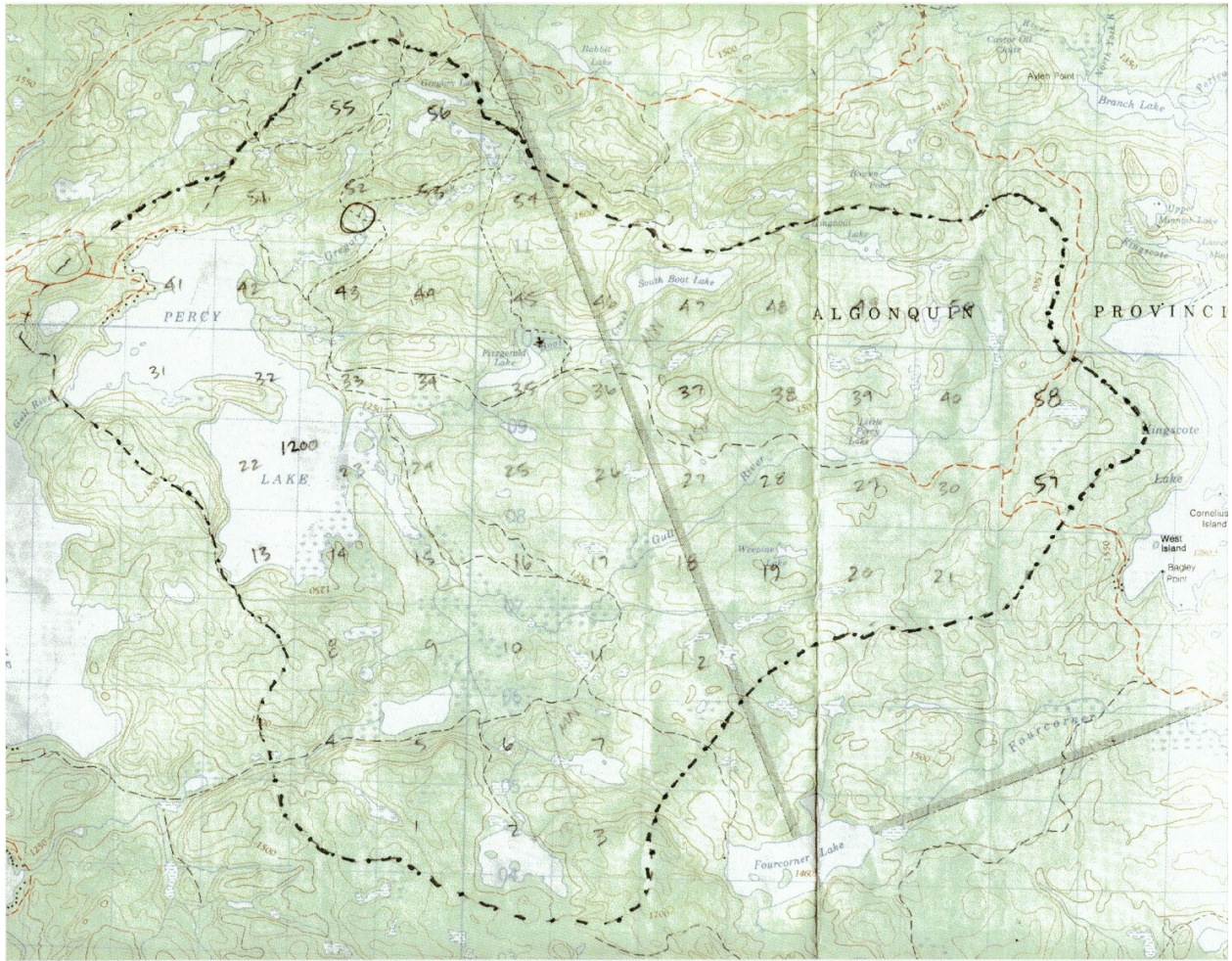




3) Physical Geography

Percy Lake is located in the old Harburn Township (now known as Dysart et al) in Haliburton County, within the Haliburton Highlands region of Ontario. It is situated at the top of the Trent Canal system (open for navigation in 1920), which ultimately empties into Lake Ontario via the Kawartha Lakes, and the Trent River and the Otonabee River. Percy Lake is comprised of two main basins with an average depth of 11m (36 ft) and an area of approximately 341.4 hectares. (Reference: Technical Report on Lake Trout Spawning Activities on Percy Lake 2002, Ontario Ministry of Natural Resources).

The Percy Lake watershed is approximately 68 square kilometers or 6,800 hectares. The lakes and streams that make up this watershed include: Gregory Lake and Gregory Creek, South Boot Lake, Fitzgerald Lake, Boot Creek, Little Percy Lake, Long Boot Lake, the Gull River, Blue Lake, a cluster of three lakes that are south of Percy Lake and west of Four Corners Lake that drain into the Gull River.



Percy Lake Watershed Area – compiled by G Roberts, J.Russel, July 2006

4) Biological Information

Birds and Waterfowl

Percy Lake is home to a number of species of birds and waterfowl through the seasons. Around Percy Lake the following birds have nested and been spotted by cottagers of the area:

Ruby-throated Hummingbird, Bald Eagle, Grouse, American Woodcock, Red-breasted and White-breasted Nuthatch, Pine Siskin, Redpoll, Warbler, Blue Jay, Evening Grosbeak, American Goldfinch, Purple Finch, Snow Bunting, Redwing Blackbird, Purple Bunting, Chickadee, Sparrow, Northern Flicker, Downey Woodpecker, Pileated Woodpecker, Hairy Woodpecker, Rock Wren, Robin, Crow, Raven, Barred Owl, Turkey Vulture, Hawk, Herring Gull, Great Blue Heron, King Bittern, Common Merganser, Mallard, and the Loon.

The most prevalent type of loon is the common loon. An Arctic Loon was spotted and a photographed in the summer of 2005. (See map of Percy Lake and loon nesting areas.)





Bald Eagle



Blue Jay



Evening Grosbeak

Purple Finch



Fish and Plants

Fish - The following is a summary of the fish that inhabit Percy Lake.

Lake Trout	A cold water fish that prefers temperatures of 10 degrees Celsius. There are two types of lake trout in Percy Lake - Silver Kingscote (stocked) and Native. Both fish are a dark grey in colour, with the native fish having white spots on a darker background, and the Kingscote having a more silvery plain colour with little if any spots. Lake trout spawn in the fall over gravel shorelines or shoals. Lake trout feed on bait fish, but are slow growers. They can reach lengths of 30 inches or more in Percy Lake.
Smallmouth Bass	A cool water fish that prefers deeper water. This is a dark brown fish with dark vertical stripes hence bronze back as a nick name. They spawn in the spring in deeper water then move shallower as the water warms, for summer feeding on crawfish, bait fish, and insects. These fish are fierce fighters with the average size of 2 to 4 pounds and up to 6 pounds.
Largemouth Bass	A warm water fish that prefers shallower water. These fish are not as plentiful as smallmouth in Percy Lake. This fish is dark green in colour with a horizontal stripe down the middle of its back, with a much larger mouth and jaw compared to the smallmouth bass. They spawn in the spring in shallow water, and typically stay in the shallow water throughout the summer months, although they can be caught in deep water as well. They feed on crawfish, bait fish, and insects. The size of the fish range from 1 to 6 pounds.
Perch	A cool water fish that prefers deeper water. They spawn in early spring in shallow water and will remain until the water warms, and will move deeper. They are typically green and yellow

vertically striped. They primarily feed on insects and minnows and are 6 to 10 inches in length on average.

Sunfish A warm water fish that prefers shallow water. They spawn in spring in shallow water and typically remain during the warm water season. They are typically green and yellow with varied coloured spots. They primarily feed on insects and minnows and are 4 to 6 inches in length on average.

Other fish Sucker, Dace, and brown bullnose.

Other Fresh water jellyfish.

Plants

When you look out of your window at Percy Lake in the summer, you will see incredible greenery. All this greenery has a purpose. Starting with the largest to the smallest, if the native plants aren't providing food, they are providing housing and shelter to the wildlife found on Percy Lake. In some cases plant life has a medicinal purpose as well.

The balsam fir provides habitat for birds, hare, red squirrels, beavers, mice, porcupine and moose.

Hemlock and White Pine provide shelter to hare, chipmunk, white-tailed deer, ruffed grouse, wild turkey, moose and birds.

White and yellow birch (bud, leaf, seed, sap, bark, twig) provide food for hare deer, red squirrel, chipmunk, beaver and birds.

Ironwood (bud leaf seed) provides food for white tailed deer, squirrel, hare, mice and birds.

American Beech (seed, sap) provide food for fox, chipmunk, flying squirrel, and birds.

American Basswood (bud, leaf, seed, bark) provide food to moose, white tailed deer, squirrels, mice and chipmunk.

Shrubs and wild flowers of all kinds exist on Percy Lake shores. Some of them are: Beaked Hazel, Slender Willow, Green Alder, Red Osier, Dogwood, Round Leaf Dogwood, Striped Maple, Dwarf Raspberry, Wild Red Raspberry, Trout Lily, Blue Bead Lily, False Solomon's Seal, White and Red Trillium, Multicoloured Blue Flag, Cattail, Red Baneberry, Bunch Berry, Orange Hawkweed, and Spotted Joe-pye Weed.

There is an endless list of existing vegetation and plant life on the shores of Percy Lake. It is important to understand when considering development of properties on the shores of Percy Lake the importance that this vegetation has in the wildlife and fish populations that call this lake home. The loss of vegetation and tree life will affect not just the human population but all the wild life from insects, frogs and turtles to birds and mammals.

Trees

The area around Percy Lake is a maple-beech climax deciduous forest (mostly maple) with old growth white pine, which has been mostly removed by logging years ago. The main trees are listed below:

Deciduous trees:

- | | |
|------------------------------|-------------------------|
| - maple (sugar) | [Acer saccharum] |
| - maple (red) | [Acer rubrum] |
| - maple (mountain) | [Acer spicatum] |
| - American beech | [Fagus grandifolia] |
| - oak (red) | [Quercus rubra] |
| - birch (yellow) | [Betula alleghaniensis] |
| - birch (white) | [Betula papyrifera] |
| - poplar (balsam) | [Populus balsamifera] |
| - poplar (trembling aspen) | [Populus tremuloides] |
| - poplar(large tooth aspen) | [Populus grandidentata] |
| - ash (white) | [Fraxinus Americana] |
| - basswood | [Tilia americanus] |
| - black willow | [Salix nigra] |
| - hop-hornbeam (ironwood) | [Ostrya virginiana] |
| - staghorn sumac | [Rhus typhina] |
| - cherry (choke) | [prunus virginiana] |
| - cherry (pin or red) | [prunus pensylvanica] |

Coniferous trees:

- pine (eastern white) [Pinus strobes]
- pine (red) [Pinus resinosa]
- tamarack [Larix laricina]
- spruce (white) [Picea glauca]
- eastern hemlock [Tsuga canadensis]
- balsam fir [Abies balsamea]
- eastern white cedar [Thuja occidentalis]

Mammals

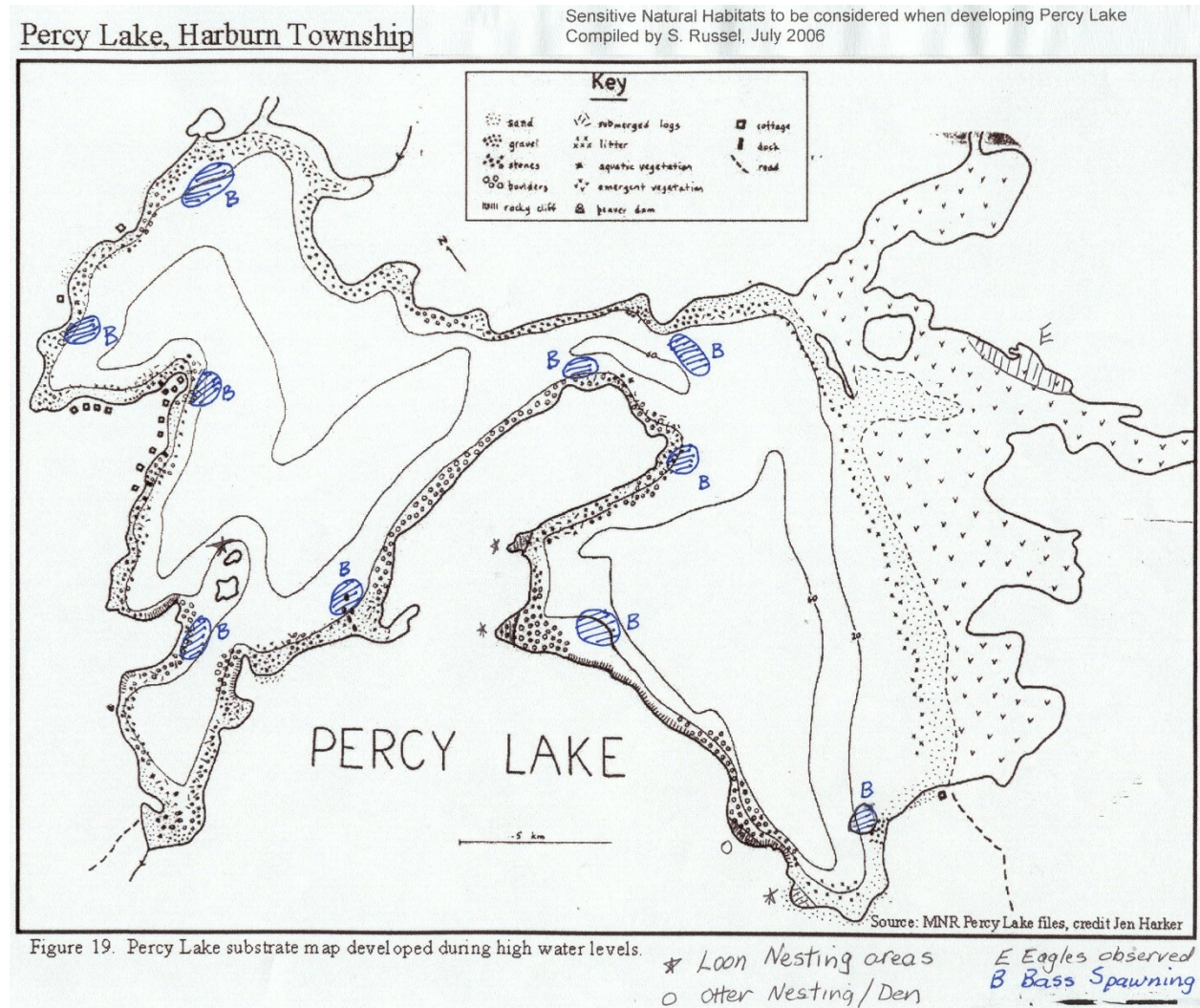
The list of mammals found in and around Percy Lake include:

Red Fox, Black Bear, Moose, White-Tailed Deer, Wolf, Raccoon, Groundhog, Mink, Otter, Beaver, Red Squirrel, Northern Flying Squirrel, Chipmunk, Little Brown Bat, Porcupine, Snowshoe Hare, Weasel, and Fisher Lynx.

Other Wildlife

Red back Salamander, American Toad, Garter Snake, Painted Turtle, Snapping Turtle, Crayfish, Bullfrog, Clams, and Mussels.





5) Demographics and Land Use

Approximately 20% of the shoreline of Percy Lake has been developed into residential / cottage lots. The remainder of the shoreline is owned by Greif Brothers Canada Inc. which has been cultivating the land for the timber under various federal and provincial managed forest programs since the 1940's. Greif Brothers Canada Inc. is currently (2006-2007) preparing a submission that would see the rest of the shoreline, except for the protected wetlands in the southeast corner, developed into residential lots.

There are currently 81 developed lots. The Municipality of Dysart et al owns the boat launch and the Ontario Ministry of Natural Resources owns the lagoon along the north shore. Of the remaining 79 lots, there are 70 individual owners. Almost all of the lots have had cottages or permanent residences built on them. According to a recent survey (see the survey results below), 14% of the property owners are permanent residents and 86% are seasonal cottagers.

6) The Future of Percy Lake

The property owners of Percy Lake are proud and protective of the pristine environment that we enjoy. For many years, Percy Lake has been known for its good trout and bass fishing, excellent water quality, quiet solitude, and friendly helpful residents and we want to keep it that way.

In 2005, under the auspices of the Percy Lake Ratepayers' Association, the property owners organized ourselves in an effort to document the values that were important to us and the things that we would like and not like to see happen in the future. As a preliminary step to the preparation of this Watershed Plan, we distributed a questionnaire to the owner of every property around Percy Lake. We received an excellent level of response - 76% (60 of 79) of the questionnaires were returned and the results are summarized below.

PERCY LAKE WATERSHED PLAN QUESTIONNAIRE - RESULTS

- 1) Are you: **14%** full time residents, or
86% cottagers
- 2) How many members of your household fall into each of the following age categories ?
an average of 5 per household
- 3) How many days per season do you visit your cottage each year ?
an average of 132 days per year per household
- 4) Do you take your drinking water from the lake ? **12%** Yes **88%** No
- 5) I think that the spring time high water level is too high and that the summer time water level should be maintained until after the Thanksgiving Day weekend.
46% strongly agree **31%** agree **19%** no opinion **5%** disagree **0%** strongly disagree
- 6) Septic systems should be re-inspected periodically.
37% strongly agree **45%** agree **11%** no opinion **5%** disagree **2%** strongly disagree
- 7) I am concerned about water pollution from boats and jet skis, particularly those with two-stroke engines.
25% strongly agree **36%** agree **25%** no opinion **10%** disagree **5%** strongly disagree
- 8) The use of pesticides and lawn fertilizers should be banned from use within 50 metres of the lake.
71% strongly agree **15%** agree **15%** no opinion **0%** disagree **0%** strongly disagree
- 9) I agree with the biologists when they say that the shoreline is the "ribbon of life" around the lake. Property owners should maintain a buffer of native trees, shrubs, and other natural vegetation between the developed part of their property and the lake.
49% strongly agree **38%** agree **5%** no opinion **6%** disagree **2%** strongly disagree
- 10) I am concerned about air pollution from recreational vehicles, particularly those with two-stroke engines.
25% strongly agree **22%** agree **29%** no opinion **17%** disagree **6%** strongly disagree
- 11) Some property owners on the lake make too much noise.
19% strongly agree **25%** agree **29%** no opinion **19%** disagree **8%** strongly disagree
- 12) Specific types of noise that bother me, include:
41% Parties **31%** Music **15%** Dogs **5%** Recreational vehicles **8%** Other
- 13) Some property owners on the lake generate too much light pollution.
13% strongly agree **15%** agree **44%** no opinion **21%** disagree **8%** strongly disagree
- 14) I am aware of lighting techniques that provide light for specific purposes without lighting up the sky.
73% Yes **27%** No
- 15) The public boat launch should be improved to allow better access to the lake.
6% strongly agree **35%** agree **17%** no opinion **25%** disagree **16%** strongly disagree

- 16) Access to the lake should be restricted to property owners and their guests.
25% strongly agree **8%** agree **13%** no opinion **38%** disagree **16%** strongly disagree
- 17) Boats on the lake should be restricted to:
0% No motors **0%** Only electric **6%** < 10 hp **29%** < 50 hp **27%** < 100 hp **38%** No restrictions
- 18) Jet skis should be banned from the lake.
39% strongly agree **29%** agree **16%** no opinion **13%** disagree **3%** strongly disagree
- 19) Wildlife damage (by bears, deer, raccoons, etc.) to our property is becoming more of a concern.
2% strongly agree **2%** agree **25%** no opinion **43%** disagree **29%** strongly disagree
- 20) Personal safety because of wildlife (ie: bears) is becoming more of a concern.
5% strongly agree **22%** agree **14%** no opinion **40%** disagree **19%** strongly disagree
- 21) We (ie: someone in your household or a guest) goes fishing on the lake:
5% Never **13%** Once a year **57%** Several times a year **21%** Quite frequently
- 22) The MNR's fish stocking is a positive contribution to the health of Percy Lake.
64% strongly agree **30%** agree **3%** no opinion **3%** disagree **0%** strongly disagree
- 23) The municipal roads around Percy Lake are satisfactorily maintained in the summer.
21% strongly agree **54%** agree **3%** no opinion **21%** disagree **2%** strongly disagree
- 24) The municipal roads around Percy Lake are satisfactorily maintained in the winter.
24% strongly agree **60%** agree **16%** no opinion **0%** disagree **0%** strongly disagree
- 25) Break-ins are becoming more of a problem in the past two years.
7% strongly agree **20%** agree **46%** no opinion **23%** disagree **5%** strongly disagree
- 26) Trespassing is becoming more of a problem in the past two years.
11% strongly agree **16%** agree **37%** no opinion **27%** disagree **8%** strongly disagree
- 27) I am concerned about too many regulations getting in the way of my ability to enjoy my property as I see fit.
20% strongly agree **38%** agree **15%** no opinion **21%** disagree **7%** strongly disagree
- 28) Shoreline development should be strictly controlled to preserve the present look and feel of the lake.
48% strongly agree **41%** agree **5%** no opinion **3%** disagree **3%** strongly disagree
- 29) Are you in favour of allowing waterfront storage sheds on the "water setback" (ie: within 20 metres of the regulated high water mark) if they conformed to the following criteria: only allowed on lots with a slope of 15% or more; at least 4 metres back from the regulated high water mark; at least 1 meter from the side lot line; a maximum building area of 9.5 square metres; a maximum height of 3.5 metres; no motorized vehicles (ie: boats, ATV's, snowmobiles, etc) allowed; no living accommodations (ie: sleeping or eating) allowed; sheds must be screened from view.

92% Yes **8%** No

Summary of Concerns

The results of the questionnaire indicate that the property owners of Percy Lake have many concerns that span the responsibilities of the Township of Dysart et al, the County of Haliburton, the Province of Ontario, and the federal government of Canada.

We have an issue regarding the relatively high level of property taxes that we pay, compared to non-waterfront properties, and the services that we receive from the Township. The two most obvious services that we receive are the garbage dump and road maintenance and it is obvious to even a casual observer that the quality of the road surface deteriorates drastically as one drives from the Town of Haliburton up to Percy Lake. There is only one choice of road to Percy Lake and it is imperative that those 15 kilometers of roadway be kept in good shape throughout the year, if only for the sake of the Emergency Services vehicles.

The vast majority (92%) of property owners are in favour of allowing waterfront storage sheds on the water setback and would like the municipality to make an exception to the zoning bylaw for properties on Percy Lake.

We are concerned that the development of new lots will have a negative impact on the quality of life that we currently enjoy on Percy Lake. We acknowledge that we cannot stand in the way of progress and that a property owner has the right to do with their property what he or she sees fit - within the existing bylaws - but we want the Township and the County to take the appropriate steps to ensure that developers and property owners conform to those guidelines and bylaws and that their development only enhances the environment that currently exists.

We are concerned about the water levels at Percy Lake. The majority of property owners would like the lake level fluctuations to be moderated. The lake level is too high in the spring which causes erosion of the shoreline. The lake level is too low too early in the fall which exposes the fish spawning grounds and makes it very difficult to use the boat launch to take boats out of the lake for the winter. The issue is important enough to the Percy Lake Ratepayers' Association that we have two members representing our interests on the Trent-Severn Waterway Coalition which is involved with the Parks Canada - TSW Water Management Study.

Recommendations

The Percy Lake Ratepayers' Association recommends that:

- 1) The Township of Dysart et al make an exception to the zoning bylaw to allow waterfront storage sheds on the water setback on properties on Percy Lake if they conform to the following criteria:
 - only allowed on lots with a slope of 15% or more;
 - at least 4 metres back from the regulated high water mark;
 - at least 1 meter from the side lot line;
 - a maximum building area of 9.5 square metres;
 - a maximum height of 3.5 metres;
 - no motorized vehicles (ie: boats, ATV's, snowmobiles, etc) allowed;
 - no living accommodations (ie: sleeping or eating) allowed;
 - sheds must be screened from view
- 2) The Township of Dysart et al develop and/or strengthen bylaws regarding noise pollution, light pollution, and water pollution - particularly the use of pesticides near the lake - and take the appropriate steps to be in a position to enforce these and the other existing bylaws;
- 3) The Township of Dysart et al and the County of Haliburton ensure that any future development of the waterfront on Percy Lake will only enhance the existing environment. In particular, that:
 - Any future waterfront development will be limited to a maximum of 61 lots;
 - The minimum frontage of a new lot would be no less than twice the minimum allowed under the current zoning bylaws;
 - The minimum lot size would be no less than twice the minimum allowed under the current zoning bylaws;
 - The developer cooperate with the municipality in every possible way to develop a suitable new local landfill site to accommodate the future requirements of the area's property owners;
 - The Gull River Portage area is protected for public use from south of the Gull River to well north of the Portage trail, from the shore of Percy Lake to the shore of Haliburton Lake;

- The sand spit beach on the east side of Percy Lake just north of the protected wetlands and the two islands near the dam are protected for limited public use (ie: no motorized vehicles, water access only, no camping);
 - The wetlands in the southeast corner of Percy Lake be protected from any development whatsoever;
 - The Township and the developer cooperate to develop a second boat launch to serve new lots developed in the south end of Percy Lake;
 - Broadband Internet access be provided to any newly developed lots and to all the existing lots at the same time as the new lots are serviced with telephone and electricity;
- 4) Parks Canada and the Trent-Severn Waterway Authority moderate the fluctuation of the level of Percy Lake to one metre;
- 5) The Percy Lake Ratepayers' Association be involved in negotiations between the Township and developers regarding the 5% of the property being developed that is conveyed to the Township.

7) Ontario Ministry of Natural Resources Technical Report on Lake Trout Spawning Activities on Percy Lake 2002

The MNR report is attached.