



Photo Credit: Clare Henderson

THE KAHSHE LAKE PLAN

September 2003

**Sponsored by:
The Kahshe Lake Ratepayers' Association
and Houseys Rapids Lake Residents**

PLANSCAPE



BUILDING COMMUNITY THROUGH PLANNING

The Kahshe Lake Plan

September 2003

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Executive Summary

The Kahshe Lake Ratepayers Association '94 Inc. and the Houseys Rapids Lake Residents have been working together to prepare a Lake Plan for the Kahshe Lake and Bass Lake area. This Lake Plan goes beyond land use development and redevelopment and is intended to address a wide range of concerns that lake residents have expressed, concerns related to water quality, boating, protection of the natural environment, and the quality of life on and around the lakes.

The overall study area includes all of the lands surrounding Kahshe, Bass and Three Mile Lakes. The maps published on the KLRA web site show various aspects of that area clearly. Residents can view these maps on-line and may print them for their personal use. Subsequent to the Annual General Meetings of the Association in 2003, it was decided to remove Three Mile Lake from the proposed Official Plan policies, and this Lake Plan.

The Kahshe Lake Plan Committee (KLPI2002) contracted with Planscape, a local company, to carry out a comprehensive lake study and prepare a detailed plan for the lake associations and the residents to use as a guideline in protecting and enhancing the lakes in future years. Together with the maps, this document results from that Lake Study and includes several strategies for current and future planned actions.

The Study details the characteristics of the area and includes guidelines for protecting the sensitive areas around the shorelines of the lakes. These guidelines go beyond what our rules and bylaws lay down in order to provide advice for residents about what to do and what not to do to keep our environment healthy now and for decades to come.

The Plan sets out a series of actions, some of which have already begun. The most important step taken by Planscape in collaboration with the Kahshe Lake Plan Committee was to create a list of proposed amendments to the Town of Gravenhurst's Official Plan, which will be presented to the Town after lake residents have had time to review it.

In order to carry this and other initiatives forward, the Kahshe Lake Plan Implementation Committee has struck six committees: the Town and District Liaison Committee to provide liaison with both the Town of Gravenhurst and the District of Muskoka; the Political Action Group to deal with provincial and federal laws and regulations; the Water Quality Committee to test recreational lake quality scientifically; the History Project to preserve the stories and images that range over the period of development on the lake; the Kahshe Heritage Lands Study Committee to establish ways to preserve open land around the lakes; and the Water Access Committee to investigate ways of ensuring the availability of parking and docking for water access only properties.

The Kahshe Lake Plan Implementation Committee will continue to exist in order to suggest and support the future actions of the lake associations as they work with residents to protect and enhance all aspects of the quality of life on Kahshe and Bass Lakes and their immediate surroundings for generations to come.



Acknowledgements

The Kahshe Lake Ratepayers Association '94 Inc. and the Houseys Rapids Lake Residents established the Kahshe Lake Plan 2001 Committee with a mandate to prepare an Action Plan for the Kahshe Lake and Bass Lake area.

The Kahshe Lake Plan 2001 Committee retained Planscape to work with the Committee to prepare the Action Plan. Rick Hunter from Planscape and Gord Nielsen from Michalski Nielsen Associates Limited provided ongoing advice and prepared the various documents that form the basis of the Plan.

This report is the Strategic Plan that has evolved over the past two years, based on input from the Committee and the public through the questionnaire and community workshops.

We would also especially thank the following members of the Kahshe Lake Plan 2001 Committee for their input into the preparation of the questionnaire and the subsequent review of the analysis of the survey respondents.

On behalf of the KLRA:

- Eleanor MacLean
- Clare Henderson
- Gary MacLean
- Charlie Tonna
- Chris Markey
- Marion Edwards
- Alex Milburn
- Dianne Munro
- Bruce Chadwick

On behalf of the HRLR:

- George Lindsay
- Gwen Hems

It is through the hard work and commitment of these volunteers that a project such as this one finally sees the light of day.

Collectively, it is our hope that this and the balance of the work being undertaken for the Kahshe Lake Plan will be a valuable resource for the lake residents for years to come.

For additional information on the Lake Plan, reference should be made to the KLRA website at www.kahshelake.ca



The Kahshe Lake Background Study

Introduction

The Kahshe Lake Ratepayers Association '94 Inc. and the Houseys Rapids Lake Residents have been working together to prepare an Action Plan for the Kahshe Lake, Bass Lake and Three Mile Lake area. Subsequent to the Annual General Meetings of the Association, it was decided to remove Three Mile Lake from the proposed Official Plan Policies and this Lake Plan.

The two associations have joined together to set up the Kahshe Lake Plan 2001 Committee. The Committee was set up in 2001 to co-ordinate the preparation of a planning program that will provide guidance for development on the lakes for the years to come.

The last time the planning program on the lakes was reviewed in depth was in 1985, when the Town of Gravenhurst was completing the waterfront policies as part of its Secondary Plan, in consultation with the Gravenhurst Area Lakes Association (G.A.L.A.) and the individual associations on Kahshe and Bass Lakes. Since that time, the Town has adopted zoning standards that implement the 1985 policies.

Since the policy framework regulating development was set in 1985, the associations felt that it was important to review those policies, identify new issues that have evolved over the past 15 years and assess the extent to which the policies in the 1985 Official Plan have successfully protected/enhanced the quality of life on Kahshe and Bass Lakes.

PLANSCAPE has been retained by the Committee to assist in the preparation of the Action Plan. The overall project comprises four components, namely:

- Preparation of a background study that will provide a “snapshot” of what exists around Kahshe Lake;
- A Strategic Plan that is intended to build on the extensive work completed by the two associations;
- A Lake Community Plan which will form the basis for an update of the current Town of Gravenhurst Official Plan policies as they affect Kahshe and Bass Lakes; and
- A Stewardship program encouraging environmental management of the lakes' resources.

Through this Strategic Plan, the Associations will take the initiative in managing change on Kahshe and Bass Lakes. This Plan provides direction on how development is to occur within the study area, and develops an action plan for the Associations to protect the quality of life on the lakes.



Study Area

The overall study area includes all of the lands surrounding Kahshe and Bass Lakes. The general study area is shown in - www.kahshelake.ca/maps/map_1.pdf



Photo Credit: Rick Hunter

Key Features of Kahshe and Bass Lakes

What makes Kahshe and Bass Lakes such special places?

- The natural amenities of the area:
 - Natural Beauty and aesthetics of the area
 - Good swimming in a clean environment
 - Privacy/wilderness character of the lake
 - Good water quality
 - Good Boating
 - Good Fishing
- The social amenities of the area:
 - The size of the lakes
 - Proximity to home
 - Families and friends in the area - A family lake

What are the characteristics of Kahshe and Bass Lakes

- Kahshe and Bass Lakes are predominantly a residential community;
- There is limited commercial activity on the lakes – 2 marinas; one remaining active resort; some service related industrial/commercial uses;
- Over time, there has been a loss in traditional resort/cottage rental facilities;
- Public lands are limited – at about 15% of the shoreline, well below the traditional provincial guideline/target of 25% of the shoreline;
- The two largest tracts of public land are Crown land, both of which have been identified as Conservation Reserves, which should afford more protection to the lands;
- In addition to the two marinas, there are three public docking and boat launch facilities (government docks) now owned by the Town but managed through agreements. There is limited parking and storage facilities available at the public docks, and reliance is needed on abutting privately owned lands.
- There are special places on the lakes – the portage to Three Mile Lake; the dams at the south west corner of the lake; the high rock ridges; the wetlands; the long narrow channels;
- Boating on Kahshe Lake continues to impact more and more on lake residents particularly on narrow channels, due to larger boats, wake boarding and personal water craft;
- Water Quality (trophic state) on Kahshe Lake remains good and does not create a limit to new lot creation;
- Water Quality (trophic state) on Bass Lake continues to provide a limit to new lot creation at the present time. Changes in sewage disposal technologies may remove the link between lot creation and trophic state, and new lot creation may be possible in the near future.



- Both Communities (Kilworthy and Kluey's Bay) have developed over the years as residential communities with an orientation to the Kahshe Lake. Neither community has much capacity for further development, because of current zoning provisions, and the requirements for septic systems.

Bass Lake – lake characteristics

- 101 acres (40.8 ha) of surface area
- 2.8 miles (4.5 km) of shoreline; no islands
- 268 feet (81.7 m) of public shoreline – Bass Lake Park
 - 1.9% of the shoreline is public
- 2.75 miles (4.4 km) of privately held land
- Existing Development – 36 shoreline lots
 - 1 park
 - 22 residential lots
 - 11 vacant
 - 2 other (no categories listed)
- Most of the development is focused on the south side of the lake; north and east side has fewer, larger lots
- Development Potential
 - District Water Quality – NO new lots permitted
- If new development proceeds on the basis of a minimum 300 feet of frontage per lot - maximum 12 lots
- In practice, the number would be less than that

Kahshe Lake – lake characteristics

- 1,856 acres (751 ha) of surface area
- 53 miles (85.3 km) of shoreline, including a large number of islands
- 7.7 miles (12.4 km) of public shoreline – two (2) crown reserves; Nagaya Beach, road allowances; other Town owned parcels
 - 14.5 % of the shoreline is public
- 45 miles (72.4 km) of privately held land
 - 85.5% of the shoreline is privately owned
- Two communities situated on the lake
 - Kilworthy – at South Kahshe Lake Road
 - Kluey's Bay – on North Kahshe Lake Road



- Development is concentrated on the north and west sides of the lake
 - Limited commercial development
 - Marine access points
 - Small lot residential development
- Other parts of the lake are mostly residential, with large lots
- Still reviewing the numbers of existing lots on and around the lake
 - Over 800 parcels of land on the lake
 - Over 140 vacant lots (not all of which can be developed)
 - Over 650 residential uses
- Potential number of new lots – approximately 75, if development proceeds on the basis of a minimum 300 feet of frontage per lot.

Upstream Lakes

- Three Mile Lake is the largest upstream lake with a surface area of 190 acres (77 hectares) to Kahshe Lake and any development on that lake may impact on Kahshe Lake.
- Similarly, Little Sunny Lake is a significant upstream lake from Kahshe and any development on Little Sunny Lake may impact on Kahshe Lake. Access to Little Sunny Lake will ultimately impact on Kahshe Lake.

What are the pressures on land use on the lakes?

- The existing development pattern is shown on – www.kahshelake.ca/maps/map_6.pdf.
- There is little demand or available land base for new resort or commercial development.
- Rockhaven occupies a special place and retains potential for resort or other commercial redevelopment. That potential should be protected and encouraged due to the various positive contributions that these lands make to the lake.
- Most new development will be residential, with new lot creation expected by severance. Where there will be a need for the expansion of public services/facilities, the Town may opt to proceed with development by subdivision.
- There are no major residential subdivisions expected. Few of the remaining properties that have development potential have large enough frontages to warrant proceeding by plan of subdivision. Current and proposed restrictions on the creation of new back lots also generally preclude the subdivision approval process.
- Existing, smaller vacant lots will have pressure for development, as fewer lots are available around the lakes. Some of these are located throughout the lakes, but most are concentrated in the southeast portions of the lake, along the channel to Grant's Bay and around Boyd Island.



- The major impacts of development on the lakes will be the redevelopment of existing properties – from smaller cottages to larger year round homes and cottages. Larger homes are expected on properties with road access; water access lots are expected to remain more modest in size.
- The visual impact of development will be felt the most at the shoreline, with the development and redevelopment of shoreline structures. There are only a small number of modest sized boathouses on the lakes, although there is increasing pressure for newer, larger boathouses.
- With the exception of Kilworthy, Kluey's Bay and around Barkway, there is not a lot of existing backlot development around the lakes. Due to the road patterns and ownership patterns, there is not a lot of potential for additional backlot development.
- There is not a lot of development potential in the existing built up communities of Kilworthy and Kluey's Bay. There will be pressure for more redevelopment, but the small existing lots will affect the potential extent and scale of redevelopment.
- There is little opportunity for new marina facilities on the lake; ongoing redevelopment of existing marina facilities is important to the long term health of the lake community, particularly those with water access property.
- Increasing recreational boating should be countered by encouraging the reduction of emissions and horsepower of boats, better enforcement of existing speed limits, and control or prevention of wake boarding and personal water craft in narrow channels and environmentally sensitive areas.

What is missing on the lake?

- Updated resort/restaurant facility; and
- Upgraded docking and launching facilities for the benefit of water access properties to provide long term secure mainland parking for those properties. Large areas of the lake are expected to remain water access only, and mainland docking and parking facilities are critical.

Shoreline Protection – The Environmental Perspective

The impact of waterfront development is most significant at the shoreline. Individual property owners have a responsibility to minimize their impact on the shoreline, and thereby contribute to the health of the entire lake environment.

The following sections provide an overview of the sensitive nature of shorelines and near shore areas, and provide important background information that impacts many of the strategies contemplated in this Plan.



Role of Shoreline as Fish Habitat

- Shallow near shore areas (to a depth of about 4m) are responsible for 90%+ of lake productivity. These areas provide:
 - Shallow water & shade;
 - Warm temperatures, abundant oxygen;
 - Abundant structures (logs, rocks, etc.) ;
 - Food sources in the form of aquatic plants, algae, leaf litter, organic detritus and invertebrates; and,
 - Great diversity of conditions.
- Such features are important in providing fish with cover, shelter, spawning & nursery habitat and feeding opportunities.
- Typically, this important band of habitat only extends a few metres to 20m offshore.
- Quality of this habitat is dependant on the adjacent shoreline riparian zone, particularly to a distance of 15 – 20m back from the water's edge.
- In contrast, at water depths above 4m, typically encounter uniform bottom conditions, often a bottom of fine silt, little in the way of structure and often little or no oxygen for much of the year.
- Known fish habitat are shown on – www.kahshelake.ca/maps/map_13.pdf.

Role of Shoreline as Wildlife Habitat

- The transition zone between shoreline and lake provides a great diversity of conditions for wildlife.
- All wildlife need water.
- Protected shoreline edges provide resting, nesting and feeding habitat for a wide variety of ducks, diving birds, herons, shorebirds, small mammals, large mammals, amphibians and reptiles.
- Areas of emergent and submerged vegetation, including marsh edges, contribute to value.
- Often get a concentration of conifer along shoreline, providing winter cover and browse for deer.

Role of Shoreline in Water Quality Protection

- Nutrients, particularly phosphorus, control lake water quality and clarity.
- Suspended soil particles can be a major source of such nutrients.
- Shoreline vegetation acts as a filter, reducing amount of suspended solids and nutrients in runoff.
- Shoreline wetlands enhance this function and act as a sink for nutrients.
- Natural shorelines also dampen wave energy and reduce the potential for shoreline erosion.



Relationship of Cottage Development to Water Quality, Fisheries and Wildlife Habitat

- It is the narrow band around a lake shoreline that is most critical in protecting water quality, fisheries and wildlife habitat.
- The most critical area extends from about 20m onshore to 20m offshore.
- Historically, cottage development has often encroached to within 20m of the shoreline.
- The majority of activities around the cottage (e.g. lawns, clearing, swimming, boat docks and boathouses and other leisure activities) occur within the 40m wide band.
- Cottage development can often be in conflict with the desire to protect a lake's natural resources and water quality.
- Good environmental stewardship at the cottage comes down to finding an appropriate balance between enjoying the use of property, and protecting the values for which it is so important.

Protecting Environmental Quality for New Residential Development

- Ensure minimum lot sizes are sufficient to maintain a substantial amount of shoreline in an undisturbed state.
- Where concerns exist, require a site servicing/environmental impact study.
- Protect areas of particularly important shoreline/near shore habitat from development. This might include:
 - Areas of particularly sensitive fish habitat, including shallow, vegetated near shore areas and the mouths of creeks;
 - Shoreline wetlands; and
 - Areas servicing as core winter deer habitat.
- Depending on the extent of such habitat, options include: excluding new development along a portion of the shoreline requiring increased frontage or placing restrictions on the location and design of dwellings and shoreline facilities.
- Maintain shoreline structures and associated disturbance to a small portion of the lot frontage and retain the remainder of the frontage in its natural form.
- Include a substantial setback for dwellings and sewage disposal systems and maintain the majority of this area as an undisturbed buffer zone.
- Ensure appropriate mitigation measures are implemented during the development of the property and until disturbed areas have fully stabilized to prevent sediment laden water from entering the lake.
- Make sure owners and their contractors are aware of and understand the reason for these requirements.
- Encourage the implementation of new technologies to reduce nutrient loadings or minimize other negative impacts.
- Make sure there is good enforcement.



Protecting Environmental Quality for Residential and Commercial Redevelopment

- Make sure proposals for new shoreline structures or cottage additions respond to the previously described principles.
- Seek opportunities to improve upon existing conditions through policies and the process of issuing permits.

Protecting Environmental Quality for Existing Cottages

- Educate and “soft sell” on the importance of shoreline/near shore protection.
- Ensure the existence of a program to monitor the performance of sewage disposal systems.
- Encourage the implementation of new technologies to improve upon the status quo.
- Look for incentives/assistance for property owners to make improvements..



The Kahshe Lake Strategic Plan



Photo Credit: Clare Henderson

Vision Statement

The Vision Statement for the Kahshe Lake Plan builds on the mission statement of the KLRA:
The purpose of the Strategic Plan is to:

- **To protect and enhance all aspects of the quality of life on Kahshe and Bass Lakes and their immediate surroundings;**
- **To maintain and enhance the environmental integrity of the lakes and their immediate surroundings;**
- **To encourage residents to respect the rights of their neighbours to enjoy the qualities that make the lakes special; and,**
- **To provide mechanisms for liaisons with Municipal and Government bodies to ensure the long term interests of the lake residents are reflected in decisions made at the municipal, provincial and federal levels.**

Principles

The Strategic Plan is based on a number of key principles:

- Change can be managed to maintain and enhance the quality of life that is important to the residents of Kahshe and Bass Lakes.
- Respect for the natural environment is key to all actions on the lake.
- Respect for our neighbours, their rights to privacy and enjoyment of their individual properties and of the lake, provides a foundation for cooperation and cooperative action.
- No one group or individual has the responsibility to protect the quality of life on the lakes. There is recognition that both individually and collectively, the residents of Kahshe and Bass Lakes can make a difference to the quality of life on the lakes.
- The Associations can provide a key liaison between the residents of the lakes and all levels of government (Town, District, Provincial and Federal).
- The Associations can take direct action to ensure that those features that contribute to the quality of the environment are protected, maintained and enhanced.
- Lake residents can and should take an active role in identifying future directions for the lakes and in protecting the resources that characterize Kahshe and Bass Lakes.



Photo Credit: Clare Henderson

The Strategic Plan Process

The Strategic Plan is part of the overall mandate of the Kahshe Lake Plan 2001 Committee. It goes beyond land use planning issues and is intended to address various issues of concern to the lake residents, concerns related to water quality, levels of development, boating.

The Strategic Plan process will map out the Associations' actions that will influence the direction and type of change that should be occurring on the lakes.

- Input for the strategic plan was obtained through four processes:
 - Research and compilation of background information;
 - Review of the existing planning framework;
 - Direct interaction with the lake community through the questionnaire and community workshops; and,
 - Ongoing consultation with the Steering Committee.



Goals of the Strategic Planning Initiative

The goals of this strategic planning initiative are to identify, implement and guide actions that will:

- Maintain and improve the quality of life on the lakes;
- Build on existing strengths and opportunities around the lakes;
- Identify those actions which will be the most effective in advancing the interests of the lake residents;
- Establish effective working relations between the Associations, the Town of Gravenhurst, District of Muskoka, Provincial and Federal agencies;
- Promote new standards of environmental stewardship and land use;
- Identify specific actions that can be undertaken by the Association and its members to promote environmental protection of the lake;
- Provide a multi-year action plan for the Association; and,
- Identify and build partnerships with other lake organizations.



Photo Credit: Clare Henderson

Expected Outcomes from the Strategic Plan Process

The outcomes expected as a result of the implementation of the strategic plan are:

- Improved development standards and changes to the Gravenhurst Official Plan and Zoning By-law;
- Increased awareness of the impact of development and what can be done to influence/mitigate/reduce such impacts by:
 - The public/residents of the lake community;
 - By decision makers:
 - Local and District, and
 - Provincial and Federal;
- Better environmental management of the lake's resources;
- A process to identify lands to be protected from development, and to develop mechanisms for long term protection of those lands;
- Research the potential for a Kahshe Lake Foundation to act as a Land Trust for long term conservation of lands around the lake; and
- Community support for various initiatives.
- Establish procedures of ensuring long term availability of parking and docking facilities for water access only properties.
- Protect the access to existing portages and creeks from Three Mile Lake and Little Sunny Lake to Kahshe Lake.



Photo Credit: Clare Henderson

The Strategy and the Initiatives

The Strategy is divided into a number of components.

Land Use Planning – the Kahshe Lake Plan & its implementation through Zoning

- Prepare the Kahshe Lake Plan as an amendment to the Town of Gravenhurst Official Plan and submit it to the Town for adoption and approval;
- Identify with Town staff specific changes to the zoning by-law to implement the revisions to the Official Plan;
- Work with the Town to update its policies and procedures respecting road allowances leading to water and shore road allowances;
 - Road Allowances leading to water should continue to remain in public ownership, as part of the lands that are not developed on the lake.
 - Shore Road Allowances could continue to be closed where needed to accommodate existing structural development.
 - Consideration should be given to NOT closing shore road allowances that are not to be built on, to provide for shoreline protection;
 - Alternatively, the Association and the Town could explore the opportunity/feasibility of attaching conservation easements to such shore road allowances that are conveyed to abutting owners, to ensure that the impact of shoreline development be minimized.
- Special provisions on boathouses to ensure they are at a scale that is in character with the lakes.

Heritage Properties

- On Kahshe Lake there are several historic properties with original pre WWI or pre 1920 cottages as well as some which survived the 1912 fire; or log homes belonging to the original land owning pioneers. These properties should be encouraged for listing, followed by designation, under the Ontario Heritage Act. Following listing or designation, provided that the general environmental policies of the plan are maintained, exceptions can be considered to the zoning standards to enable the retention of their historic siting, size or exterior features or other built or natural heritage features on the property so that they are not lost to the future by demolition or demeaned by compliance to new zoning rules.

Land Trust & Conservation Easements

- Develop a liaison with land trust and conservation groups in the area, including:
 - Muskoka Heritage Foundation



- The mandate of the Kahshe Lake Foundation will be to acquire land or interests in land for their permanent conservation/preservation.
- Examine in detail the mechanics of establishing a Land Trust – The Kahshe Lake Foundation,
 - Incorporation and Charitable Trust status;
 - “tax credit” status – donations of real property;
 - fundraising; and
 - Initiate a program to encourage bequests from major landholders.
- Identify candidate lands for possible acquisition through the Land Trust or for establishment of permanent Conservation Easements. Priority lands would include:
 - Wetlands and other environmental protection lands;
 - Private lands in front of significant fish habitat areas;
 - Significant steep properties/cliffs;
 - Small vacant privately owned islands; and,
 - Properties with historic or scenic values of importance to the lake.
- Encourage property owners to take advantage of the Managed Forest Tax Credit program, to protect large holdings from immediate development by providing tax relief.
- Investigate the process for acquiring conservation easements on lands that cannot be acquired in the short term.

Political Action Group

- Coordination with District and Town governments and other associations (including FOCA) on major policy initiatives that affect the lakes (e.g., boating activity, speed limits, watercraft safety, environmental management, heritage protection).
- Monitor District of Muskoka Planning Activities related to:
 - Water Quality; and
 - Natural and Built Heritage Policies.
- Encourage the Town of Gravenhurst to accept land as part of its 5% parkland dedication process to add to the inventory of public lands on the lake.
 - Such lands would remain as conservation lands and could include lands with environmental significance (wetlands, etc); and
 - Such lands could eventually be added to the Land Trust inventory.
- Work with the Town to develop the criteria for accepting lands for parkland dedication.
- Work with the Town to restrict the uses of pesticides and herbicides.

Environmental Management

- Continue with the Lake Steward program to measure water quality components;
- Work with the District to strengthen the Lake Steward program;



- Develop a program on the lake to hire a student to undertake a detailed field investigation of:
 - identified Type 1 fisheries habitat;
 - areas that have potential for fisheries habitat but have been degraded and could be rehabilitated; and
 - inventory of wetlands to build a data base on their features and significance.
- Monitor the effects of development on upstream lakes and streams in the immediate watershed to ensure there is no detrimental impact on Kahshe or Bass Lakes.

Education and Communications

- Develop a library of environmental and lake planning documents which can be accessed by members of the associations;
- 2002 Handbook;
- Encourage residents to adopt shoreline protection measures;
- Educate residents on the requirements for shoreline protection;
- Encourage residents to adopt “environmentally friendly” practices at their homes;
- Encourage local merchants to stock environment friendly cleaning products and lawn and garden products;
- Educate all residents on dangers of uses of such other polluting products, and where and how to obtain environmentally friendly products, and plan garden areas not requiring hazardous or nutrient products;
- Encourage the use of the latest phosphate-reducing technology systems for waste handling in both new and existing residences;
- Prepare a map to identify areas to avoid when boating – due to shallow areas, vegetation communities, etc., for distribution at marinas and to residents;
- Explore the feasibility (in conjunction with the Dept of Fisheries and Oceans) of setting up markers in front of sensitive environmental lands that would be susceptible to boating damage, to slow boat traffic in those areas and protect the shorelines;
- Sponsor programs on safe boating practices and work with marinas and government agencies to ensure a high level of boating awareness on the lake; and,
- Recognize that boating is an intrinsic part of recreational experiences on the lakes; there should be a place to accommodate various boating experiences.

Kahshe Lake History

- Research the history of the Kahshe Lake area and create a timeline of significant events;
- Collect stories and anecdotes from cottagers on the lake;
- Collect photographs and documents from residents;
- Publish at least one volume of Kahshe Lake stories including a timeline; and
- Create an archive of original documents and photographs to be mounted on the K.L.R. A. web site.



Docking and parking facilities for water access properties

- Research options to ensure long term, secure parking and docking facilities for existing water access only properties; and
- Explore the potential impact of new water access development on parking and docking facilities.

Administration

- Build up a data base of people willing to assist in various components of implementation of the plan;
- Develop an inventory/data base of key contact persons at the Town, District, Provincial and Federal levels and at selected ratepayer organizations;
- Lake stewardship;
- Fundraising;
- Research;
- Monitoring and Evaluation.



Multi Year Implementation Program

- Kahshe Lake Plan Implementation Committee be established to coordinate a series of activities designed to protect and enhance the natural environment of the lake and the surrounding area.
- The Implementation Committee establish a series of subcommittees to work on specific components of the strategic plan.
- The Committee prioritize the recommendations in the Strategic Plan and identify those that warrant immediate action and those that will require a longer time frame.
- The Committee set out specific objectives on an annual basis for approval by the KLRA and the HRLR.
- The Committee prepare an annual report to the KLRA and the HRLR to update the membership on activities in the previous year and to identify priorities for the next year(s).

Time Frame – Specific Initiatives:

2003/2004

- Complete and submit the Kahshe Lake Plan to the Town of Gravenhurst for approval; Work with the Town and District to ensure prompt adoption of the Amendment;
- Initiate work on the required zoning amendment to implement the Official Plan changes;
- Establish a formal liaison with the Town to ensure regular meetings and sharing of information on issues that affect the Kahshe and Bass lake areas;
- Establish a formal liaison with the District of Muskoka to ensure regular meetings and sharing of information on issues that affect the study area;
- Undertake a workshop on Land Trusts;
- Undertake a workshop on shoreline regulations, inviting presentations from the Department of Fisheries and Oceans, the Ministry of Natural Resources, District of Muskoka and the Town of Gravenhurst – the purpose of the workshop is to identify existing rules and how they are applied; and
- Establish a water access committee to report on issues related to ensuring long term, secure parking and docking facilities for water access only properties.

2004 and Beyond

The Kahshe Lake Plan Implementation Committee will continue to exist in order to work with neighbouring lakes to ensure mutual co-operation, and to evaluate, report, and support the future actions of the lake associations as they work with residents to protect and enhance all aspects of the quality of life on Kahshe and Bass Lakes and their immediate surroundings for generations to come.

