



Blackstone Lake Cottagers Association

2023 Lake Survey Summary
August 29, 2023



- **AGENDA**

1. Welcome and meeting logistics
2. Overview of survey results
3. Discussion and polling

Proposed next steps based on survey results (80% + SUPPORT).

1. Request that TOA - as a priority - develop contingency plans and alternatives to ensure sustained, quality access for water access ratepayers with appropriate consultation with those directly impacted.
 2. A Blackstone Water Access User Group be established to monitor progress and work with TOA to ensure any plans meet the needs of the community.
 3. Flag for TOA the lack of definitive support for a separate public access dock or removing roads restriction. More study required.
4. Next Steps
 5. Adjournment

Our purpose

To address the concerns of the members who own properties on Blackstone Lake and to monitor and promote the preservation of our water, forest, fishery and educating members in environmental stewardship.

Thank you – Carolyn Rymell



Survey participant profile

Various sources seem to have different numbers for how many ratepayers we have because of multiple lot ownership and some likely variance in road access and water access labels.

We use Chris Morwald's count of 133 (55 road access, 78 water access)

In any case, survey response is very high overall, and remarkably high for water access. **(road access: 25/55 45%; water access: 72/78 92%)**

- Water access ratepayers on lake 78/133
- Response rate so far 97/133
- Respondents to survey so far, 27.8% non BLCA member
- BLCA board 63% water access (5/8)
- 90% provided substantive comments

Survey caveats – survey is an important indicator

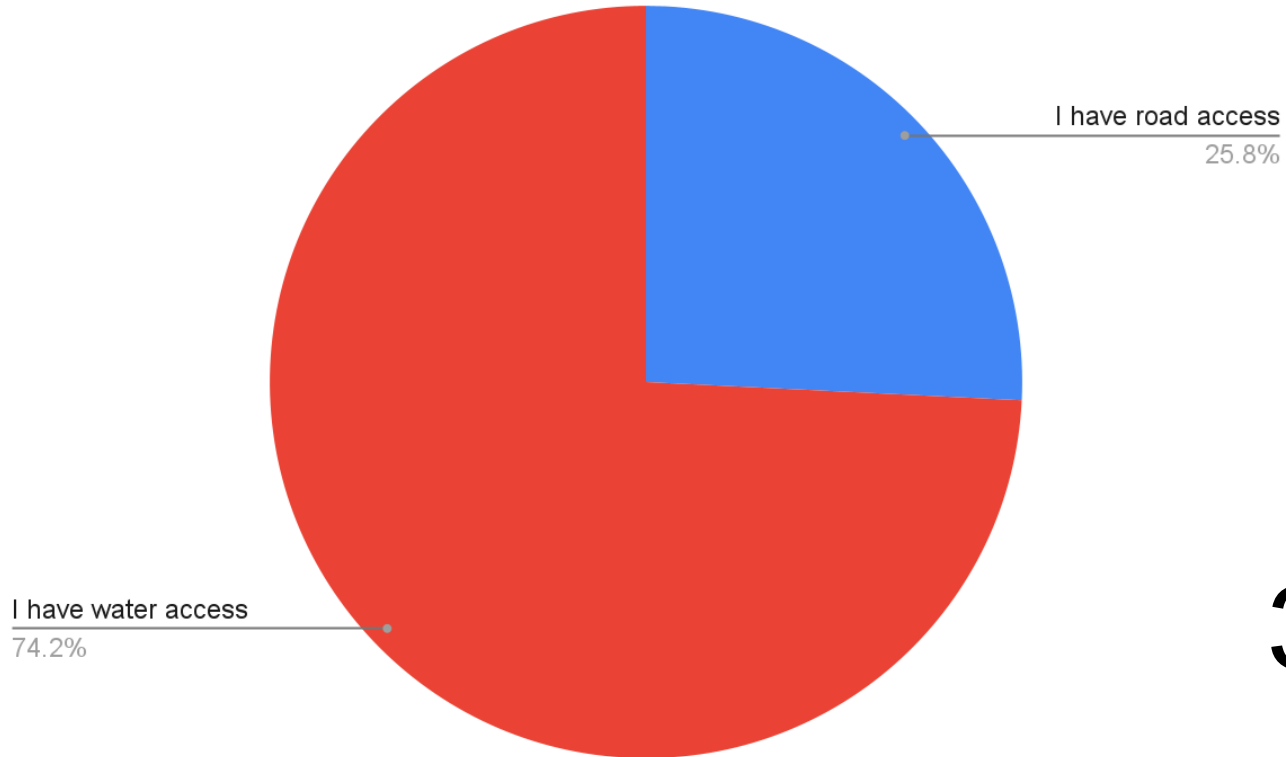
- The survey is the start of a process
- NOT a referendum or an actual vote
- Much fact gathering needed to develop any plan
- Lake topography is a limiting factor!
- Need to consider costs and other impacts

- High participation rate and comments mean it must be taken seriously
- Water access participation rate in particular means it needs to be taken very seriously

- Formation of water access user group a key step.

Property access distribution of respondents

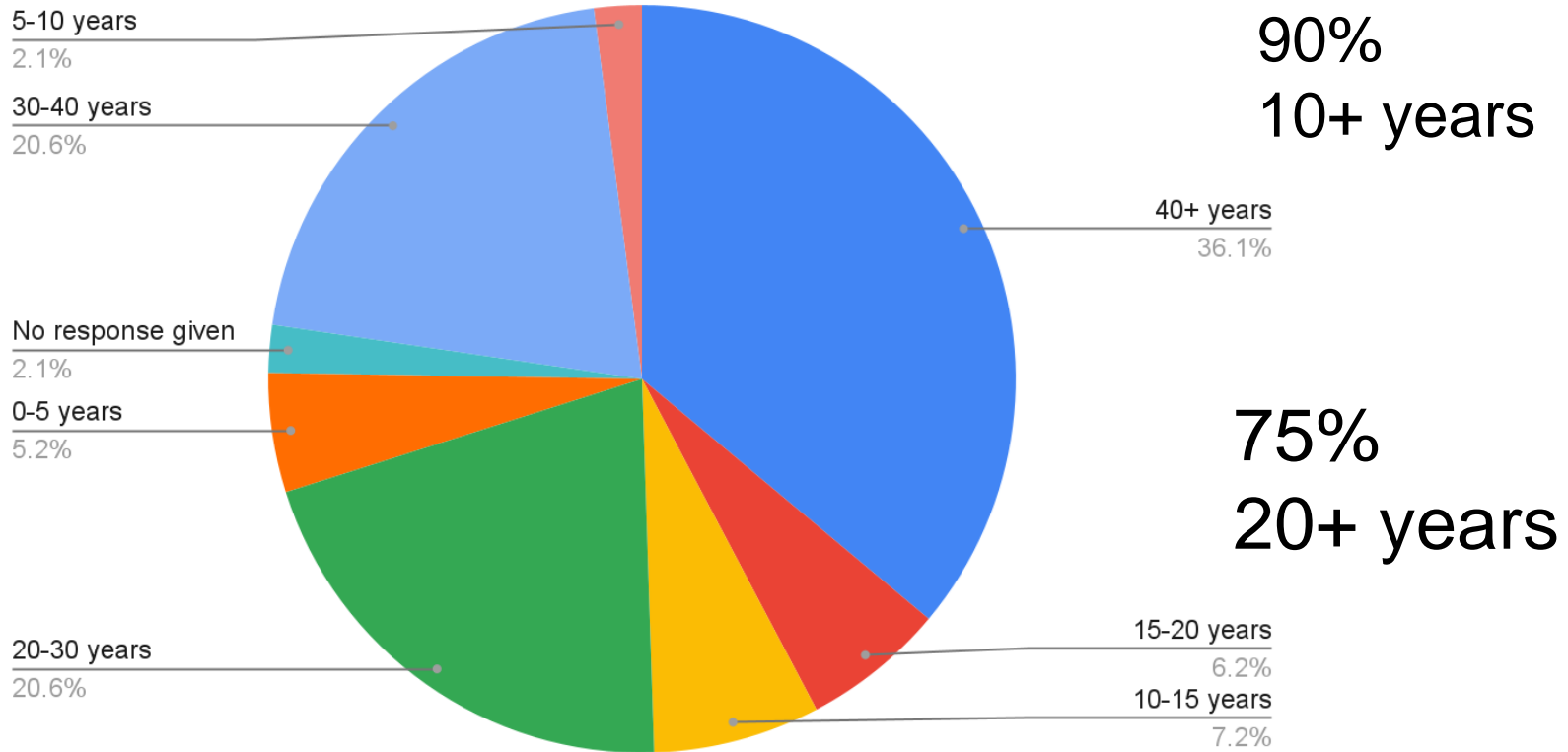
97 out of 97 respondents answered this question.



3/4

Lake tenure of respondents

97 out of 97 respondents answered this question.



Membership distribution of respondents

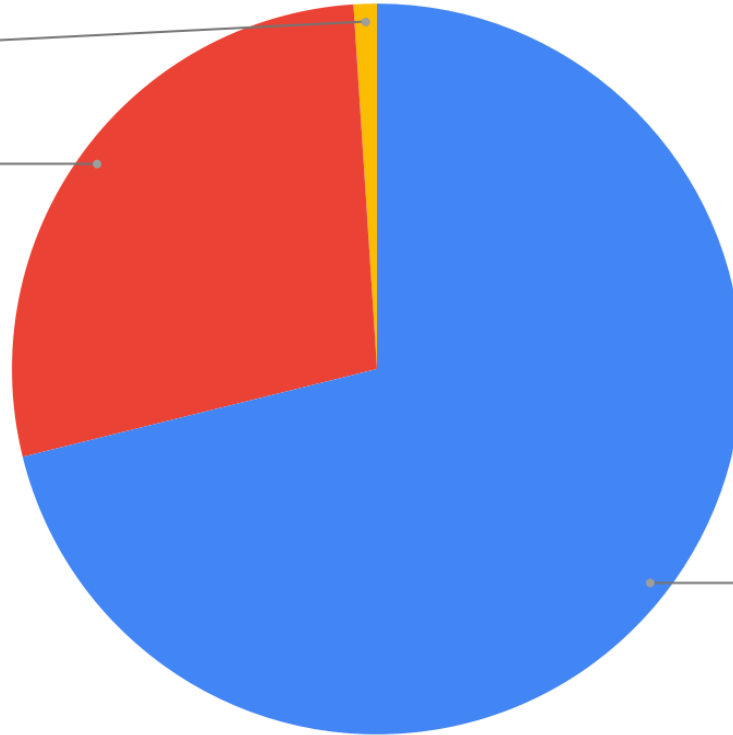
96 out of 97 respondents answered this question.

No response

1.0%

Not a BLCA

27.8%

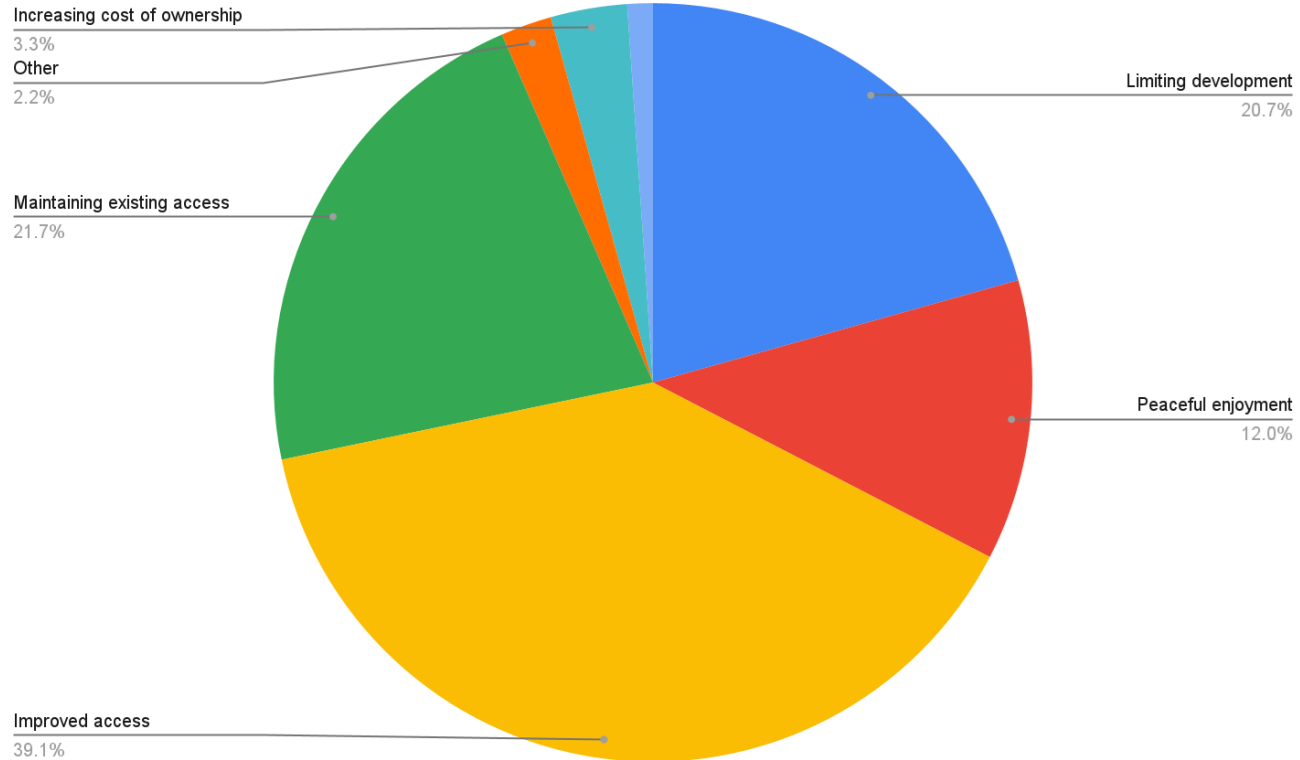


71% BLCA member

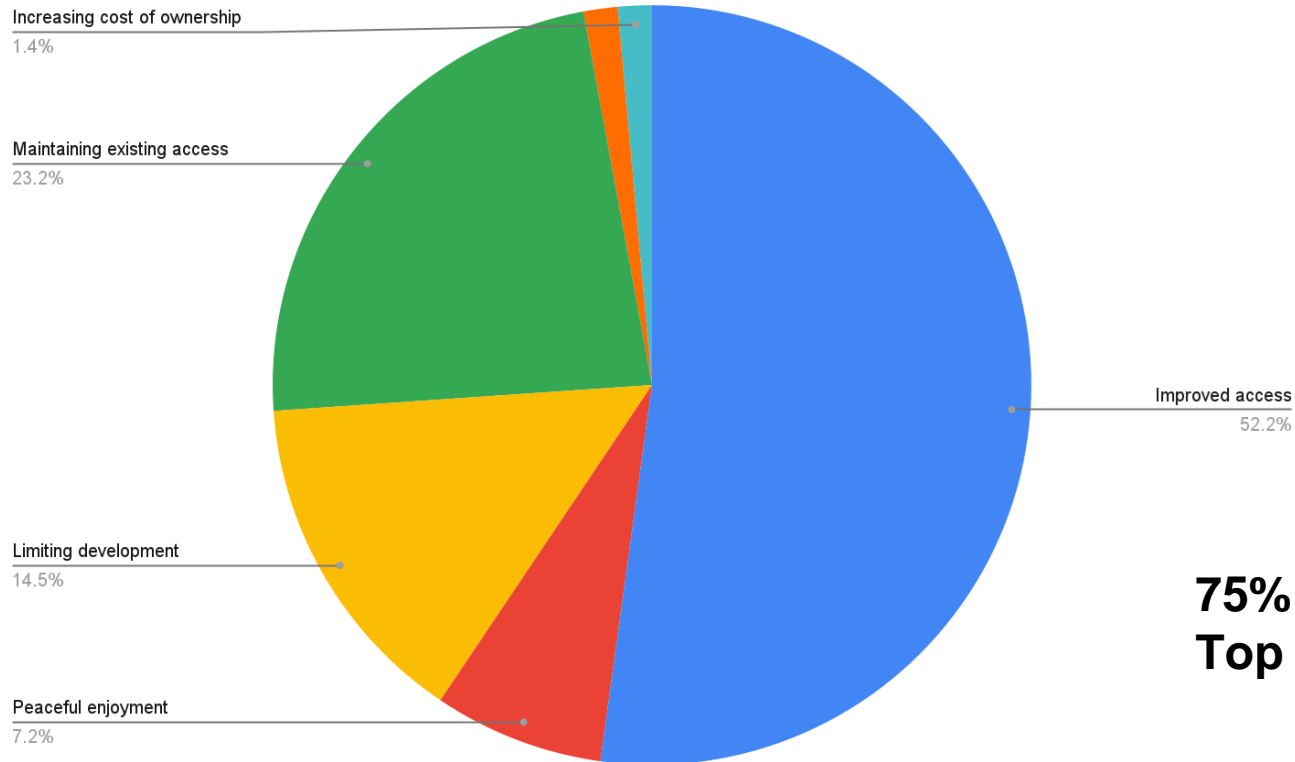
BLCA member

71.1%

First-ranked priority of all respondents

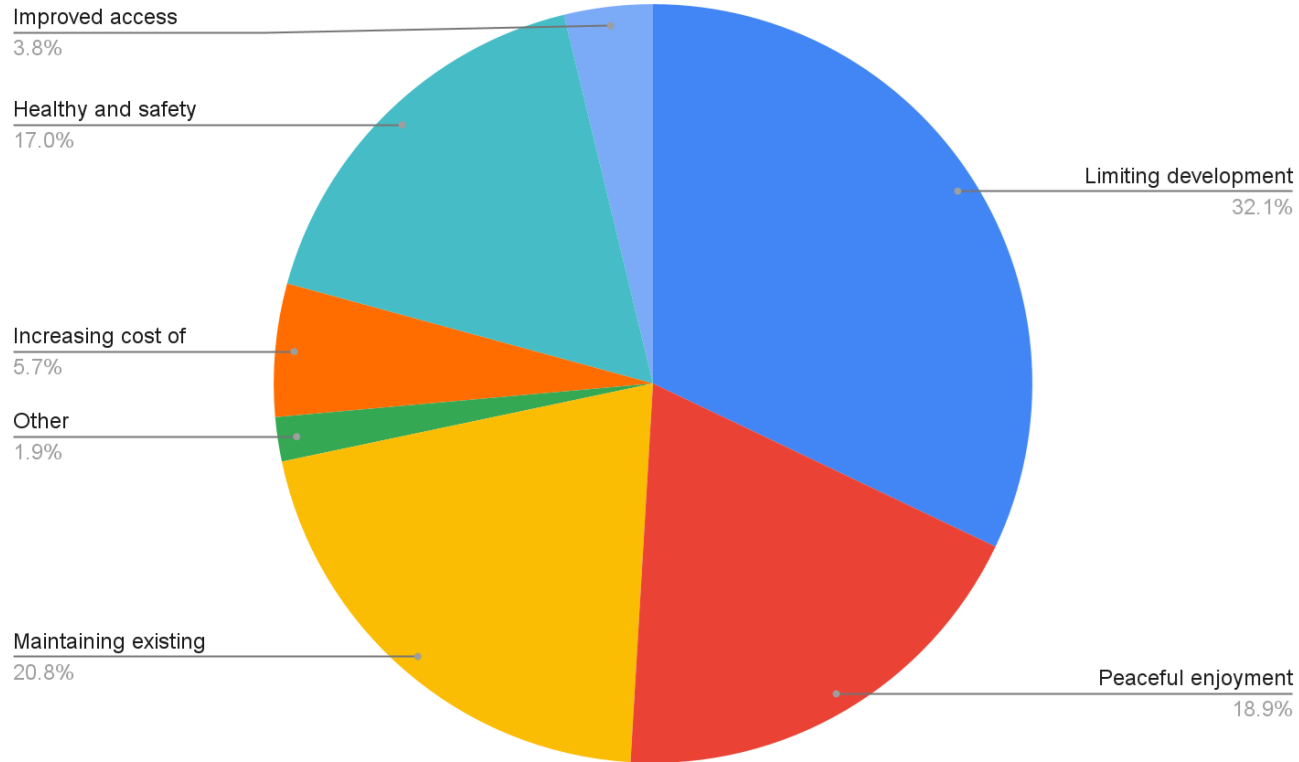


First-ranked priority of water access respondents



**75% access
Top priority**

First-ranked priority of road access respondents



“Other” priorities of all respondents (mentions)



Priorities of all respondents –weighted average

92 out of 97 respondents answered this question.

The ranking of priorities was determined by calculating the average of the numerical values for each ranking (1-7) for each priority.

Responses with a lower average were most consistently ranked as a high priority by survey respondents.

1	Maintaining existing access
2	Improved access to my property
3	Limiting development beyond what is currently allowed
4	Peaceful enjoyment
5	Healthy and safety
6	Increasing cost of ownership
7	Other

Priorities of water access respondents – weighted average

69 out of 72 respondents who indicated they have water access answered this question. The ranking of priorities was determined by calculating the average of the numerical values for each ranking (1-7) for each priority. Responses with a lower average were most consistently ranked as a high priority by the applicable survey respondents.

1	Improved access to my property
2	Maintaining existing access
3	Peaceful enjoyment
4	Limiting development beyond what is currently allowed
5	Healthy and safety
6	Increasing cost of ownership
7	Other

Priorities of road access respondents –weighted average

21 out of 23 respondents who indicated they have road access answered this question.

The ranking of priorities was determined by calculating the average of the numerical values for each ranking (1-7) for each priority.

Responses with a lower average were most consistently ranked as a high priority by the applicable survey respondents.

1	Limiting development beyond what is currently allowed
2	Peaceful enjoyment
3	Maintaining existing access
4	Healthy and safety
5	Increasing cost of ownership
6	Improved access to my property
7	Other

Weighted Average - Priorities comparison

92 out of 97 respondents answered this question.

The ranking of priorities was determined by calculating the average of the numerical values for each ranking (1-7) for each priority. Responses with a lower average were most consistently ranked as a high priority by survey respondents.

All respondents

1	Maintaining existing access
2	Improved access to my property
3	Limiting development beyond what is currently allowed
4	Peaceful enjoyment
5	Healthy and safety
6	Increasing cost of ownership
7	Other

Road access respondents

1	Limiting development beyond what is currently allowed
2	Peaceful enjoyment
3	Maintaining existing access
4	Healthy and safety
5	Increasing cost of ownership
6	Improved access to my property
7	Other

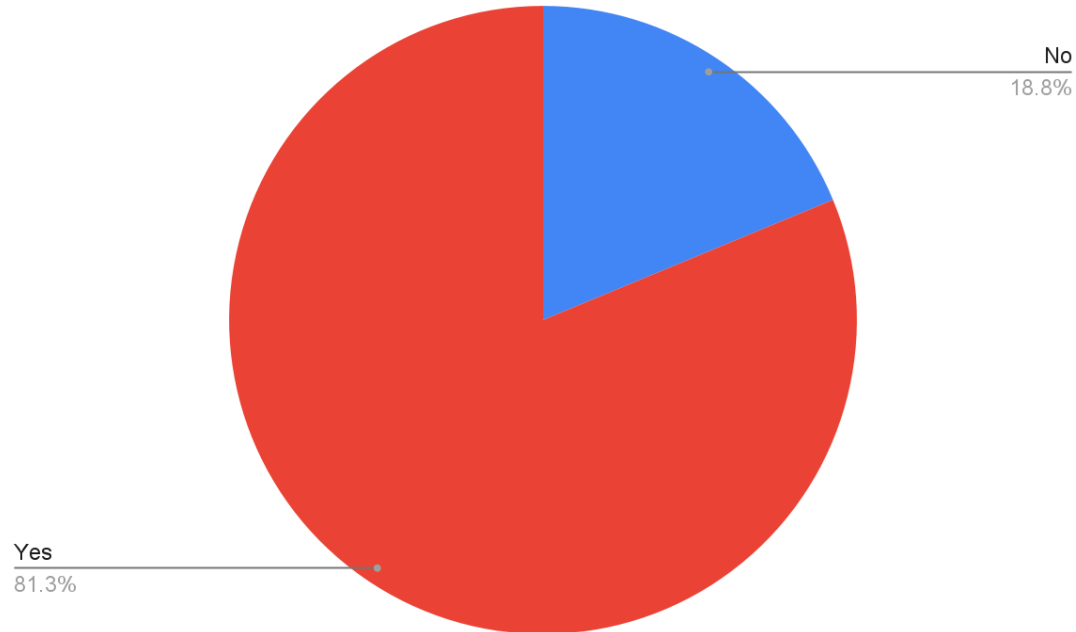
Water access respondents

1	Improved access to my property
2	Maintaining existing access
3	Peaceful enjoyment
4	Limiting development beyond what is currently allowed
5	Healthy and safety
6	Increasing cost of ownership
7	Other

Freeze Further development

Do you agree that the BLCA should present to the TOA a request for a new By-Law for 'no further development' on Blackstone Lake, if substantiated by environmental studies and other pertinent requirements?

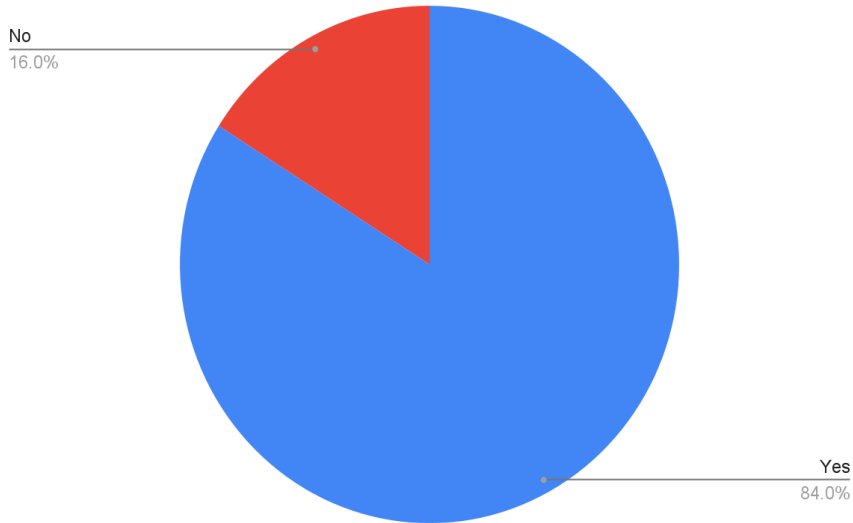
97 out of 97 respondents answered this question.



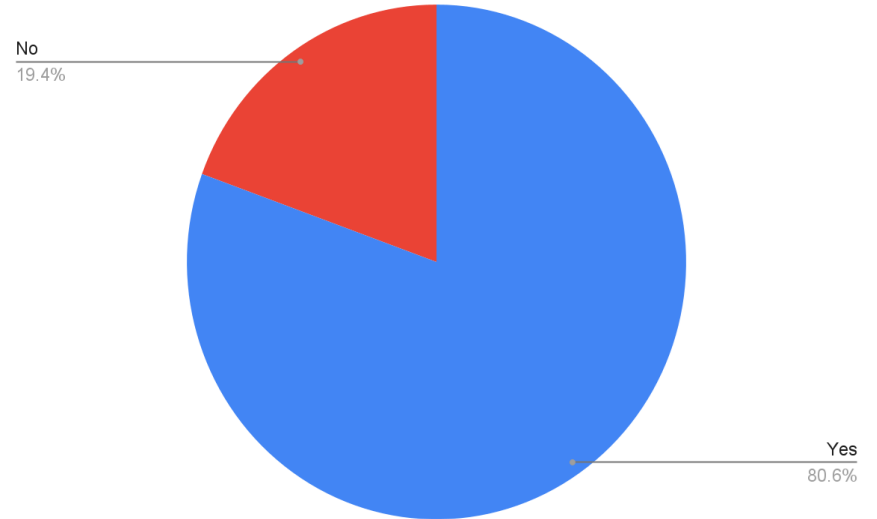
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Road access respondents



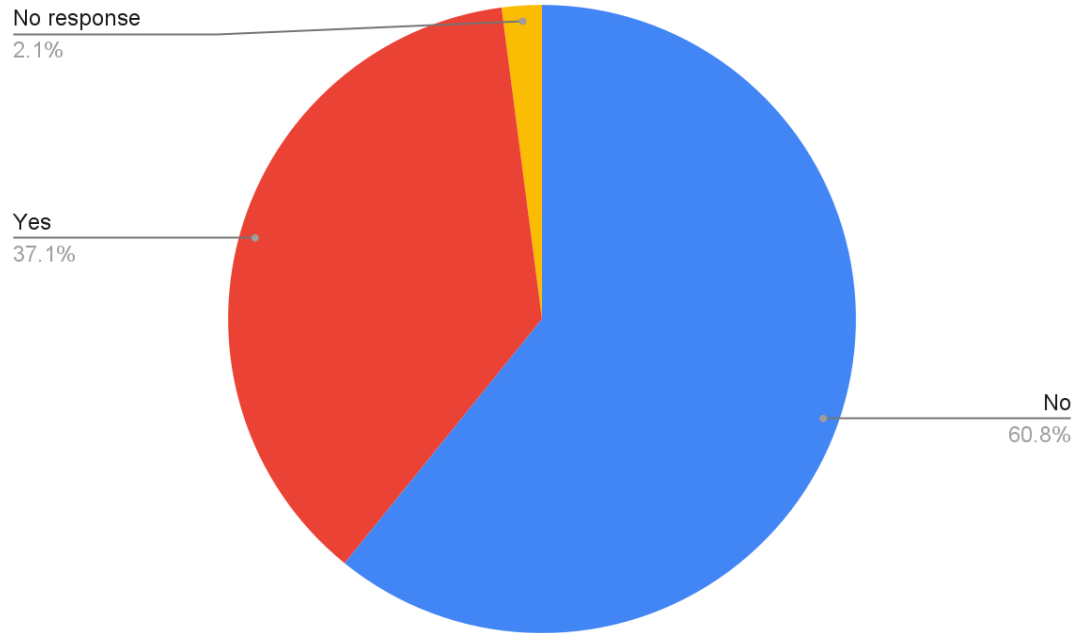
Water access respondents



Further development – detailed comments offered

Do you have other suggestions related to potential zoning or bylaw changes?

95 out of 97 respondents answered this question.

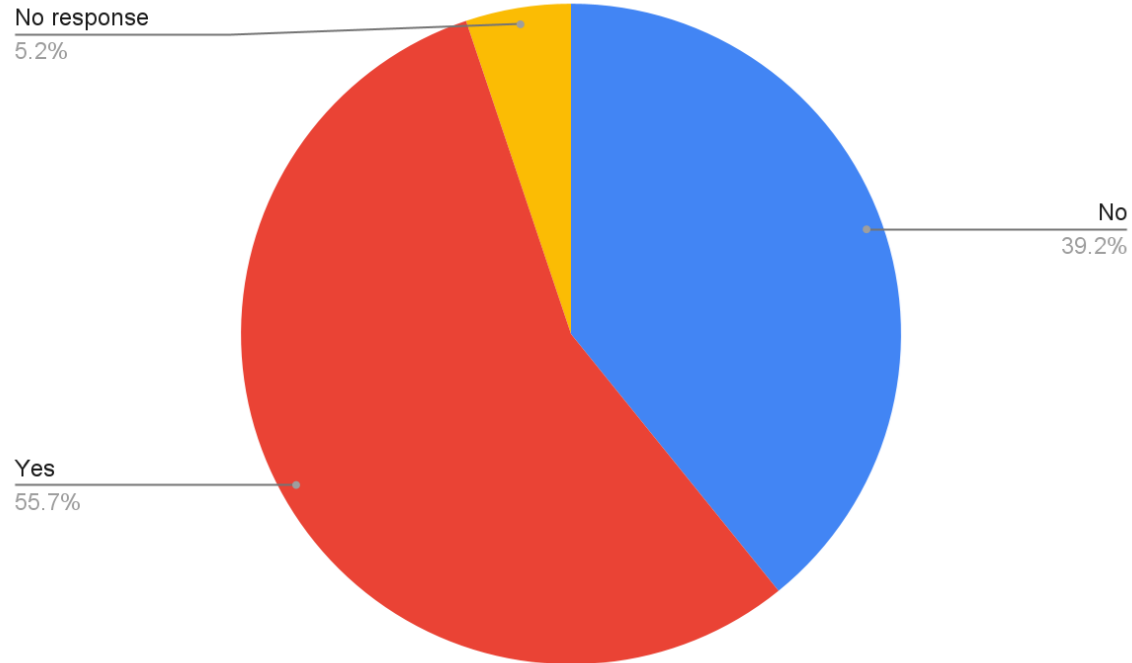


- 81.3% of respondents indicated “Yes” when asked if they support “no further development” (lot severance)
- “Yes” is probably understated support, because some respondents who said no, commented about being sure to allow “as of right” development for about 20 more lots. Or that some development needed to resolve access/service issues

Build Public access

Do you support the idea of adding a public access ramp/dock on the lake, if even feasible?

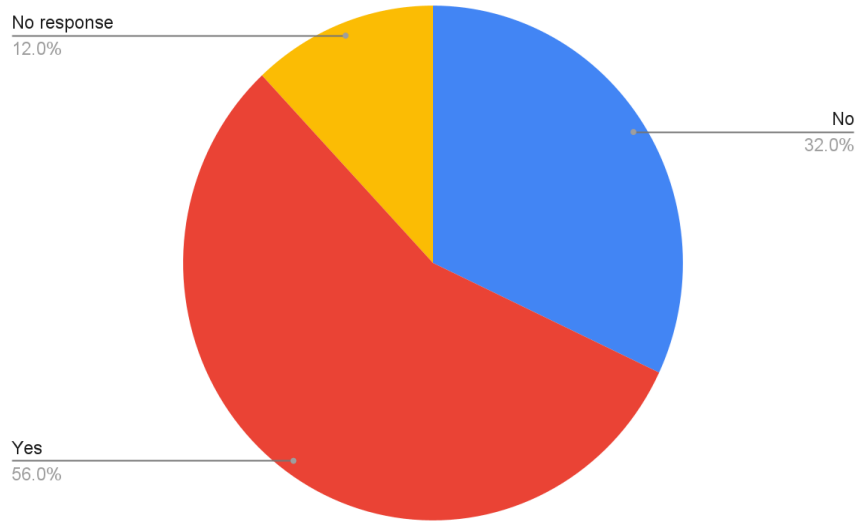
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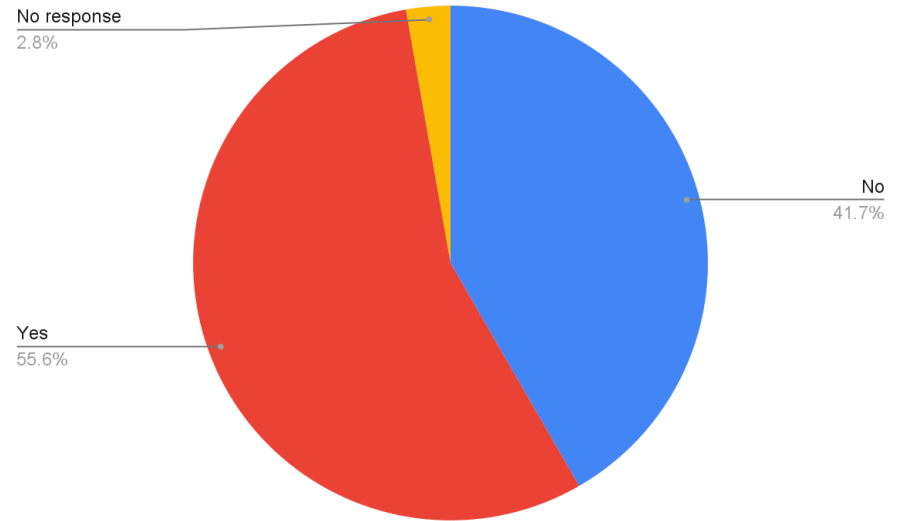
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Road access respondents



Water access respondents



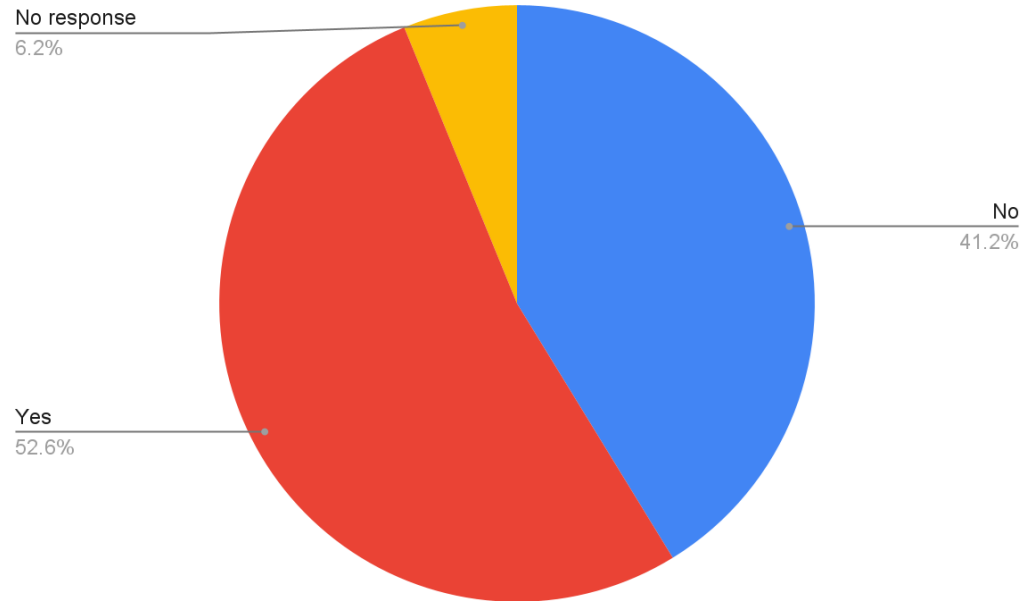
Public access ramp

- 55.7% of respondents indicated “Yes” when asked if they support adding a public access ramp or dock on the lake
- We believe “Yes” is quite overstated, because several respondents’ comments expressed concerns about current monopoly and access restrictions as opposed to a separate full public launch.
- Cost could be prohibitive

Allow Road access

Do you support a request to the Township to amend the Official Plan to remove the current 'roads ineligible' restriction that has existed since the Township was formed?

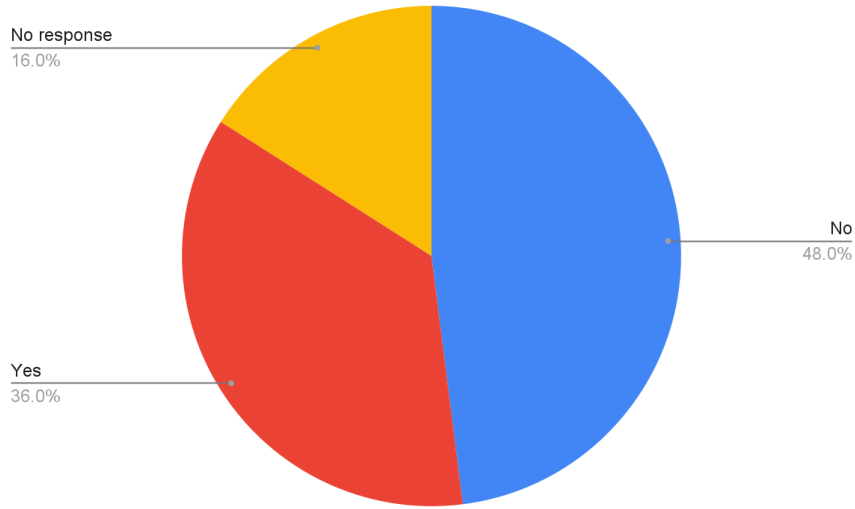
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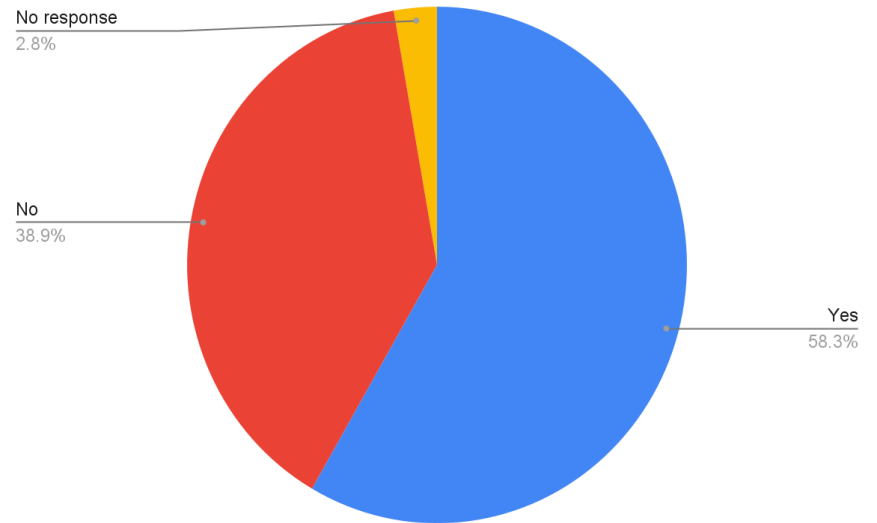
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Road access respondents



Water access respondents



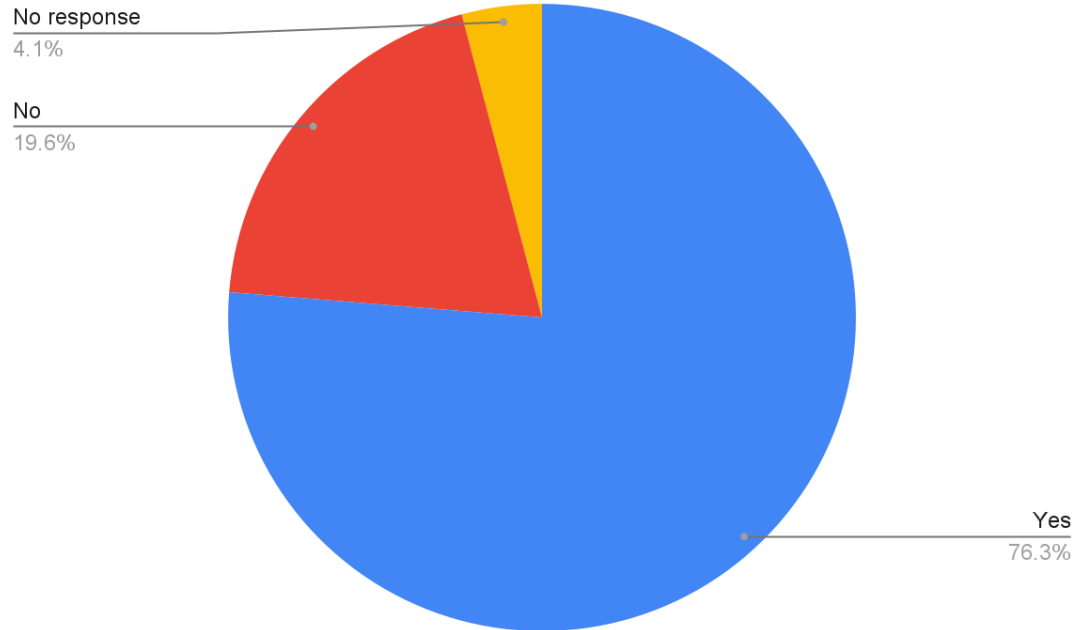
Road access

- Just over half of respondents indicated “Yes” when asked if they support removing the current “roads ineligible” restriction
- Pre-mature to comment.
 - Many water access responders report satisfaction with water access if good quality and reliable.
 - But others strongly support road access if folks can pay for it
- Comments that water access folks should have the greater say on this?
- Suggestion that larger topics require a 2/3 vote?

Explore Secondary access

Do you support the idea of exploring expanded options for secondary seasonal docking for contingency planning purposes?

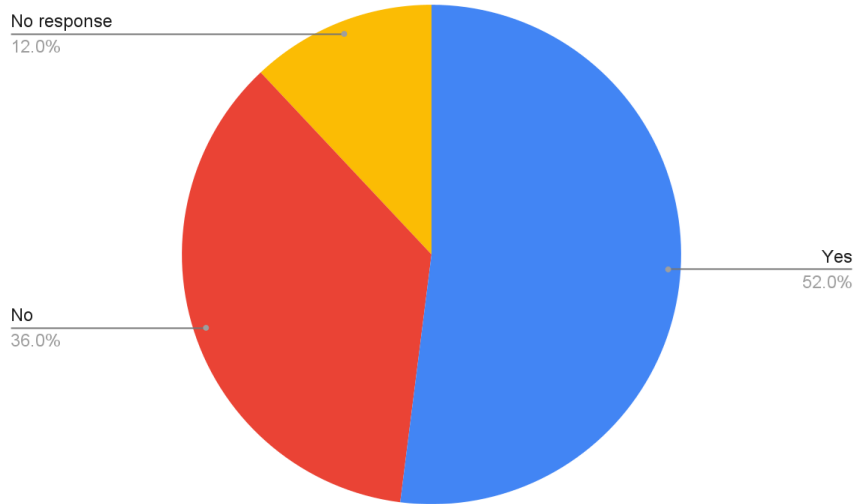
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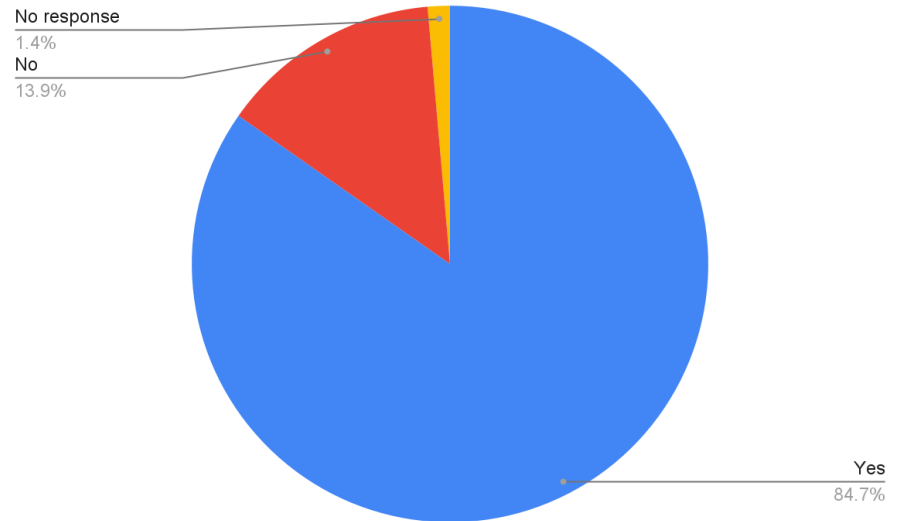
Explore Secondary access

Do you support the idea of exploring expanded options for secondary seasonal docking for contingency planning purposes?

Road access respondents



Water access respondents



Very strong support for exploring and having options.
Varying concerns cited but also recognition that customer needs and expectations have changed. Need win-win solution.

Proposed next steps based on survey results (80% + SUPPORT).

1. Request that TOA - as a priority - develop contingency plans and alternatives to ensure sustained, quality access for water access ratepayers with appropriate consultation with those directly impacted.
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Next steps

Thank you for your love of our lake.