



## THE GREEN WATCH

The Green Lake Area (Cariboo) Ratepayers' Association News Letter  
Representing property owners and tenants within two kilometers of Watch and Green Lakes

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### FALL/WINTER 2005/2006 EDITION

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#### PRESIDENTS MESSAGE

by *Alan Boyd*

Hello GLARA members and a Happy Holiday Season to one and all. We apologize for the lateness of this newsletter however, I asked for it to be delayed until after our scheduled meetings with the CRD and TNRD staff members, politicians and the GLARA Board members. By doing so, we are now able to report on their current thinking regarding the completion of an Official Community Plan for the Green/Watch Lakes area and 70 Mile House.

We have finally won a commitment from both Boards, to move forward with a planning document, which will allow all residents to have input into the "vision" they have for these communities. It will be a vital element in our desire to protect those things that we value most in our community, such as our beautiful lakes, their surrounding shorelines and our Greenbelt regions. The minutes of this meeting are included in this letter.

Your GLARA Board views this process as both exciting and vital for the future orderly and meaningful development our communities. We

hope you view it in the same positive light. There are no downsides to this process, it benefits every resident and is paid for by current taxation. There will be no incremental or direct cost to you the taxpayers.

As we draw to the close of this year, I would like to take this opportunity to thank the GLARA Board members for their support and efforts on behalf of each resident and the community as a whole. We have a great, hard working Board of Directors. The work and commitment of GLARA is now being recognized by the Regional Districts as both significant and extremely useful in helping them to better understand our community its concerns and its needs. All of this will ensure that the final plan is relevant and reflects the desires and dreams of our residents.

Have a safe and Happy Holiday; we look forward to seeing you in the spring of 2006.

#### WATER TESTING REPORT

by *Fred Kuyek*

Water testing for Green Lake was done from June through August of 2005. At the beginning of June the water temperature at 25 metres was 4 degrees C. At .5 metres, the temperature was 11

degrees C. At the end of August, the temperature at 25 metres was 6 degrees C and at 5 metres it was 18 degrees C. We continue to partake in the Seechi testing program. In 2005 the reading was 11.5 M, which compares with 13.5 M in 2004. This test is an indication of water clarity. This year for the first time, we also tested Green and Watch Lakes for pH levels. Green Lake was a constant 9.0, which is about the normal level for this lake. Watch Lake was lower at 7.4, which is also near its normal levels. The higher pH level of Green Lake has much to do with both its water clarity and lack of weed growth. On the other hand, Watch Lake with its lower level has greater aquatic plant growth, which in turn supports a wide range of insect activity and hence the enhanced trout environment that Watch Lake has historically been noted for. The testing in Watch Lake was done by Norm Rastad and Ralph Cole.

Further testing was done in Green Lake on the hottest day of the summer. This involved taking the temperature of the water from 1M to 25 M in increments of 1M using a digital thermometer. We are also now recording when the lake is totally covered with ice and when all ice has left the water surface. At present, we have data back to 1994. This year the lake froze over for the first time on November 30<sup>th</sup>. This information is being used to determine what, if any changes are occurring in the lakes due to climatic change. All of this information is then sent to the appropriate Government agency for further analysis.

The rock warning buoys were re-stenciled to make them more noticeable. Both buoys will remain in the lake through the winter

Green Lake levels remained quite constant this year as we did not experience protracted periods of hot dry weather. However, all of us can and must be stewards of the lake. We can encourage visitors to avoid the use soap and shampoo in the lake, and generally help retain the pristine water conditions we all value so highly.

## EDITORS REPORT

*by Dave Claxton*

Compliments of the season to all GLARA members. We hope the coming holiday season and the year ahead bring you all good things!

This will be GLARA's last newsletter of 2005, where has the year gone! As President Alan Boyd noted in his opening comments, GLARA's big push this year has been to bring the Official Community Plan to fruition. Your board is pleased with the support of you the residents, and the TNRD and CRD Directors who have helped move it forward. GLARA will be keeping you updated as this process moves forward. As it does, please help us through your input. You can do this by writing to your TNRD or CRD Directors, or send your thoughts to GLARA. When the time comes for public meetings, we will give you plenty of notice. Please attend and help us, help you, in making sure the resulting OCP reflects the vision and desires of all members of our communities.

With regard to Watch Lake, those of you who have enjoyed the fishing there over many years have all noticed the change in success enjoyed by anglers. Fewer fish have been caught of late, and those that have been caught have been much larger. With Watch Lake being such a popular family fishing lake, the slower fishing has affected local resort owners in a major way. At a meeting with the local Provincial fisheries Biologist and principals of the BC Hatchery program in 100 Mile House last fall, there was recognition of the problem.

Investigation of the problem is ongoing and the solution probably lies in re-establishing the Pennask Lake strain of Kamloops rainbows in Watch Lake. The Tenzicut strain of rainbow trout that were placed in the lake in 2002/03 have proven difficult to maintain and the hatcheries have stopped planting this strain. During the late fall period, your Editor noted quite a few 12" to 14" trout showing up in the catch. These trout were all returned to the lake but the good news is the Pennask fish are once again starting to show. Hopefully, this will lead to a return of "the good

old days" for Watch Lake. **EDITOR'S NOTE:** The use of barbless hooks and the practice of catch and release methods will greatly assist the recovery of Watch Lake fishing. Most of our local lakes are experiencing greater angling pressure each year. Careful release of trout will help with their survival. Done properly, along with the use of barbless hooks will result in the survival of over 90% of these trout.

Gloria and I, along with our old Lab, Fraser, will soon be heading to warmer climes, Again, we wish you all Happy Holidays and may the peace and goodwill of the season, be yours throughout 2006.

### **MOUNTAIN PINE BEETLE INFESTATION**

This scourge continues to wreak havoc among our stands of Lodgepole Pine and there does not yet appear to be any relief in sight. Forecasts are now that this pest will expand dramatically in the absence of very cold winter weather. It is now forecasted that over 80% of our current stands will be killed by the year 2013! There is now evidence that the pest is also going after re-planted junior stands and one can only speculate on the future of the economic activity in this area that depends so substantially upon Lodgepole Pine.

In a recent discussion with the local Forest Service staff, your Editor learned that there does not appear to be much that we small landowners can do to lessen the impact. The Forest Service does suggest the immediate removal of infected trees, once they infestation is noted. Very early removal may help hold back the infection of mature trees on neighbouring lots. So from a "good neighbour" standpoint, early removal of infected trees may help out the folks next door. This also lessens the fire hazard as these standing dead trees are a potential fire hazard.

### **MINUTES OF NOVEMBER 30,2005 GLARA BOARD MEETING AND JOINT MEETING OF TNRD, CRD DIRECTORS.**

#### **GLARA DIRECTORS' & OCP SUB-COMMITTEE JOINT MEETING WITH TNRD & CRD DIRECTORS WEDNESDAY, NOVEMBER 30, 2005**

Location: 70 Mile House Access Center at 7:00 pm  
Chairperson: Sally Watson, Director Electoral Area "E" – TNRD

**Present - 17 attendees as follows:**

TNRD Representatives: (3)

CRD Representatives: (3)

Sally Watson – Director Area "E"

Rick Brundrige – Manager Planning

Greg Toma – Director of Development Services

Maureen Pinkney – Director Area L

Bob Finley – Manager Planning Services

Al Richmond – Director Area G

GLARA Directors: (11)

Alan Boyd (President)

Jim Klenk

Dave Claxton

Fred Kuyek

Joyce Dyck

Marie Kuyek

Lorrie Fleming

Joanne Macaluso

Bruce Gilmour

Denis Read

Jack Keough

#### 1. Opening & Preamble:

Greg Toma introduced the Planning issues with reference to achieving a mechanism to determine what's best to deal with these issues; exchange dialogue to help address the concerns, thereby deriving a decision on an OCP collectively. Greg pointed out that an OCP does not work in every situation and that other means (such as Zoning Bylaws or Lake Studies) may be more suitable options and are explained during the course of this meeting.

#### 2. Discussion on OCP vs. Zoning Bylaws:

Zoning Bylaw acts as a principle tool to allow for community servicing;

Example: Sun Peaks has no OCP in place, therefore planning is controlled through "Zoning", whereas the OCP process is much more cumbersome to amend and the Province is involved at various levels; furthermore, Zoning establishes development rights.

Components within a Community Plan include:

1. Five year analysis
2. Provision for Residential Commercial land use
3. Service elements (water/sewer/roads)

Components in Developing a Community Plan may be onerous & time consuming, which involves:

1. Consultation with the Community
2. First Nations
3. Regional Districts
4. Government Agencies
5. Requires approval from various sources, such as Integrated Land Bureau

A Community Plan does not directly involve private land and is not binding on crown land

### 3. Discussion of Concerns:

1. Concerns were addressed by Green Lake residents that they do not feel protected in the event of future foreshore development and the ability of 'strata' use for large parcels of private land may jeopardize the lake quality in the absence of a formal plan in place.
2. TNRD alluded they are managing land around lakes and the Board are working for approval in principle of a Feasibility Study to recognize the concerns of Green Lake/Watch Lake & 70 Mile House boundaries on a cost share basis with CRD/TNRD and the Province.
3. Crown Land/Provincial Issues – OCP is not the only tool, as the majority of Crown Lands are situated "off shore".
4. Sally Watson alluded that 70 Mile House wants to attract new businesses and light industry to supply jobs which identifies different needs within the community boundaries for a broader commercial aspect.
5. Scout Camp on the South Side of Green Lake may become a recreational facility in the future.
6. Ensure that recourses for facilities to attract new families to accompany our community are built into the plan.
7. Looking at the broader range, Green Lake/Watch Lake is not just a summer resort community.

### 4. Action Plans:

1. **Community Vision:** CRD Director, Al Richmond identified the need for a defined process toward an OCP and address possible ways to gain a "Community Vision" to be achieved as follows:
  - o Collect information and define the boundaries of the community.
  - o Establish the 'Vision for the Future', develop a planning tool for Developers, B.C. Lands, First Nations, etc and process collectively.
  - o Tool to be developed within the Plan to contain the "Vision" for the future Community.
  - o Ensure Community Facilities and other assets are raised and articulated in the document.
  - o Ensure the document articulates maintaining the Lake quality.
2. **Community Support:** TNRD Director, Sally Watson made a strong statement in favor of a Community Plan on behalf of the Green Lake Resi-

dents at a recent joint Regional District Workshop.

3. **Land & Water BC Lake Study:** Current Policy to protect lakes includes 5 different lake classifications and Green Lake was identified as "critical". However, the current zoning allowed vacant lots to be developed and any existing parcel may be developed. A new review is in the works to add more elements to these guidelines to further protect lake shore conditions. By managing sensitive areas, TNRD is amending the zoning bylaw whereby the principle focus is on lake quality, and environmental issues are factored into future planning. Example: Lac De Roche is described as a 'jewel' for future development, therefore a review of the zoning bylaw is required to find ways to put restrictions on the future development of Crown Land.

4. **New Septic Regulations (June/05):** Property owners to supply a perk reserve field protected by covenant; and based on topography, every lot is assessed on its own merit. Architect to certify & inspect on site engineered systems to ensure standards of the amended local Govt. Act are met.

5. **2006 Business Plan:** Intent for CRD & TNRD to work collaboratively and share the costs to consult the services of Urban Systems Limited (USL) from Kamloops to develop a questionnaire and mail out to 972 addresses (mailing list to be provided by Marie Kuyek).

6. **Questionnaire:** Principle tool to make a decision on Zoning Bylaw/OCP Vision for the Community. Public consultation – a good response rate of 20% is expected from the Community.

- a) An explanation to be included in the GLARA newsletter to encourage a successful community participation & response.
- b) Questionnaire parameters - open to ideas, e.g.
  - Lake water quality initiatives
  - Land Development
  - Environmental Protection
  - Elements associated with septic systems

### 5. Summary:

1. CRD Director, Maureen Pinkney alluded that an OCP is a good guideline for developers and emphasized the value of a Community Vision.
2. GLARA represents a resounding voice for the community to address a common goal of controlling development by lake water assessment and monitoring to protect the lake.

Green Lake does not turn over by flushing action and remains a constant 5° C at 24 meters.

3. CRD & TNRD on a cost-share basis is sending out the Questionnaire on behalf of GLARA.
4. A meeting with the GLARA OCP Subcommittee to review the "Draft Questionnaire" is to be announced early in the new year.
5. Notation in the April/May Newsletter to remind residents of the importance of completing the questionnaire.
6. OCP sub committee to help support the process and insert a notice of the forthcoming questionnaire in the upcoming Newsletter by December 7, 2005.

6. Closing:

Sally Watson thanked everyone for their participation in the meeting this evening.

Alan Boyd announced the adjournment of the meeting at 9:10 p.m.

**Next Meeting to review the Draft Questionnaire – Date to be announced in 2006.**

### SEASONS GREETINGS FROM THE GLARA BOARD

The coming holiday season brings with it the opportunity for family and friends to gather in celebration and fellowship. It is a very special time of year and your GLARA board members wish to extend to everyone in our community their best wishes for health, peace and happiness for the holidays and throughout the coming year. In a troubled world we have much to be thankful for. GLARA remains committed to working solely for the benefit of this community and the people who live here.

Have a safe and rewarding Christmas and all the best for 2006

### GLARA MEMBERSHIP

GLARA's paid up membership now includes 360 residents of the Watch/Green Lake area. We know there are still many local residents who have not, as yet, become members. With the coming developmental pressures in this region, there will never be a better time to join GLARA and strengthen our united voice. Please see the

information below as to how to become a member. Take a moment now to complete your membership form and mail it in to the address indicated.

### JOINING G.L.A.R.A.

If you are not a member now, but plan to become one, complete the information below and mail the completed form, along with your cheque, to the address indicated. Share this information with a neighbour and encourage them to join as well. The more members we have, the louder our voice!

### GREEN LAKE AREA RATEPAYERS' MEMBERSHIP APPLICATION/RENEWAL FORM

\_\_\_\_\_  
Name of member applying      signature

\_\_\_\_\_  
Legal description of lot      fire # & street

\_\_\_\_\_  
Full mailing address (one newsletter per membership)

\_\_\_\_\_  
Home phone      Lake phone      Work phone

\_\_\_\_\_  
Fax,      E-mail address,      is cheque enclosed

Please make cheque payable to G.L.A.R.A. Fees are \$10.00 per year. We are still offering a **ONE TIME ONLY BONUS** to members, \$30.00 for 4 years. If you have already taken advantage of this offer, beside your membership expiry date will be a "B" (May.2007B). Receipts will only be mailed to you when a newsletter is being sent out, or you can pick them up at the General Meeting. **Mail to G.L.A.R.A. R.R. #1, Site Q, Comp 5, 70 Mile House, B.C. VOK 2KO**

# **HELP**

**KEEP OUR AREA LAKES**

**SAFE**

**CLEAN**

**POLLUTION FREE**

# **PLEASE**

**NO SOAPS, DETERGENTS, SHAMPOOS, etc.**

**There is no flushing action to these lakes  
What you leave accumulates**

**DISPOSE** of garbage and fish entrails in a proper container or  
at local dumps at 70 Mile or at Watch Lake

**RESPECT OUR ENVIRONMENT AND WILDLIFE**

Thank you,  
Green and Watch Lakes Area Ratepayers' Association