

Appendix Three – Lake Vernon Summer 2002 Residential Survey

In the summer of 2002 the Lake Vernon Association undertook a survey to gather information about lake Vernon properties and residents. Specifically, the survey was designed to obtain data on property size, buildings, features and use, on residential occupancy, activities, observations, perceptions and concerns.

The survey contained 20 questions and was distributed to property owners on lake Vernon, hunters bay and the North branch Muskoka River to Main Street Bridge. In total, 85 residential surveys were completed and returned. Based on a total of 498 shoreline properties, this represented a 17% return.

The results of the surveys are summarized in the following pages. Percentages calculated are based upon the number of respondents of the survey, 85. As respondent could provide multiple answers to many questions not all percentage calculations total 100%.

Part ONE – Use of Property

1. a. Average Length of Time on Lake: 17.8 yrs.

Longest number of years on the lake : 64 yrs.

- b. Average Number of Generations Using the Property: 1.7

2. Average Duration of Residence Use:

Summer – 61.4 days *Fall* – 40 days *Winter* – 34 days *Spring* – 39.7 days

3. Number of people staying at the residence at one time.

#people at one time	%	No. of responses
1-2	34.12	29
3-4	43.53	37
5-6	14.12	12
7-8	1.18	1
>9	2.35	2

4. Type of recreational activity residents are involved in on Lake Vernon.

Activity	Percentage of Involvement
Boating	83.53
Reading	77.65
Jet Skiing	3.53
Fishing	52.94
Canoeing	77.65
Socializing	64.71
Swimming	95.29
Hunting	3.53
Hiking	41.18
Water Skiing	55.29
Scuba Diving	1.18
Sailing	23.53
Ice Fishing	7.06
Snowmobiling	14.12
Winter Skiing	54.12
Ice Skating	31.76
Other	17.7

Other activities identified include: biking, gardening, kayaking, rock climbing, kneeboarding, tubing, paddle boating, photography, archery, rest and relaxation, rowing, walking, enjoying the view, snowshoeing, shopping and windsurfing.

5. Number of seasonal residents planning on making permanent residency.

Plan to become permanent	%	No. of Responses
don't know	15.29	13
no	37.65	32
not seasonal	27.06	23
yes	8.24	7

Part TWO – Buildings and Structures:

6. How Many Properties residents own.

Property Location	%	No. of responses
shoreline inside urban area - permanent	11.76	10
shoreline inside urban area - seasonal	15.29	13
shoreline inside urban area - vacant	1.18	1
shoreline outside urban area - permanent	21.18	18
shoreline outside urban area - seasonal	43.53	37
shoreline outside urban area - vacant	5.88	5
shoreline outside urban area - vacant – 2 properties	3.53	3
not on shoreline - permanent	10.59	9
not on shoreline - permanent- 2 properties	1.18	1
not on shoreline - vacant	2.35	2

7. a. Total principle lot area:

total lot area (acres)	%	No. of Responses
0 – 0.5	15.32	13
0.6 – 1.0	29.45	25
1.1 – 1.5	7.07	6
1.6 – 2.0	7.07	6
2.1 – 2.5	9.43	8
2.6 – 3.0	7.06	6
4	1.18	1
5	4.71	4
5.5	1.18	1
6	3.53	3
7	3.53	3
9	1.18	1
10	1.18	1
12	1.18	1
22	1.18	1
42	1.18	1

b. Percentage of property maintained in a natural state:

% of natural property	%	No. of Responses
0 – 20 %	8.24	7
21 – 40 %	12.95	11
41 – 60 %	16.47	14
61 – 80 %	32.95	28
81 – 100 %	31.77	27

c. Total Shoreline frontage of principle lot:

shoreline frontage (feet)	%	No. of Responses
0 – 100	22.36	19
101 – 200	31.79	27
201 – 300	28.26	24
301 – 400	3.53	3
401 – 500	2.36	2
501 – 600	0	0
601 – 700	1.18	1
701 – 800	0	0
801 – 900	2.36	2
901 – 1000	1.18	1
2400	1.18	1
3500	1.18	1

d. Amount of Shoreline maintained in a natural state:

% of Natural Shoreline	%	No. of Responses
0 – 10 %	8.24	7
11 – 20 %	2.35	2
21 – 30 %	1.18	1
31 – 40 %	-	0
41 – 50 %	4.71	4
51 – 60 %	4.71	4
61 – 70 %	4.71	4
71 – 80 %	20.00	17
81 – 90 %	16.47	14
91 – 100 %	32.95	28

e. Percentage of properties with an artificial beach:

With 7.06% *Without* 92.94%

8. a. Approximate Total size of Main Building:

main building size (sq ft)	%	No. of Responses
0 – 500	3.54	3
501 – 1000	20.02	17
1001 – 1500	24.71	21
1501 – 2000	24.71	21
2001 – 2500	11.78	10
2501 – 3000	3.53	3
3001 – 3500	-	0
3501 – 4000	3.53	3
4001 – 4500	2.36	2

b. Approximate footprint area of the main building:

main footprint (sq ft)	%	No. of Responses
0 – 500	2.36	5
501 – 1000	40.00	34
1001 – 1500	28.25	24
1501 – 2000	16.48	14
2001 – 2500	2.36	2
2501 – 3000	1.18	1

c. Number of Sleeping Cabins:

# of Cabins	%	No. of Responses
0	18.82	16
1	12.94	11
7	1.18	1

Cabin Area (sq ft)	%	No. of Responses
64	1.18	1
95	1.18	1
96	2.35	2
100	3.53	3
190	1.18	1
400	2.35	2
1000	1.18	1

d. Other Buildings on the Property:

Other Building (sq ft)	%	No. of Responses
0 – 100	25.90	22
101 – 200	12.94	11
201 – 300	7.06	6
301 – 400	7.06	6
401 – 500	2.35	2
501 – 600	4.71	4
601 – 700	-	0
701 – 800	2.35	2
801 – 900	1.18	1
901 – 1000	-	0
1001 – 1100	1.18	1
1101 – 1500	-	0
1501 – 1600	2.35	2
1601 – 2200	-	0
2201 – 2300	1.18	1

# of Other Buildings	%	No. of Responses
0	7.06	6
1	49.41	42
2	16.47	14
3	3.53	3
4	1.18	1

e. Type of Dock:

Floating Dock:

No. of Docks	%	No. of Responses	Dock Length (ft)	%	No. of Responses
1	37.65	32	0 – 10	3.54	3
2	4.71	4	11 – 20	16.47	14

No. of Docks	%	No. of Responses	Dock Length (ft)	%	No. of Responses
3	1.18	1	21 – 30	8.24	7
			31 – 40	5.88	4
			41 – 50	3.54	3
			51 – 60	-	0
			61 – 70	1.18	1
			71 – 80	1.18	1

Crib Dock:

No. of Docks	%	No. of Responses	Dock Length (ft)	%	No. of Responses
1	42.35	36	0 – 10	5.88	4
2	1.18	1	11 – 20	15.29	13
			21 – 30	11.77	10
			31 – 40	3.53	3
			41 – 50	3.53	3
			51 – 60	1.18	1

Pole/Post Dock:

No. of Docks	%	No. of Responses	Dock Length (ft)	%	No. of Responses
1	22.35	19	0 – 10	1.18	1
2	1.18	1	11 – 20	8.25	7
3	1.18	1	21 – 30	5.88	5
			31 – 40	3.53	3
			41 – 50	4.71	4

Other Dock:

No. of Docks	%	No. of Responses	Dock Length (ft)	%	No. of Responses
1	3.53	3	0 – 10	2.35	2
3	1.18	1	11 – 20	1.18	1
			21 – 30	1.18	1
			31 – 40	-	0
			41 – 50	-	0
			51 – 60	-	0
			61 – 70	-	0
			71 – 80	-	0
			81 – 90	-	0
			91 – 100	-	0
			101 – 110	1.18	1

Types of others docks indicated include: aluminum removable frame, lift and permanent docks.

f. Property owners with boathouses:

Yes – 7.06% No – 92.94%

Type of Boathouse	%	No. of Responses
One storey, single slip wet boathouse	1.18	1
One storey, single slip dry boathouse	2.35	2
Two storey , single slip dry boathouse	2.35	2
Two storey, double slip wet boathouse	1.18	1

9. The last time a major change or alteration was made to the property:

Last Changes/alterations	%	No. of Responses
1 – 2 yrs ago	29.41	25
3 – 10 yrs ago	34.12	29
11 – 20 yrs ago	11.76	10
Don't Know	-	0
No changes	22.35	19

Descriptions of changes and alterations to properties are as listed:

- Added tent platform
- Added tool shed
- Addition to cottage
- Addition to house
- Basement
- Began clearing for future building
- Board and batton entire exterior
- Built garage
- Built cottage
- Built permanent residence
- Currently under construction
- Built sand court
- New retaining wall
- Outhouse installation
- Gazebo
- Landscaping
- Muskoka Room
- New deck
- New dock
- New roof
- New septic system
- Privacy lattice on deck
- Put in foundation
- Rebuilt cottage on property
- Stairs
- Renovations
- Dock extension
- Replaced roof on house

10. Plans to make major changes or alterations within the next 5 years.

Yes – 14.12% No – 85.88%

Descriptions of changes and or alterations within the next five years are:

- Add a garage
- Addition to cottage
- Hydro to cottage
- Hope to build a cottage
- Build a Muskoka Room
- Add a deck
- Add steps to lake
- New dock

- Repair and renovate boathouse
- Repair dock
- Shoreline improvements

11. How many boats residents have.

a. *Non-motorized:*

Type of Non-motorized boat	No. of Boats	%	No. of Responses
Canoes	1	71.76	61
	2	8.24	7
	3	2.35	2
Windsurfers	1	17.65	15
	2	4.71	4
	3	2.35	2
Sailboats	1	20.00	17
	2	3.53	3
Kayaks	1	18.82	16
	2	4.71	4
Other Non-Motorized Boats	1	11.76	10
	2	2.35	2

Descriptions of other non-motorized boats include:

- 12' Aluminum boat
- 14' Aluminum boat
- Paddleboat
- Rowboats
- Small fishing boat

b. *Motorized:*

Horsepower/type of Motorized Boat	No. of Boats	Two - Stroke		Four - Stroke		
		%	No. of Responses	No. of Boats	%	No. of Responses
< 10 hp	1	27.06	23	1	5.88	5
11 – 100 hp	1	31.76	23	1	10.59	9
	2	4.71	4	2	-	0
101 – 199 hp	1	20.00	17	1	23.53	20
> 200 hp	1	5.88	5	1	10.59	9
Jet Ski	1	1.18	1	1	1.18	1
	2	-	0	2	-	0
	3	1.18	1	3	-	0
Pontoon Boat	1	4.71	4	1	-	0

12. Sewage Disposal

a. Disposal of household waste water:

Method of Sewage Disposal	%	No. of Responses
holding tank	3.53	3

Method of Sewage Disposal	%	No. of Responses
municipal	2.35	2
other	10.59	9
septic system	82.35	70

b. Location of Septic Tile Bed:

Tile Bed Location	%	No. of Responses
within 40 ft	1.18	1
within 66 ft	14.12	12
within 100 ft	21.18	18
> 100 ft	48.24	41

c. Age of Septic System:

Age	%	No. of Responses
<0-5 years	28.24	24
5-15 years	30.59	26
16-30 years	16.47	14
> 30 years	2.35	2
don't know	4.71	4

d. Last time the septic tank was pumped out:

Septic Pumping	%	No. of Responses
<5 years	51.76	44
6-10 years	5.88	5
11-20 years	2.35	2
don't know	5.88	5

13. Water Supply

a. Source of household water:

Household Water Supply	%	No. of Responses
lake water	54.12	46
municipal	3.53	3
well	40.00	34

b. Source of drinking water:

Drinking Water Supply	%	No. of Responses
bottled	36.47	31
lake water	14.12	12

Drinking Water Supply	%	No. of Responses
municipal	7.06	6
other	2.35	2
well	37.65	32

c. Do you test your water?

Yes – 60% No – 35.29%

How often?

Times Tested per Year	%	No. of Responses
0.2	2.35	2
0.33	1.18	1
0.5	1.18	1
1	10.59	9
2	9.41	8
3	1.18	1
4	8.24	7
6	2.35	2
12	3.53	3

d. Treatment of lake or well drinking water:

Yes – 21.18% No – 78.82%

14. Additional Phosphorous Loadings

a. Fertilization of lawns:

Yes – 9.41% No – 90.59%

Fertilizer Products Used:

Fertilizer Product	%	No. of Responses
Commercial Granular	1.18	1
CT 21-7-7	1.18	1
Granular	1.18	1
Organic	2.35	2
Weedman Services	1.18	1

b. Household cleaning products used on a regular basis:

Cleaning Products	%	No. of Responses
Always phosphate free	50.59	43

Cleaning Products	%	No. of Responses
Phosphate free if on sale	20.00	17
Whatever is on sale	16.47	14

Part THREE – Personal Observations

15. Impact of listed occurrences on property enjoyment:

Occurrence	% Significant Impact	% Moderate Impact	% Light Impact	% No impact
Boat Activity	18.82	24.71	35.29	18.82
Daytime Noise	8.24	20.00	38.82	28.24
Nighttime Noise	2.35	9.41	36.47	44.71
Lighting	8.24	8.24	20.00	56.47
Vegetation Removal	11.76	9.41	16.47	50.59
Snowmobiles	5.88	21.18	21.18	36.47
Development	7.06	18.82	31.76	30.59
Other	14.12	4.71	1.18	-

Other occurrence descriptions include:

- Boat wake
- Shoreline erosion
- Fishing Tournaments
- Smoke Stack
- Personal Watercraft
- Inland Development
- Camp Sites
- Panolam
- Planes
- Renters
- View Obstruction
- Surface Water Run-off

16. Change in Shoreline appearance over the past 5 years:

Occurrence	% More	% Stayed the Same	% Less	% Don't Know
Lawns	61.18	14.12	4.71	11.76
Cottages	65.88	18.82	-	10.59
Resorts	7.06	54.12	8.24	17.65
Forest Cover	8.24	30.59	37.65	11.76
Shoreline Structures	42.35	30.59	4.71	17.65
Shoreline Rehabilitation	10.59	25.88	21.18	34.12
Other	9.41	-	-	3.53

Other occurrence descriptions include:

- Algae
- Shoreline Erosion
- Boat Wake
- Homes
- Reinforced Shorelines
- Shoreline Alteration/Modification
- Shoreline destruction

17. Opinions on the water quality of Lake Vernon:

Excellent – 8.24% *Good* – 64.71% *Poor* – 18.82% *Don't Know* – 2.35%

18. a. Prohibit new boathouses: *Yes* – 38.82% *No* – 61.18%
- i. Allowance of a boathouse every lot: *Yes* – 12.94 *No* – 87.06
- ii. Prohibit boathouses on lots with:

Shoreline Frontage	% Yes	% No
< 100 ft	32.94	67.06
101 – 199 ft	17.65	82.35
> 200 ft	5.88	94.12
Other	2.35	97.65

Other Shoreline Frontage descriptions include:

- Minimum 300 ft
 - Minimum 500 ft
 - Maximum 25% coverage of 200 ft shoreline
 - Should be determined in relation to lot size
- b. Prohibit new two storey boathouses: *Yes* – 55.29% *No* – 44.71%
- c. Permit sleeping accommodations in boathouses: *Yes* – 34.12% *No* – 65.88%
- d. Building and structure shoreline setback increase from 66 ft to 100 ft:
Yes – 41.18% *No* – 58.82%
- e. Town to regulate shoreline site alteration: *Yes* – 50.59% *No* – 49.41%
- f. Town to employ staff to inspect, monitor and enforce standards for shoreline alteration:
Yes – 51.76% *No* – 48.24%

19. Listing of the mapped natural, social and physical features respondents indicated within the survey.

Map	Map Location	Feature(s)	No. of
-----	--------------	------------	--------

Ref. #		Responses
2	The Narrows	
4	Wetlands	<ul style="list-style-type: none"> Wetlands
5	Robinson Lake	<ul style="list-style-type: none"> Access – osprey nesting
7	Hutcheson Beach	<ul style="list-style-type: none"> Beach
12	Big East River	<ul style="list-style-type: none"> Big East River Delta Sand bars and marsh areas Access to Robinsons Lake Outlet – Wildlife Habitat, stick nest, undeveloped shoreline, reed beds and marsh areas, swamp, important wetlands East of Outlet – significant wetlands West of Outlet – deer habitat Inflow Mouth of river North and South – lowlands East and West – nesting sites, marsh areas Vernon to Highway 11
14	Big Island	<ul style="list-style-type: none"> Deer browse shoreline Wilderness area for wildlife Between Mainland – winter deer crossing North East Shoreline-shallow weed beds Southeast Shoreline opposite BI- shallow weed beds, natural cliff area North Shore – large family of ducks Island North – winter deer yard/crossing
17	Peacock Marina	<ul style="list-style-type: none"> East – wildlife shore
21	Black Creek	<ul style="list-style-type: none"> Wetland
23	Wallington River/Creek	<ul style="list-style-type: none"> Beaver huts Wildlife Habitat
24	Hoodstown Rapids/Dam	<ul style="list-style-type: none"> Portage Route Fishing Hole Hiking trail River outlet - wetlands
	Fox Lake River	<ul style="list-style-type: none"> Mink Wildlife Habitat Inflow Mouth of river Between Marina – nesting sites
	Huntsville	<ul style="list-style-type: none"> Fix up train station and docks Walking trail on water Lake is scenic in town area

North West Islands/Shoreline	<ul style="list-style-type: none"> • Heron habitat, near marina • Minimal development 	
Rock Island	<ul style="list-style-type: none"> • Undeveloped 	2
Camp Tawingo	<ul style="list-style-type: none"> • No motorized boats for campers 	1
Lake Vernon	<ul style="list-style-type: none"> • 	
Vernon Shores	<ul style="list-style-type: none"> • West – deer, loons and herons • Bay to West – lily pads, frogs, ducks and beaver, natural vegetation habitat, loon nesting and marsh • Northwest – blue heron, ducks/Canada geese nesting site, • fox den, marsh area for wildlife, swamp, undeveloped shoreline • Peacock Bay Marina • Northeast Bay – Wildlife Habitat, wetland • East of Northern shores – deer wintering ground • Eastern Shoreline – lots of geese, marshes, park designation, • loons and herons • Southeast Bay – marsh and creek • Southwest Shoreline –undeveloped shoreline 	3 1 2 7 1 1 1 3 4 1 2 26
Norvern Shores	<ul style="list-style-type: none"> • East – deer wintering ground • South – fish breeding, eggs/fry present 	1 1 2
Deer Lake	<ul style="list-style-type: none"> • Inflow 	1
Peacock Bay	<ul style="list-style-type: none"> • Wetland 	1
Watershed	<ul style="list-style-type: none"> • 	
Gull Island	<ul style="list-style-type: none"> • Undeveloped 	1
Fox Island	<ul style="list-style-type: none"> • 	

20. What do you value the most about Lake Vernon?

Value	%	No. of Responses
Wildlife	19	16
Loons	7	6
Forests	9.5	8
Water Quality	26	22
Access to Town	12	10
Undeveloped Natural Shoreline	26	22
Peace & Tranquility	38	32
Boating	6	5
Natural Beauty	25	21
Sunsets/Stars	2.5	2
Recreation Opportunities	9.5	8
Muskoka Mists	1	1
"The Whole Lake"	1	1
Low Boat Traffic	6	5
Sense of Community	7	6
Controlled Water Level	1	1
Clean Air	2	2.5
Freedom	1	1
Low Development	7	6
Seclusion from Major Roadways	1	1
Access to Other Lakes	3.5	3
Landscape	9.5	8
No Resorts	2.5	2