

HEALTHY WATER, HEALTHY COMMUNITIES

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## The Lake Windermere Project

# Findings of the 2005 Lake Use Survey



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## Summary

Lake Windermere is a lifeline for our communities. The lake is a critical source of drinking water for RDEK communities and may potentially supply the District of Invermere in the near future. The lake also provides important wildlife habitat and is the primary economic drawing card of our region. If we are to sustain our communities, stewardship of Lake Windermere must be our highest priority. Through education, public outreach and scientific study, the Lake Windermere Project (LWP) works to safeguard a water source vital for our community.

To collect public input regarding the lake, LWP distributed 3,773 Lake Use Surveys to all households and property owners from Fairmont to Invermere. Conducted as a cold mail drop census, prize incentives were offered to increase response rates, which are typically low for mail out surveys. 610 households completed and returned their surveys - a 16% response rate.

The majority of respondents listed Calgary as their permanent place of residence, proving the survey an effective method for engaging the secondary homeowners of the area.

The results indicate a clear need for public education about maintaining septic systems, water conservation, shoreline protection & legislation, and impacts associated with the use conventional pesticides.

Recurring themes of concern are:

- Watercraft congestion
- Impacts of the rapid building-up of area
- Absence of adequate waste treatment on the east side of lake
- Extensive aquatic plant growth
- Inadequate public boat launches

The most remarkable finding of the survey is that, not only are communities ready to embrace a stewardship initiative on Lake Windermere, they see the bigger picture and through their commentary are asking for a long-term development strategy for the region.

Findings of the 2005 Lake Use Survey will be sent to decision-makers and used to direct the public outreach and scientific study components of the Lake Windermere Project in 2006 and beyond.

## Acknowledgements

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## 1. Geographical Distribution

The survey proved an excellent opportunity for part-time community residents to voice their concerns, ideas and perceptions regarding Lake Windermere. The single largest group of respondents was secondary homeowners citing Calgary as their permanent place of residence.

### STATISTICS:

#### Permanent Place of Residence

##### British Columbia

Invermere	33.0%
Windermere	3.3%
Other RDEK	2.3%
West Kootenay	0.2%
Lower Mainland	0.2%
Other BC	1.3%

##### Alberta

Calgary	47.9%
Edmonton	1.3%
Canmore	0.2%
Other Alberta	3.9%

##### Other Canada

USA	0.5%
Other International	0.7%

**No Response** 5.3%

#### Location of Lake Windermere Area Property

District of Invermere	53.6%*
RDEK	40.7%
No Response	5.7%

\*it is likely that this figure is overstated and that the RDEK figure is understated given the number of people who indicated that they have septic systems (The large majority of DOI households utilize the municipal sewer system). Many people living in the small RDEK communities immediately surrounding Invermere often refer to their properties as being 'in Invermere'

## 2. Demographic Profile

The greatest number of survey respondents:

- have 2 people over 50 years of age occupying the residence
- have owned their Lake Windermere area property for 20 years or more
- view the home primarily as a recreation property
- by a very narrow margin over “undecided” stated that they will “never” sell their Lake Windermere area property

### STATISTICS:

#### Number & Age of People that Occupy LW Area Property

▼ Age	Number of People ►	0 or blank	1	2	3	4	5+
Under 19 years		275	63	85	33	11	3
19-30		368	46	37	13	4	2
30-50		256	57	134	8	9	6
50+		155	80	219	8	8	0
No Response		140		Average # of People / Household			3.4

### **Occupant Status**

Owner.....	94.6%	Other* .....	0.5%
Renter.....	4.8%	No Response .....	0.2%

\* owned by occupants parents, annual lease, own the dwelling but rent the land base.

### **Length of Ownership/Rental Occupancy**

20+ years .....	33.0%	5-10 years.....	15.2%
10-20 years.....	21.6%	2 years or less.....	13.1%
3-5 years.....	16.4%	No Response.....	0.7%

### **Property Considered to be Primarily**

Recreation Property	56.4%
Permanent Home	41.6%
Investment Property	0.7%
Second Home	0.5%
Other*	0.5%
Temporary Residence	0.3%
No Response	0 %

\* development lot, uncertain, retirement property

### **Total Number of Days per Year Spent at LW Area Property**

6 months or more	41.1%
1-3 months	35.9%
3-6 months	14.1%
2 weeks – 1 month	7.5%
2 weeks or less	0.8%
No Response	0.5%

### **Use of Property by Others when not Occupied?**

No	78.0%
Yes	20.8%
No time specified	50.4%
2 weeks or less/yr	27.6%
4+ weeks/yr	12.6%
3 – 4 weeks/yr	9.5%
No Response	1.1%

### **Plans to Sell or Move LW Area Property**

Never	38.5%
Undecided	37.2%
In 10-20 years	9.2%
In 2 years	5.4%
In 3-5 years	4.3%
In 5-10 years	4.3%
No Response	1.1%

### **30% of Survey Respondents Provided Reasons that would motivate them to Move**

Age, property not being used	18.1%
Deterioration of area due to growth	15.3%
Financial reasons	10.2%
Retirement plans elsewhere	9.1%
Relocate within the area	8.5%
Illness or death in family	2.8%
(Other*	35.8%)

\*Please refer to Appendix A

### 3. Recreational Lake Use

Lake Windermere draws many types of users. This survey focused on boaters, swimmers and beachgoers.

#### ***Boating & Motorized Recreation***

449 respondents own a collective total of 838 watercraft. Below is a summary of usage.

#### **STATISTICS:**

##### **Type of Watercraft Owned**

Type of Watercraft ▼	Number of Watercraft Owned ►	1	2	3	4	5	0 or blank	Total Watercraft
Non-motorized watercraft		205*	73	19	6	6	140	462
Personal watercraft (jetski, seadoo)		30	6	0	0	0	413	42
Boat fitted with electric motor		58	1	0	0	0	390	60
Power Boat		239	16	1	0	0	193	274
<b>Total Number of Watercraft Owned</b>								<b>838</b>
No Response or No Watercraft						161	26.4%	

\* indicates number of respondents

##### **Average Number of Days per Season Respondents or Household Members Used Motorized Watercraft on LW in 2004**

Spring (Mar-May)	2.3 days
Summer (Jun-Aug)	12.7 days
Fall (Sep-Nov)	2.5 days
No Response	21.5%

##### **Average Number of People Accompanying Respondents or Household Members on Motorized Watercraft**

0 people	13.6%
1 person	5.1%
2 people	8.4%
3 people	13.3%
4 people	10.8%
5+ people	8.2%
No Response	40.7%

##### **Average Number of Days per Season Respondents or Household Members Water-skied, Wakeboarded or Tubed on LW in 2004**

Spring (Mar-May)	1.1 days
Summer (Jun-Aug)	10.2 days
Fall (Sep-Nov)	1.5 days
No Response	22.1%

## Swimming & Beach Use

Swimming is a popular use of Lake Windermere and the majority of respondents utilize private beaches for this purpose. Kinsmen Beach was the public beach used most often.

### STATISTICS:

#### Average Number of Days per Season Respondents or Household Members Swam in LW in 2004

Spring (Mar-May)	1.8 days
Summer (Jun-Aug)	19.0 days
Fall (Sep-Nov)	2.9 days
No Response	7.7%

#### Swimming Location Most Utilized

Private Beach	41.8%
Public Beach	37.4%
Other*	29.3%
No Response	12.5%

#### Average Number of Days Respondents or Household Members Utilized Public Beached in 2004

Kinsmen Beach	6.9 days
James Chabot P.P. Beach	3.4 days
Windermere Beach	2.5 days
No Response	11.3%

\* From Lakefront property, in the middle of lake from boat

## 4. Non-Recreational Lake Use

32% of respondents indicated that they are dependent on Lake Windermere to meet needs beyond recreation.

### STATISTICS:

#### Non-Recreational Water Use

Water Use	Number of Respondents	Percent of Those who Responded to Question
General Household Use	137	71.0%
Drinking Water	92	47.7%
Garden Irrigation	12	6.2%
Lawn Irrigation	13	6.8%
No Response or on District of Invermere System	(417)	(68.4% of survey respondents)
Other*	51	26.4%

\* Indicated that: their water comes from LW but provided through a private system (PARR Utilities, TimberRidge, Windermere etc); they have a private well: do not know where their water comes from.

#### Irrigation

409 households watered their lawn an average of 50 minutes, 2 times per week. 225 households watered their gardens an average of 33 minutes, 2 times per week.

## 5. Sewage Disposal

327 households (54% of respondents) have septic systems. 67 of those with septic systems occupy lakeside properties. Their septic systems average 787 feet away from Lake Windermere. Respondents who may not have noted that the question applied *only* to lakeside lots or who miscalculated the distance resulted in what is presumed to be a skewed result.

12% of respondents indicated that they did not use a public sewer system or septic system. A small number of respondents did not know if they had a septic or public sewer system.

### STATISTICS:

#### Means of Sewage Disposal

Septic System	53.6%
Public Sewer System	32.5%
Without Septic System	11.8%
Did Not Know	1.1%
No Response	1.0%

Please Note – Percentages below refer to 327 households or 53.6% of respondents who indicated that they have a septic system

#### Septic Maintenance

Other Maintenance*	38.5%
Pumping Only As Required	27.2%
Regular Pumping – Every 5 yrs	14.1%
Regular Pumping – Every 2-3 yrs	13.1%
Regular Pumping – Annually	4.6%
SeptoBac Tablets	4.6%
No Regular Maintenance	3.7%
Chemical Additives	1.2%
No Response	5.5%

\* Please refer to Appendix B

#### Awareness of Provincial & Federal Approval to Modify Foreshore Property

Aware	51.6%
Unaware	33.4%
No Response	14.9%

## 6. Pesticide & Fertilizer Use

A solid majority of respondents, 63% or more, treat their properties with pesticides. A theme of concern was the impact fertilizers and pesticides from both residential and industrial sources may have on water quality.

### STATISTICS:

#### Frequency of Lawn Fertilizing

1 x per year	35.4%	Other*	2.1%
Never	30.8%	No Response	8.0%
2 x per year	21.0%		
More than 2x/yr	2.6%		

\* Nature-based fertilizing such as spreading compost

### Use of Pesticides on Property

Yes	63.0%
No	27.7%
Other*	1.0%
No Response	8.4%

\* Nature-based pest control such as tobacco and vinegar for dandelions

### Type of Pesticides Used

Synthetic Chemical Herbicides	74 respondents
Professional Pest Control	3 respondents
Did Not Know	14 respondents
Other - Unspecified	99 respondents

## 7. Public Perception

The survey indicates that people feel Lake Windermere is congested with boat traffic, full of weeds and fairly easy to access. Appendix A provides all public comments, questions and suggestions where the common theme was the need for stewardship and protection of water quality.

### STATISTICS:

#### Infrastructure & Designated Areas\*

<b>Campgrounds</b>		<b>Picnic Areas</b>		<b>Marinas</b>	
Adequate	33.3%	Adequate	48.5%	Adequate	40.3%
Not Enough	30.8%	Not Enough	28.2%	Not Enough	27.2%
Don't Know	28.2%	Don't Know	16.6%	Don't Know	16.4%
Too Many	1.6%	Too Many	0.0%	Too Many	8.4%
No Response	6.1%	No Response	6.7%	No Response	7.7%
<b>Public Beaches</b>		<b>Playgrounds</b>		<b>Parking Facilities</b>	
Adequate	53.8%	Adequate	50.8%	Adequate	47.7%
Not Enough	29.2%	Don't Know	20.8%	Not Enough	29.0%
Don't Know	11.3%	Not Enough	20.7%	Don't Know	13.6%
Too Many	0.5%	Too Many	0.5%	Too Many	1.0%
No Response	5.3%	No Response	7.2%	No Response	8.7%
<b>Boat Launches</b>		<b>Outdoor Meeting Areas</b>		<b>Non-Motorized Areas</b>	
Not Enough	36.1%	Adequate	40.5%	Not Enough	37.1%
Adequate	35.4%	Don't Know	33.4%	Adequate	28.7%
Don't Know	18.0%	Not Enough	14.9%	Don't Know	22.6%
Too Many	5.3%	Too Many	0.3%	Too Many	1.3%
No Response	5.3%	No Response	10.8%	No Response	10.3%

\* Please see Appendix C for a complete list of Appendix C or respondent-defined 'Infrastructure & Designated Area' Input

### Perception of Boat Traffic

On Typical Summer **HOLIDAY WEEKEND** [no response: 3.9%]

Very Few Boats	Some Boats	Many Boats	Very Crowded	Extremely Crowded
0%	1.3%	3.0%	20.7%	71.2%

On Typical Summer **WEEKEND** [no response: 4.1%]

Very Few Boats	Some Boats	Many Boats	Very Crowded	Extremely Crowded
0%	2.6%	13.3%	30.3%	49.7%

On Typical Summer **WEEKDAY** [no response: 4.6%]

Very Few Boats	Some Boats	Many Boats	Very Crowded	Extremely Crowded
7.4%	20.5%	36.7%	17.1%	13.8%

### Perception of Ease of Boat Access to Water

Ease of Boat Access [no response: 13.1%]

Extremely Easy	Easier than Average	Average	Harder than Average	Extremely Difficult
22.6%	15.7%	19.2%	16.1%	13.3%

### Perception of Crowding at Public Beach & Swim Areas

#### ***Kinsmen Public Beach***

Kinsmen *Beach* during Summer Months [no response: 26.6%]

No Users	Some Users	Many Users But Space Remains	Very Crowded	Extremely Crowded
0.8%	6.2%	29.7%	22.8%	13.9%

Kinsmen *Swim Area* during Summer Months [no response: 26.6%]

No Users	Few Users	Many Users But Space Remains	Very Crowded	Extremely Crowded
1.2%	9.7%	32.1%	17.7%	12.8%

#### ***James Chabot Provincial Park Beach***

James Chabot *Beach* during Summer Months [no response: 32.1%]

No Users	Some Users	Many Users But Space Remains	Very Crowded	Extremely Crowded
1.0%	7.2%	32.1%	17.9%	9.7%

James Chabot *Swim Area* during Summer Months [no response: 32.3%]

No Users	Some Users	Many Users But Space Remains	Very Crowded	Extremely Crowded
1.6%	10.2%	32.3%	15.3%	8.4%

## Perception of Plant Growth in Water

Plant Growth in Water [no response: 6.4%]

No Plants	Few Plants	Average Amount of Plants	Many Plants	Extreme Amount of Plants
1.2%	12.1%	20.8%	21.8%	37.7%

## Perception of Water Odour

Water Odour [no response: 7.9%]

No Odour	Mild Odour	Average Odour	Strong Odour	Pungent Odour
19.3%	31.5%	27.5%	9.5%	4.3%

**Please see Appendix D for a complete catalogue of public comments, questions and suggestions as taken directly from each survey.**

## Appendix A

### Examples of “Other” Factors Motivating Respondents to Sell/Move From Their Lake Windermere Area Properties

#### Development and Financial Related

- “Population growth/not a place to retire and this is my hometown; poor future for my children here”
- “Town is too busy and lake is becoming a playground for the wealthy”
- “Weather & lake too busy for boating”
- “Noise pollution at north end of town is unbearable”
- “High development, taxes and living costs”
- “If sell, only because of increasing value”
- “At present we have bought a lot and may build another home at Lake Windermere”
- “May sell if there is no control on Sea-Doos & lake safety”
- “Too busy with tourists, real estate high prices”
- “Cost of living, need to find higher paying jobs”
- “Property getting hemmed in with homes development on all four sides”
- “Too costly & busy living in town”
- “Cash out and move to a less wealthy place”
- “Depends if this valley keeps going to hell!”
- “Water restrictions at all times and District still adding more subdivisions”
- “Never - Unless tax increases force me out!”
- “House may become development complex”

#### Desire to Purchase Property

- “Wish to purchase home and stop paying rent”
- “To someday buy our own home”
- “When rental lease is up”
- “Buy a house”

#### Lack of Infrastructure/Services

- “Boat launch accessibility”
- “Lack of water/sewage; high taxes”
- “Health care availability, home care services”

#### Relocation

- “Relocate from Calgary to Lower Mainland”
- “Depends on retirement plans in 8-10 yrs”
- “Move to home in Cranbrook”
- “To be closer to family”
- “Job transfer”
- “To move closer to the lake”
- “Going to school”
- “Move to city to provide more opportunities for child”

#### Upgrade or Downsize Property

- “To a bigger house”
- “Downsize as kids leave home”
- “Require smaller house with less maintenance”

## Appendix B

### Examples of “Other” Measures of Septic System Maintenance

The following are the most common “other” replies by respondents questioned about the type of maintenance they perform on their septic systems:

- “New property, none necessary”
- Addition of unspecified “cleaner”
- “Pump out” at no specified interval
- “Add nitrogen”
- “Add backing soda, vinegar & hot water”
- Condo/Strata/Landlord is “responsible for this”
- “Pump put every 3-4 years”
- Unspecified “inspections”
- “None [property] rarely used”
- “Planning on joining the municipal system”
- “Pumped every 8-10 years”

## Appendix C

### Respondent-Defined 'Infrastructure & Designated Area' Input

	Not Enough	Adequate	Too Many
	Number of Respondents		
Access to wetlands			1
Bathrooms	2		
Biking Trails	1		
Boat Fuel Stations	3		
Boat Launch	2		
Boat Launch Parking	2		
Boat Slips	2		
Boats			3
Cars			1
Dog Beaches	5		
Dog Parks – Off Leash	1		
Garbage Bins	1		
Hiking/Walking/Nature Trails	14	1	
Kids Water Park	1		
Kite Flying Areas	1		
Lake Access Areas	2		
Marked Right-of-Ways	1		
Off-road Vehicles Around Lake			1
Parking (in town)	1		
Park/Protected Areas	5		
People			1
Personal Watercraft (Jetskis etc)			2
Public Telephones	1		
Restaurants	2		
RV Parking	1		
Safe Channel for Canoe & Kayaks	1		
Sail Boat Specific Launch & Marina	1		
Sand Beaches	1		
Sewage Disposal Options	1		
Skateboard Parks	1		
Swimming Areas	1		
Trees & Shaded Areas	1		
Uneducated Boat Operators			1
Youth Facilities/Activities	1		

## Appendix D

### Complete Record of Public Comments, Questions & Suggestions

#### Stewardship

"Our family worries about the lake quality and the overuse of the lake. We must take care of the lake."

"Any delay in protecting the lakes pristine environment will not only harm the lake but also the economic position of the valley. Sewer and water is not a luxury at this point but has come a necessity so maintain the water quality. The weed infestation and bacterial counts in the lake water is definitely on the increase."

"Serious environmental controls have to be implemented. Without the lake, you are nothing! It is difficult because those that have want to close the door. Those that do not want in."

"Lake W is too small and shallow to support the growing number of motor craft and people. Pollution and noise destroy the beautiful environment. We need to preserve all remaining lakefront for public access for beach and picnic areas. Do not put more public buildings in the area of Kinsmen Beach. Preserve lakefront in natural state."

"Thanks for doing this - we feel that too much pressure is being put on the lake. Motorized traffic = pollution. Beaches are over crowded. Garbage containers overflowing. More development will definitely lead to more pollution, noise and chemical overflowing. How much can the lake bare? Should we be even coming close to the danger level?"

"My father has lived in the valley since 1955 & now feels that the push for the "Holy Dollar" is a disgrace. He feels very strongly that the lake will not support the growth & the overuse for too much longer. Dad has been an outdoors man (hunting and fishing) his whole life - so has an understanding of how nature and eco systems work. What is happening in the valley will fail at everyone's expense."

"A weir dam should be installed to maintain water levels. Summer water levels are very low in the lake. This could be designed and engineered and once completed should not effect river water flow."

"The treated lumber that is used today has a poisonous chemical that is very unsafe for us and our ecosystem. All docks and retaining walls constructed of this material must be removed."

"The disaster at Lake Wabaman has caused us to consider the possibility of same at Lake Windermere, and the previous consequence...Is it transporting coal only? And fuel in Necometiou? Scary thought??"

"Swimming outside of protected areas is to definitely put yourself at risk of getting an "environmental haircut"!!"

"I don't tend to swim in Lake W because I find it too noisy, busy and polluted."

"I have organized the spring lake clean up for 10 years, since I initiated it. I would like to turn it over to the Lake Windermere Project group in 2006 as I feel you should have more contacts and clout, plus a new approach would be beneficial. Let me know if you will take this on and I will forward you any background information I have."

"We do not kayak the lake during the summer due to the strong smell of gas fumes, which lie approx 1 - 2 feet above water surface."

"Should look at sound pollution. Lake Windermere is a major staging area for waterfowl, spring and fall. Debris left from ice fishing."

"No questions with regard to fish or wildlife habitat on lake. One of the sure signs of water quality! Lake should not be allowed to drive on during winter. Have seen too many cars sink and pollute lake."

"Trout fishing is poor"

"Would like to see all septic systems abolished. Tall order but should get started. The valley is "booming" and the lake and Columbia River needs protection."

"Major lake problems: East side septic fields. Overuse by motorized boats. Would really like to see a long walking path along lakefront. How many people have foreshore leases?"

"Motor boats driving into reeds and silty there. These reed areas should be protected from "human invasion" as there are nests and waterfowl in these areas."

"At Rushmere area, motor bike and ATVs are destroying the land. The constant noise is terrible. As Windermere is a dry area, the harm done to the land by motorized vehicles will take hundreds of years to re-grow vegetation."

## **Water Conservation & Quality**

"I think that residents and those with underground sprinklers s/b restricted to watering for 1 hour per week. Underground sprinklers are currently in use in the summer each and every day on properties around the area. Because of this excess watering, it puts a drain on the lake and water system. Grass (lawns) only need an inch of water every 10 days. Excess watering prevents part-timers from watering because restrictions are in place when I use our property in the summer. I do not have underground sprinklers. I water my lawn once every 2 weeks and it is doing just fine. Also, development in the future s/b limited or the lake& water system will be severely strained. Also golf course watering needs to be restricted!"

## **Growth, Planning & Infrastructure/Services**

### General Commentary

"Planning associated with Lake Windermere should place the emphasis on maintaining the value of the water resource for Health and Environment priorities NOT recreational/ economic values."

"Lake Windermere is becoming increasingly polluted. There are too many boats, people and development around the lake, degrading the water quality and wild areas around the lake. Lake W and the wetlands need more protection and need to be treated with much more respect. We need to limit the amount of development around the lake and in this valley; it's out of control."

"Good luck with the survey. We hope this will aid Invermere council & RDEK in controlling the overdevelopment in the area."

“Restrictions are needed on further development that could impact the lake/water quality.”

“I think Invermere is growing too fast with little thought given to the impact on the area, including the lake. Infrastructure problems are inevitable and I think that Invermere town planners are bordering on incompetent.”

“Many people believe the lake is slough like - choked by weeds, uncomfortable to swim in. As homeowners, we are concerned about property values because of this and feel we should consider selling before things get worse. There are at least 2 more developments going in in our small area alone so things will only get more crowded and overused.”

“Like many residents, I would like to voice my concerns in regards to the rapid expansion and development and the demands it's making on existing infrastructure. Also I would question the practice of having developers pay for their own feasibility studies - won't they just pay for the answer they want?? Our community is changing from just that - a community to a weekend destination for wealthy Albertans.”

“We live in an area where all maintenance is done for us. It does seem very busy and we don't see how this lake and can sustain the continued growth.”

“There are just too many people doing too many things they shouldn't. Not blind opposition to 'progress', but opposition to blind progress. We really should work on reducing the number of people not increasing the facilities! NO motors Athalmer to Radium.”

“I think we can and must require more up-front information from developers in their initial applications--for example, did any of us envisage the extent of the Lakeside Meadows development? Can one imagine the total profit the developer has made at the expense of area recreational use? We need to be tougher at the outset and insist on no changes to initial plans. The developers are masters at inching their way into getting what they want--not what we want or what they need.”

“As noted - the Invermere / Windermere area is not suited to a large increase in population which puts taxes up dramatically - why pay more for less?”

“The area could use Whistler as a model for planned development re: trail system(s), general aesthetics of theme. Owner of property with beach access should have rights to their own marina.”

“Further new development is detrimental to the area - traffic on highway and lake, pollution and medical services are all beyond capacity.”

“Limit future development as Invermere and Windermere are becoming overcrowded.”

“We just moved here permanently and haven't used the facilities yet. As this is such a beautiful area, I would like to see NO MORE development. Concerns are overcrowding, space for wildlife, the highway (93/95) being able to handle the increase in traffic.”

“There is too much development being allowed in the Windermere Valley area for such a small lake.”

“Do not develop any more areas on Lake Windermere. The flora and fauna cannot take it. More

enforcement of speed on lake by RCMP and also fines for vandalism and disregard for nature (i.e., garbage pitched everywhere).”

“In regard to a Lake Windermere management plan, there isn't one. This valley has turned into a "free for all" grab as much as fast as you can, with no regard, respect or accountability. For anyone. I still can't believe they filled the wetland with gravel at the Lake Windermere Outlet and riparian zone.”

“We are concerned about the increase in development and the effect it will have on the lake and our enjoyment of it. “

“Please stop the overdevelopment of the valley.”

“We are very concerned about water quality over the long term with the increasing amount of development around the lake. “

“The most irritating thing about the lake is the noise in the summer!”

“Long term planning required for Lake Windermere. Why didn't the municipality protect lake access areas (ie. Althamer - could have ensured public access). Now private developers will take over all of what should have been public property.”

“We feel the area is getting overbuilt and boat traffic on summer weekends can be dangerous and unpleasantly noisy and the roads overcrowded. We should take care not to ruin a beautiful, once peaceful place.”

“Concerned about the rapid pace of development in the area. Don't get the impression that development projects are properly organized and are subject to sufficient conditions to maintained controlled development.”

“We need more green space, more secluded treed areas, more trails and walkways. Chabot is too "rocky" for bare feet!”

“There are a very limited # of tourist facilities available for non-Invermere residents and owners. Poor camping, no beach covered areas. The Canoe Club took over the only good area at Kinsmen Beach.“

“Recreational infrastructure is seriously lacking given current and projected growth. Life style deterioration with loss of or lack of recreational opportunity is a very serious matter. The reason we live here is to experience and participate in outdoor activities.”

“Develop an overall development plan for region. Major real estate developments Castle Rock, Lakeside Meadows, etc. do not take into consideration traffic flows, infrastructure??, etc.”

“Kudos to Rotary Club for making weir.”

“With all the new condos/homes being built I fear that the lake will be very overcrowded and polluted. I wonder if anyone has kept track of the # of new homes and what effect the increasing population will have

on the environment. Personally, I would prefer no new developments should be allowed.”

“Install some type of dam to keep lake level constant.”

“I am concerned about the rapid growth of the area. Traffic congestion both in town and on the highway. Loud parties and fireworks is a real concern.”

“Better boat launch, improve road conditions. More policing on water. Windermere valley is a beautiful place to live all year. We enjoy the lake all year even just looking at it. We've gotta keep the small town feel and develop an efficient town plan.”

### Picnic, Beach & Swim Areas

“The public beaches are very unkempt and dirty (no maintenance!). Dogs on beach, garbage cans spilling out and duck debris all along water's edge. Also, people on Lower Lakeview Rd disguise public access. Very disappointing and unfair to families on Upper Lakeview Rd. Why not put up signs?”

“Garbage - more containers and garbage should be picked up more often during the summer beach days!!”

“We are concerned about the lack of clean up in the beach areas. The geese poop is all over the beach area and in the water. In years past, this was satisfactorily done. Now it is unacceptable for people to be walking in and swimming in bird feces, especially children.”

“We beach our boat near Lakeside, and use picnic tables on James Chabot. This used to be a nice park!! Now the grass is dead, washrooms not maintained on weekends! Garbage bins smell of moth balls!! Clean it up!! And keep it up!! Please and thank you.”

“Upgrade the change rooms at Kinsmen Beach and stop allowing people to drive on the lake in the winter or enforce a clean up day before the ice melts, so much garbage falls into the lake every spring from beer cans to oil and bleach jugs.”

“People do not keep the parks clean of garbage. People bring boats into public beach areas--so handy to use! Need more patrol of beach area to see that people abide by rules.”

“The Canada Geese droppings should be cleaned up at James Chabot Park. They cover almost the whole area and are disgusting.”

“It would be really nice, especially with the young children who play on the beaches, to either "relocate" the geese or at least "rake" the beach to break up the excrement that the kids end up touching.”

“Need a children's playground at the beach. More attractive garbage cans and more of them. Screen dumpster with lattice work.”

“Beaches are dirty.”

“At James Chabot Beach I think it would be a good idea to have recycling bins for cans/bottles (by garbage cans). Especially at James Chabot (a provincial park) it seems strange to not encourage people to recycle (to decrease landfill use) at a park. The revenue from recycling could help pay for setting up the recycling bins- or the community could help collect bottles for the community.”

"There is certainly stress on the environment in and around Lake W. There needs to be a recycling centre in the area. There should be educational pamphlets and newsletter and a website re environmental and development issues. Residents should be notified of proposed projects so they can make comments to the approving authority."

"Washrooms at Kinsmen are often in terrible shape (vandalism is evident). Garbage is often blowing around the beach and in the water. Parking at Kinsmen Beach would be more efficient if lines were painted on lot. Now cars park everywhere and in all directions."

"Debris on beaches, broken pieces of Styrofoam from docks; fishing huts left on lake, beach too long."

"Need more beaches, parks and access by lake. Would like to see a boardwalk from Chabot to Kinsmen beach and b/walk into the wetlands on the north side of bridge in Athalmer."

"You should look at the feasibility of enlarging the swimming area at Kinsmen beach. It is becoming very crowded and a large number of motorized vehicles are in the bay."

"We need an off-leash area for dogs (how about Tunnecliffe?). Also, we need 2 or 3 areas for dogs to get lake access in town, for exercise and for cooling off."

"It would be nice to be able to take dogs swimming on the lakeshore without breaking your neck to get down a hill to the water, or having to cross train tracks, or at a boat launch where there is no room to move."

"I would like more areas on the lake accessible to dogs to play and swim with some control and supervision. I would like to be able to do more walking along the lake. Banff and Canmore have well developed walking trails (dogs on a leash) by the river."

"I would like to see more no dogs allowed signs at Kinsmen Beach as sometimes there are so many large dogs in the water with people swimming in it. Also people walk their dogs along the shore in the evenings and don't pick up after them. There should maybe be a fine for that to deter it because signs alone don't always work."

"No dogs on the beach should be strictly enforced! Fines should be issued."

"Build a parking lot away from beach area and run a bus to the beach every hour."

"An increase in the number of high density developments (ie. Heron Point) that do not have private beach access could overcrowd the public beaches."

"Sunshine Park on Westside Rd needs better access. You don't have people climbing over a barbed wire fence to gain access to the park."

"Open up Sunshine Ranch for a provincial park and use the beach area on the property."

"We would like to see the province develop Sunshine Ranch into a camping and picnic area -also an area that groups could rent for a family or business event. I have concerns about the amount of development around the lake that will put more boats on to the lake with overcrowding/gas/oil. Thankfully the lake has some time to "recuperate" through the winter months. More public beaches and picnic areas may be required in the future."

"Could we get a better access to the lake through Sunshine Ranch for boaters, swimmers, hikers, etc? Swimmer's itch is an issue."

"Timber Ridge Beach and marina and play area are clean, well maintained and supervised. The beach is roped off with buoys and is safe and sound. There is no lifeguard but supervision by adults is adequate."

"It would be nice if we would have a park where old people could see and sit down and enjoy the mountains, etc."

"More picnic areas suitable for reunions and parties where area can be reserved in advance similar to beach and picnic area near Prince George."

"We feel someone should be patrolling the beaches to control excessive alcohol consumption. Many times our family has been disturbed by drunk beach-goers using very foul language. Thx."

"More swimming areas should be marked off by shoreline to discourage unsafe boating too close to shoreline where people (especially children) are swimming."

"Need more public camping areas with adequate day use area for the lake. Also need to deal with groups who claim to have private beach that are actually public access."

"We desperately need a campground for the tourists as the majority are traveling in RV's and trailers."

"Much of Kinsmen Beach shoreline is rocky and not even used. Lots of potential for further development. All the boats always use the north end of the lake. It seems like there should be a HP restriction in this area. You are taking a huge risk by swimming outside designated areas (or even using non-motorized watercraft)."

"We use the water relatively seldom but it is a great attraction to our many guests and family. Glad to see doggy bags at Kinsmen, perhaps more patrol of beach areas to emphasize canine responsibility/garbage paid awareness etc. during July and August. More sand please!"

"Windermere beaches are overcrowded on long weekends."

"Public parks [should] be increased in size and number."

"Please designate from Fort Point across the front of Kinsmen Beach a 5 mph boating zone. This area does not clean itself like the rest of the lake and attracts way too many boats (AKA idiot teenage boys showing off for girls on the dock). It stinks like gas and oil."

### Shoreline & Wetland Areas

"The majority of our shoreline has been lost to private landowners that do as they choose to the Lakeshore such as boat launches, retaining walls, sand, removing vegetation, fertilizing."

"Almost the entire lake is surrounded by houses and private beaches - unless you are a millionaire it is hard to enjoy this lake as it stands now."

"Foreshore property rules not being enforced."

"Something needs to be done to remove all "filling in" of the lake and changing shoreline by waterfront property owners! I thought they only owned land "to the high water mark". The lakefront has become ugly and these people are putting up retaining walls just to keep other people off the shoreline! Village needs to crack down!"

"We are very concerned about people putting up fences on public right-of-ways and cutting fore shore access with fences and not allowing people to walk on the public right-of-way. There should be serious fines. Fences must be removed either by the land owner or the government. No one should be allowed to take over public right-of-way and get away with it."

"Please ensure the public has park space along the lake as the town grows. The lake is for everyone, not just those who can buy a piece of it."

"Need walkways around the lake. Lake front property owners treat the land between the waters edge and high tide mark as their property when it is actually public property."

"Time, energy and money need to be spent on land for parks, walkways, green space, bike paths, running trails need to be tied together. All the land around Invermere is now private - Too bad, I say! - too much energy is focused on beaches etc. We need other land for the above."

"There is the vision for next five (+) years! The bicycling is very popular, very healthy and affordable for family, children, any age. We need more SAFE cycling path (around the LAKE) or wider shoulder on west side road, etc."

"Tenure of docks and foreshore should affect whole lake not just Lakeview Rd."

"There needs to be rules about boat docks."

"I am concerned with home owners on the east side of the Lake encroaching on the beach area with private docks and boat houses. The beach area is not theirs to do this. I should be able to walk along the along the beach without being made to feel like I am intruding on private property that is supposed to be public. Mainly Stoddard Avenue and Lake Side Road."

"Still need walk around. Fort Point opened up."

"If the new development goes ahead at the north end of the lake and / or the proposed development along the tracks below the arena, they will be extremely destructive to the lake water quality and cause more serious overcrowding. The capacity of this small lake is maxed out."

"Very disappointed that the land sale (for houses on Kinsmen beach) fell through. Never miss an opportunity to buy public land."

"Our lake is not accessible to the people who would like to enjoy it more. Access to the whole lake should be available via walkways and trails. The homes on the lake do not have the right to monopolize the lake's use because they can afford to live on the lake. No other lake community allows this to happen."

" Access to the wetlands should be with reduced to no horsepower with heavy fines and community work if not followed (ie. Garbage pickup along lakeshore plus \$10,000 fine!)."

"Access to the lake should not take place from wetlands."

"Unauthorized anchoring offshore needs to be eliminated. Provincial & federal approval before making changes to foreshore property should be enforced!"

"Water level very low. Public always using Terra Vista private beach."

"I would like to express my concern about the people who are allowed to infringe their property into public

right way up along the foreshore.”

## **Watercraft-Related**

### *Boat Traffic, Regulation & Bans*

“Watercraft traffic is dangerous and excessive (do be careful of locating new marinas in already crowded bays)”

“Boat operation on lake needs correcting.”

“Far, far too many boats on Lake Windermere. Far too many sea-doo's on Lake Windermere - should put in laws limiting sea-doo's to operate more than 100 meters from shore. No checks being done for boat safety compliance and licenses.”

“As the population in Columbia Valley increases, Columbia Lake and Lake W will not be able to sustain high powered motor boats. I would like to see speed restrictions and better supervision on the lakes. We need strong laws and the will to back these laws up. It is the only earth we have. Our paradise is dying fast! It takes a strong will to be responsive and responsible. Should be no motorized boat access. The locals do not swim in the lake due to overuse by motorized boats.”

“No power boats on Windermere. We need to understand the power of numbers. We are about to be overwhelmed.”

“The lake would be much better with no motorized crafts. Eventually, a sewerage system for all areas adjacent to the lake would be desirable. More policing of the lake; it seems that none exists now.”

“I would support a non-motorized designation for Lake Windermere.”

“Lake is very noisy because of the boat traffic and "sea-doo's" - many of them are showing off very close to so called 'rest areas' ie. Public beaches. Can the rest areas be protected from motor boats' and sea-doo's horrible noise and smell?”

“Should put in a by-law to disallow any boats on the lake that exhaust above the water - ie. Very noisy.”

“Need to find a way to limit motorized water craft and the noise.”

“I feel that the motorized traffic on the lake is too much; it is noisy, dangerous and takes away from lake enjoyment. The bay at Kinsmen beach should be a "no boating (motorized)" area--the boats come too close to the swimming area and disturb the peace of the swimmers at the beach. Watching the number of motor boats on the lake in the summer is scary, as there doesn't appear to be enough space to be safely water-skiing/driving. Garbage pollution of the beach/water area is also a problem. More garbage cans?”

“Get all motorized vehicles OFF THE LAKE!!”

“Far too much development near lake. Too many septic fields and tanks. Will destroy the lake eventually and all your revenue from development will go out the window. If everyone presently who owns a boat put it in the water all at once you would not move on this lake as it is crowded enough with probably only 30 % of the boats out there. Please do not be so greedy that you will destroy what everyone came for.”

“Boating (motor) on the lake must be better regulated to limit noise. Policing for alcohol and life jackets etc. is virtually non-existent.”

"I fully support a motorized boat restriction or ban to the wetland area and river. No motors please!"

"From holiday weekend: very, very noisy on east side and boats on water all night."

"There was a time when I could safely swim and/or canoe [on the lake]. This is no longer true! Boaters have taken over! It is dangerous!"

"Too many power boats. Should ban sea-doo's. Better training required for boat operators."

"We used to go fishing every weekend but several years ago we were almost hit by another boat, and the number of boaters and sea-dooers have increased such that it has become more dangerous on the lake. We have been out once this summer and found the lake just as busy."

"Jet skis very annoying."

"Communication with non residents is non existing. Very poor policy!! Reduce or eliminate motor boats except electric motors. Promote non motor boat use. Sometimes the boats/jet skis destroy the peace of the area--too noisy. The sailboats are lovely to see."

"Regulate boaters on the lake during weekends by property owners/to vacationers by boat registration #. We need a decent boat launch facility."

"Would like to see a limit on boat size on lake."

"Feel sea-doo's [should be] banned from Taynton's Bay area and also around James Chabot Park area. Too noisy and too dangerous. Need larger safe swimming area at both beaches. Boats should be allowed in main lake area only to keep noise down, safer for swimming and allowing discharges to disperse in larger body of water. Would actually like "no boats" in Taynton Bay area. Believe Bay should be for swimming recreation only except for special events."

"Concerned that there is not a flow pattern for motorized boats in smaller areas i.e. Athalmer to Fort Point. Would like to see restrictions on boat speed in Taynton Bay. As a rower it is a concern to see people driving their boats in all directions; it's hard to guess where they are headed for next. Walkway from Lakeside to Kinsmen or farther would be wonderful!"

"Too many boats allowed on lake at one time, making it very unsafe, hence the reason we don't own a boat."

"Too many jet skis = dangerous, noisy - ban them! Should consider a power limitation at least.

We would enjoy having a non-motorized boat but feel that the lake is too busy with motorized boats to use one."

"Motorized boats should not be allowed to access lake. Police patrol on the lake and on the beach."

"Would like to see much of lake for rowing boats/canoes/kayaks - also ALL Columbia River - with restricted lake access for MOTORS (what a hope!)."

"There is no question that the lake is doomed!! Serious consideration should be given to banning motorized craft. Canoes, sailboats only! Until we stop shitting in the lake, lake Windermere does not have a ghost of a chance."

"We are not motor boaters, so appreciate quieter times when there are fewer motorized boats, and canoeing is more pleasant."

"Attention has to be paid to limiting the boats on the lake in view of all the new developments in the Invermere area. The lake is simply not big enough to accommodate more boats."

"I believe that there is no way to restrict the day boat usage on the lake, but there should not be any more overnight or mooring allowed as the lake is too busy already."

"Close down the lake for 3 years to all motorized (gas/diesel) vehicles to help clean it up! PLEASE!!!"

"We are seriously thinking of selling if there is not more control on development and power boats."

"I am concerned about the increasing size and number of motorized vehicles on lake. In past twenty years we have seen water levels all but disappear from the front of our cottage. I will no longer swim with my face in the water. Motorized vehicles crowd our paddlers. Paddlers need to have equal access and time and space on the lake as motorized vehicles. Why do they get priority? I am also concerned with the amount of pollution we introduce in to the Columbia Watershed. What is the quality of water downstream? Portland?"

"The number of power boats and sea-doo's should be limited. Also, noise pollution and reckless boating needs to be monitored. Boating near public or private swimming beaches should be banned. Traffic during summer and long weekends is too fast, needs more attention and caution. Thank you!"

"Boats on lake should be a 10 horsepower limit. No water skiing or sea-doo's. [I] Do not use the lake, but do go to the beach."

"Is it possible to limit motorized anything possibly 10am - 10pm? Ideally, we would prefer no motorized traffic but we know that's not probable."

"Eliminate or restrict to particular area, jet skis, sea doos, etc."

"Power boats - too large - should be a restriction on size (ours are 5 hp & 90 hp). Should not allow sizes that are appearing now - wakes are too big for this lake. Should be restricted area for jet skis."

"Thank you for this opportunity to express an opinion. I have two main concerns about the Lake Windermere area: 1. I think Jet Boats and other noisy watercraft should be banned! 2. The number and size of billboards on HWY 95 should be better controlled, ie greatly reduced."

"There will be a time in the not too distant future when the use of high powered boats will have to be limited (especially personal watercraft - jet ski)."

"I don't know of the impact the boats have on the lake (I do know the newer ones are better)."

"We need to promote and develop boating and access in south area of lake."

"Since jet skis and sea-doo's contribute to water pollution, noise pollution and our pollution at a higher rate than motorboats, they pose a danger to everyone. To save our lake we should consider banning these nuisance watercrafts from Lake Windermere. The danger to water flow and fish is also a strong argument. See <http://www.iwla.org/reports/PWCRep.pdf>. Ban any new marinas and or boat slips. The existing # on the lake contribute enough boat traffic."

"Even though my wife and I are only "part timers" we are concerned that the lake remain a treasure. We support a balance between proper and reasonable boat use and the ability for unmotorized craft to enjoy the lake. I'd also like to see wider municipal sewage treatment considered."

"Would like to see a reduction in motorized boat traffic on the lake. We strictly use canoes and kayaks and would like to see more amenities for us. We feel at danger on busy weekends when be are both paddling and swimming."

"Concern over increased development and lake traffic (lack of respect from motorized traffic on the lake). We would appreciate less motorized traffic on all waterways."

"Nice lake but at capacity for boat traffic."

"Lake is too small for larger traffic or motorized use."

"To reduce emissions and encourage sailboat usage: Would like to see non-motorized water craft usage encouraged through: (a) moorage for sailboats, canoes exclusively at select areas (b) lake use restricted (at least partially) for the use of sail only. "

"We find the lake very busy for boating which is one of the main reasons we will not buy our own boat (rent from pete's marina). Also, we are worried that the lake will be even busier in the future with the projected further developments in the valley."

"As area continues to grow the lake is getting very crowded. Boat traffic on holiday weekends extremely over crowded"

#### Marinas, Launches, Accessibility & Storage

"Maintain existing marinas on lake. Use caution allowing additional marina (new) development. Stop property tax increases...in less than 10 years, our taxes have gone up +/- 48%. This is unacceptable."

"I think that our lake is over-exploited and over-commercialized by private interests and under-accessible for public use."

"Prior to buying here we discussed with Chamber of Commerce and was assured that more boat launches and marinas would be forthcoming for residents not on the lake (3 yrs ago) and nothing has been done. Every time we want to use our watercraft we have to launch. Pothole Park could use more care and maintenance."

"The boat launch is a disgrace to the community of Invermere."

"We need a proper boat launch and marina. Buy the other lots to the west of Kinsmen. Kinsmen needs a day use dock. James Chabot swamp (wetlands) should be reclaimed and used. No more development near the lake."

"I am new to the area but don't know much about it as of yet. I would like to see better marina facilities, in order to keep a boat at L. Windermere permanently."

"More policing on Lake Windermere needed. Expanded facilities for boat launching and parking required at boat launch sit at the bridge."

"We need more public marinas for Invermere residents to park boats for over night or short periods of time."

"Desperately need a proper public boat launch."

"Boat launch accessibility should be a major concern."

"Windermere Lake needs a public boat launch facility for visitors."

"Need a marina in town of Invermere."

"Build a marina."

"Put 4 boat launches in. In the 1960s there were 2; there are none now. Mud and gravel don't count. Both Lake Windermere and Columbia Lake have the worst public access and boat launches of any where I have boated. I quit using Lake Windermere years ago as the only boat launch I could use was right in Invermere. I now use the ramp in Canal Flats, or we just go to a lake out of our area. Lake Windermere is one of the heaviest weeded lakes I have personally used."

".. Also, there are some issues with Pete's Marina regarding who has rights at the boat launch in Athalmer. What about a "locals only" launch? Greedy--I know."

"Would recommend more boat launch areas at Invermere (even if a fee were charged). Also need daytime dock or shoreline boat space (fee ok) with vehicle access-- i.e. at/near "Dog Beach". Suggest more RCMP boat patrol on weekends."

"We would like a sailboat but there is no such facility to dock or store."

"The area needs a provincial park boat launch with adequate parking--somewhere without a current would be nice."

"It is hard to believe that a lake with the stature and profile of Lake Windermere would have as its only public boat launch that pathetic, crowded and dangerous area around Pete's Marina. Columbia Lake is better served than Windermere - why is that? In my opinion that is the most pressing problem with the lake."

"Need a better maintained boat launch, more boat launches as well as a marina with stalls to rent out."

"There should be a real good boat launch put in to facilitate launching one boat. Look at other lakes in BC and see how good their launches are, including Columbia lake, south end. Funds could be raised through charitable donations for a good boat launch."

"A launch ramp that has deeper access (as well as being paved for traction purposes) would help to extend the boating season."

"Boat slips would be great--very limited now. Need a good public access for boat launching. Signs at Pete's for trailer & car parking would help. Grading parking lot. Public access along Lower Lakeview Rd [map and actual entrances don't match]. I would be willing to serve on a committee to work on this if you are looking for volunteers."

"Strong dislike of uncontrolled mooring along shoreline. Good upkeep/marking of the weir and waterski courses (thanks!)."

"I just wondered if the space ie. The public boat launch, at Pete's Marina could be expanded and upgraded. We would be lost without that space."

"I have not purchased a boat as I do not feel there is adequate room to store it."

"Need more boat slips and launch areas!"

"More boat launches are needed. Suggest a boat launch for small boats only - under 15 feet designed for canoes, kayaks and small aluminum boats with electric or small motors ie. Under 15 feet long. Locate one in Invermere and one in Windermere."

"Who owns the [public boat] access points?"

"Need more marina space!"

"We definitely need more boat launches. We have a private marina. When kinsmen beach could have expanded the municipality should have purchased the adjacent property. How could they lack long term vision for public access to the beach. It was bad enough that the province sold the athalmer land but for the town to then sell the public access and Pete's Marina lands is incomprehensible. How can you attract tourism when you have no public beach/marina access for visitors to enjoy. We need more long term planning."

"Tretheway should have a cemented boat launch paid for by the government because other than members use it all the time. Launching boats at the Windermere public beach (if you do not have a boat dock there) would be useful. Could a boat launch be put at the Public Beach?"

"No boat access at Tretheway Beach after the middle of August. Boat launch needs to be upgraded."

"Definitely need more boat launching ramps, marinas, and boat storage."

### Safety

"That lake is getting so busy with boats it is an accident waiting to happen. In fact it wouldn't bother me at all if the lake was banned to motorized boats."

"Boat safety, both on the lake and at the extremely overcrowded launch, is a real concern."

"Presence of RCMP boat should be on the water enough to catch reckless boat drivers."

"We need / require more police protection from our RCMP. Crime is a great concern to us and our neighbours. Need help getting added service to reduce damage to property and noise."

"Higher priority of boating safety (police)."

"Need more police in Windermere community - too much vandalism!"

"PWC's are being used almost exclusively by young people with little regard for safety or common sense watercraft use rules. Need more patrols and fines, if necessary to control."

"If everyone drove N - S or vice versa on the long weekends, traffic and accidents could be prevented. Sea-doo's are especially a problem as they often don't see boats around them when they are spinning, looking behind them etc."

"I think it should be mandatory for boats to raise a red flag when a person is down in the water. This would alert other boats of a person in the water in the vicinity. I also think boaters should be monitored for alcohol as cars on the road are."

“Our third year as owners. Enjoy the clean, beautiful lake immensely. Very few complaints or concerns. Love the valley too! (Just don't like the crime!! And night noise in the summer. Our bikes stolen, boat tarps slashed early morning loud parties etc etc)”

## **Sewage Disposal & Chemical Leaching**

### Sewage Disposal

“Concerned about all septic and sewage from lakeshore properties. We all know where it ends up.”

“The number of septic systems leaking into the lake are an environmental hazard which are turning the lake into a septic system. The amount of boats are not helping. We don't usually swim or go in the lake because of the pollution in it.”

“All lakeside properties should be on a sewer system.”

“There should not be any septic systems within 300 meters of the lake and any water source--horizontal not vertical.”

“Eliminate all septic systems near lake.”

“It concerns me that there are many 1950-60 type tie pit septic systems in our area.”

“Tie pits should not be allowed for lakeshore dwellings. Residents should be checked as to sewage disposal. Put in a sewer line around the lake. Clean up lake.”

“Septic fields are blamed too much for water pollution. Panorama and District of Invermere have done more damage than septic fields could possibly do.”

“Concerned re waterfront properties: septic systems not contaminating water- often see soap suds at one shore line.”

“...How about a sewer system for Windermere. Less pollution.”

“Septic tanks should be mandatory for lake front cabins. Septic fuels are not adequate. It should be government regulated as it is in Saskatchewan.”

“Very good survey. Its time that a sewer system be installed with property assessment over 10 years with partial exemptions for extensive upgraded systems.”

“A serious effort to have all on lake tied into a sewer system is needed. The cost can be rolled in to tax base, there is too much at risk now to run this lake on septic tile fields.”

“I remain amazed that more energy is not devoted to preserving the water quality in this lake. If something is not done to facilitate sewage disposal for properties below the high water mark, the lake will soon fill with weeds and detritus. No lake= not tourism=no economic boom!”

“Very pleased about this survey - hope that it is used to good effect. #1 priority is maintaining water quality of lake. Would like to see upgrade from septic to sewage system - especially with the excessive growth of communities.”

“Sewage treatment development is a necessity. “

"There needs to be government involvement in sewage treatment and water treatment, and a centralized coordinated effort in preserving the lake. We are getting NO SERVICES for all the tax money going to Victoria!!!"

"Septic systems (esp. on lakefront properties) must be eliminated."

### East Side Sewer

"I feel that the real issue is the need for a sewer system on the east side of the lake. There are far too many residences on septic systems that end up in the lake. Also Invermere sewer system needs to be upgraded beyond level 2 efficient discharge."

"We need sewage facilities on east side of the lake. Residents are grossly over taxed for the serviced provided by RDEK."

"The homes on the east side of the lake need to be better supervised for their existing and any new septic fields."

"When will Windermere (town) be on a municipal sewer system?"

"Too much pollution in lake - Golf courses with all the chemicals need to pay some of cost associated with weed control in Lake Windermere - sewer on east side of lake is an urgency."

"When will Coldstream Campground have an end to dumping their raw sewage into the lake? With environmentalists, government, etc. nowadays, I think this should have come to an end a long time ago."  
"I find it ironic that many environmentalists fight development projects like Jumbo where some habitat and wilderness are being compromised. Yet, nothing is said about the seepage of septic on the east side of the lake that contaminates this pristine lake and creates a terrible weed problem."

"Think it's time for a sewer line along east side of lake."

"Please install sewer system on the east side of lake!"

"Consider sewer system for Windermere and areas."

"Would like to see the east side developments on a sewer system and limit septic tank usage to a manageable distance from the lake."

"Strongly in favour of developing a central sanitary sewer system on the east side of the lake."

"I am worried about the "health" of Lake Windermere with the amount of growth in the valley. We need a sewer system on the east side of the lake."

"Waste water collection on east side of Windermere Lake is in urgent need - too much pollution and is going to kill Windermere Lake and valley if nothing is done about it sooner than later. It just needs to be done, not an option."

"An east side sewage system is required on an urgent basis."

"I believe that the government should have run a sewer system from Windermere to Athalmer years ago. Now "Kinbasket" water and sewer may help."

“Please pressure local MLA to establish complete sewage system on the east side of Lake Windermere from Fairmont to Radium. This would protect our lake for now and future.”

### Chemical Leaching/Seepage & Golf Courses

“All the fertilizers from Fairmont Riverside Golf Course is [affecting] weed growth problem at the south end of the lake.”

“I am concerned about fertilizer and sewage filtering into the lake.”

“Feel that golf courses and subdivisions are creating problems. Golf courses with fertilizers?? and too much development which puts pressure on lake with people, boats, water usage etc. Stop allowing small lots-- slowdown development will help also.”

“I would like you to calculate and then tell me how many lakefront residences would equal the water taken from Lake W. by Copper Point Golf course. I would ALSO like you to calculate and tell me the number of lakefront residences that are dumping fertilizer into Lake W. (especially the Gold Course and commercial development to the south). If you think this is overstated - come by my place some morning when the wind is blowing from the south!!! The bottom line: You are starting at the wrong end by scrutinizing the individual homeowners on the lake. Start first with the large commercial ventures and what they are doing to the lake. Once you have demonstrated this, you will have much more success in changing my habits. Look at busy lake areas in towns with proximity to cities like Toronto or Montreal. We probably can learn from their experiences.”

“I suspect that the amount of fertilizer used upstream of Lake Windermere is contributing to the weeds along with the septic issue.”

“Reduce fertilizers, sewage and contaminants going into lake.”

“Concerns: lake water quality - chemical contamination - motor & pesticides/fertilizers definitely a concern with influx of new homes. Almost all of our neighbours do [use pesticides] and this concerns us. Also golf courses fertilizers.”

### Garbage Disposal

“We should aim for zero waste. In spring when Toby Creek backs up and wind stirs up lake, there is a strong smell. Green garbage container beside Kinsmen children's playground is very bad!”

### **Plant Growth**

“There are too many weeds. Actions are needed.”

“Weed growth has increased in last few years.”

“We moved here from Christina Lake and find the lake very weedy. We realize a lot is caused because of the shallow depths. We also realize that the levels of fertilizer may be an issue. As a family we do not use the lake or facilities on weekends.”

“Would like to see some proactive measures to resolve weeds in the lake.”

“The amount of weeds in lake are extremely excessive.”

"Weeds are becoming very detrimental to lake - caused by golf course fertilization"

"Weeds are a major problem"

"I feel that our local economy greatly depends on the well being of Lake Windermere. Being such a shallow lake I feel that Lake W is very fragile and more prone to excessive weed growth than a deeper lake of the same surface area. I am happy to see this survey and hope it gives good insight as to how we need to manage our water properly!"

"Weeds are becoming a major problem. River should be dredged to boat launch."

"We also have noticed the very significant rise in the amount of weeds in the lake and have concern about what people are putting in the water. We have heard some are dumping sewage and there is increase fertilizer usage."

"The weeds are awful - I don't call them "natural" to the lake, we should be allowed to remove them with an approved process. Thanks for this survey."

"Need to clean up weeds (would double size of lake)."

"The lake needs some maintenance--reduce the weeds--dredging?"

"Weeds are becoming a problem."

"Weeds are a definite problem in the lake! Poorer water quality close to the shoreline (as compared with the middle of the lake) indicates a problem. We must identify the source of this problem and then correct it!"

"Water is becoming over crowded with weeds it is a matter of time before the lake will be chalked with weeds and will be closed for use."

"The weed situation needs to be closely monitored and steps taken to eradicate these weeds. The marinas are so bad that causes interference operating a motor safely because of the weed problem."

"Weeds should be cleaned out:"

"Too many weeds at south end of lake, north end is OK but not great."

"Have the weeds cleaned out of the lake & proper water, sewage systems put in place for everyone on the east side of the lake."

"Some dredging of boat launch areas would be helpful especially in spring/late summer as lake levels are low"

"Weeds & increased (dramatically) weed growth at south end of lake in particular. Sewage treatment greatly increased demand with the large amount of new development and negative impact of increase surface water (storm sewer drainage) on Lake Windermere."

"Weed growth has worsened steadily over past thirty years - south end of lake in particular. I had another lakeshore property from 1986-2001 and from 1979-1985 a smaller one."

"People are cutting weeds in the lake and letting them drift, further contaminating the lake. Should be checked and enforced."

"Biggest concern is amount of weeds in the lake and in swimming areas. Weeds need to be kept under control."

"Need to address weed reduction on lake, especially in swimming areas and around docks. Better boat access would be welcome as well."

"...as to weeds in the water, if they could be removed at least near the shoreline without damaging the shoreline, it would be good. There are a lot of areas with tremendous amount of weeds. Thank you."

"Harvest the weeds in the lake and feed it to livestock in the area!!"

"On the boating trips summer 2004, I was shocked to see how tall the weeds are in the middle of the lake, off W Island. In 3 years, the weeds have taken over the north side of the island and inside the buoys, so much that I cannot swim where I swam 3 years ago. Also, massive re-growth in front of the pump house since boats removed--natural now and birds, ducks returned."

### **General & Non-Lake Related (incl. Drinking Water)**

"Quality of drinking water in Invermere is very poor. Non-resident taxes are too high. Where does all this extra money go?"

"We have been told at Terra Vista, this year for the first time, that we should drink bottled water. Water during the summer tasted of hydrocarbons. It is fine in the other 3 seasons."

"The local tap/drinking water does not smell like it is fit for consumption. Please test it and publish the results."

"Need better source of drinking water."

"Lake Windermere which is basically a widening of the Columbia River at 15 miles long and 1.5 miles wide is actually quite a small lake and is very shallow. The deepest I ever found was 22ft, but there are many areas 4-6 ft deep around Windermere town. It is quite limited as far as boat trips are concerned, so it is used mainly for waterskiing and tubing. Since you can drive around the whole lake in about an hour, there isn't much incentive to do that more than two or three times. There are no places to explore, there are no remote provincial parks etc. So it is fairly limited in scope compared to other lakes in BC. But it is a pretty lake to view with very few public areas to take advantage of the views."

"I think that what you guys are doing is wonderful, for the future of the community. So - word up!"

"Thanks for the survey!"

"It's a wonderful place. Let's keep it that way."

"Do not go to public beaches, therefore unable to answer these questions."

"Safety for children on 13th avenue is an overlooked problem. Traffic at stop signs is confused by pedestrians. Speed along 13th is excessive. School zones are jammed. Our perimeters are bursting and all traffic is funneled into school zones. Not good. Let's make a commitment to ensure safe - traffic reduced inner core of schools/playgrounds. Bypass when? I'd like to hear about this. Thanks."

"Highway 93 Radium Hot Springs to Fairmont speed limit should not exceed 70 km/h. Large trucks are very scary and most of them are driven way too fast. During summer months it sometimes takes 5 - 10 minutes

to enter onto the highway. Maybe more traffic lights could slow down the speeders, or more RCMP (waiting for something to happen with this highway).”

“Some of our roads are in poor shape.”

“You need to make the survey results public, advise the public if you will act on results. You have web page that could be used.”

“Thank you for drawing public attention to this vital resource.”

“Love Invermere just the way it is. Thank you for your hospitality.”

“This survey only obtains opinions from property holders and local residents. Assuming the District wants to advertise this area as a summer water sport and tourist destination the input of campers, visitors etc. must be obtained in order to determine what services to develop and or remove.”

“Thank you for this! We love Invermere and love to shop local but we find that it is not possible to shop here for everything. [earlier comment: Not enough shoe stores, children's clothing stores, and stores which sell dressy clothes; food variety at grocery stores]”

“Very interesting survey. Please publish the results.”

“Sorry I am unable to deal with the parts dealing with the lake, park, boats, but as I do not use these anymore, I have no knowledge of what is needed.”

“We love living in Invermere and hope newcomers respect our environment and natural beauty! I only use the lake at the shore. Our family does not take advantage of boating opportunities here.”

“I don't use the lake that often, but I enjoy sitting looking at the lake and surrounding scenery both from shore level and high above on the west side.”

“I think the main street downtown Invermere should be closed to cars during busy peaks, such as holidays and weekends in summer. I also think we should tear down the arena and put a huge covered but open structure with picnic tables. It could be the location of the farmers market all summer. The arena could be located elsewhere. Also, a pedestrian and bike friendly community should be a goal for Invermere, with benefits to the ecosystem and more peace and quiet for the residents. And last but not least...SAVE JUMBO!”

“Would like to see a walking/jogging/biking path network from Athalmer to downtown Invermere.”

“Good luck. I hope you can put this info to good use.”

“I do not have a lawn, boat, or use the lake recreationally except for the odd swim.”

“Invermere town center should have a one way system down main street returning along 10th ave. 10th ave could then accommodate business premises as the town grows.”

“I am so pleased that a group has been formed to help preserve the wildlife and beauty of our lake. Whole heartedly, I wish you strength and success! Thank You.”

"Don't know. We are usually gone all summer."

"Boat only on Lake Lillian. Don't go on Lake W at all."

"This survey is of questionable value. Why are my tax dollars being wasted?"

"Although we sold our property in the Tretheway subdivision due to health reasons and distance from Camrose, AB I am responding to this questionnaire because we have been summer residents since 1955. Windermere has been our summer home all those fifty years. If the above mentioned difficulties had been postponed, we would never leave."

"All businesses excepting Home Hardware have tried to present a pleasant surrounding on their property. Maybe Home Hardware could surround its yard with mesh screening to make the approach to Invermere and area more appealing."

"The move of Home Hardware to the highway entrance has not been a positive one. The messy yard is your first impression of the town. A huge fence around the yard might help. And downtown has been left with a number of vacant stores. On the up side I know they now carry a bigger selection."

"A 4-way stop is needed badly at the corner of Inv. Inn-Bank-Drugstore."

"We think speed limit on HWY 93 & 95 between black forest intersection to Windermere Rd should be reduced to 70km/h and also Victoria Ave during July & Aug should be reduced to 30 km/h."

"Enjoy all facilities very much!"

"We are not avid boaters so were not fully aware of lake use."

"We recycle as much as possible and we have compost. This survey is an excellent idea as is the project! Thanks. Our excessive watering is due to the great number of trees on our property. Let's keep the Windermere Valley from turning into a Canmore!!"

"Good idea to do this. Thanks. Hope it helps save the lake. Where are the ospreys? There seem to be none north of the lake."

"Wonderful area."

"Move Panorama traffic to existing lights by James Chabot Park to enter main town road."

"We live in a managed condominium property and cannot answer some of the questions as we mostly stay at our own site."

"Here is my rant: I do pay very high property taxes yet have an unpaved road, no sewer, no gas, no garbage

collection, no potable water, am a senior, have no school attendees, no police patrolling. Why? My Calgary taxes are less and cover all of the above.”

“When will the skateboard park be replaced?”

“Since we live in the Cayman Islands presently and have not spent much time at our place in Windermere, we are not familiar with the area. In the past we vacationed there often.”

“Residents of the valley (full time) should not have the only say into the development and decisions that are made in the area. As taxpayers and significant stakeholders in the area, cabin and property owners who live in other places should be given an equal say in the way the area is developed or maintained. Please be careful of bias in the way this survey is interpreted.”

“Thanks for your efforts to keep Windermere Lake clean and enjoyable!”