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Kennisis Lake \$575,000



1251 Caribou Rd Lot 47 \$164,999



Horseshoe Lake \$1,600,000

SOLD



PROTECTING YOUR WATERFRONT PROPERTY

Ted Spence, chair of the Coalition for Equitable Water Flow (CEWF) says there are many steps waterfront homeowners can take to protect their property. *Photo by Mike Baker.*

■ BY MIKE BAKER

There has been a marked increase in the number of extreme weather events across Haliburton County in recent years, making waves for waterfront property owners in particular, say Ted Spence and Bruce McClennen of the Coalition for Equitable Water Flow (CEWF).

The non-profit is a coalition of lake associations that monitors 35 reservoir and 20 flow through lakes in Haliburton and Peterborough counties. Launched in 2006, the organization's mandate is to provide a voice for property owners, and advocate to Trent Severn Waterway officials over the management of the water system, which feeds into the Trent Canal.

Members have traditionally been concerned with low water levels on some of the reservoir lakes, which becomes dangerous in the late summer months when a combination of hot weather and low rainfall causes levels to drop further, Spence said. This necessitated CEWF stepping in and offering advice to property owners running into issues.

The organization unveiled a new website in June, making information more easily accessible. As part of the redesign, Spence and McClennen shot a pair of videos looking at how climate change has impacted water flows in the area, and giving people tips about simple things they can do to best protect their properties.

"We realized we were missing something. Our website has lots of information – we have statistics on individual lake water levels dating back to 2013, but we didn't have an effective way of getting that information out there. We found there was a disconnect too with some of our members and understanding how TSW operates, and how things are changing due to climate change, so we decided to forge a new path and put that information out as easily, and as accessibly as we could," McClennen said.

The organization received a \$3,500 grant from the Haliburton County Development Corporation to fund the videos. TSW assisted, providing clips and graphs featured throughout the clips, which are 13

minutes and 10 minutes long. They were produced by Tammy Rea, of Sticks and Stones Productions, and have been live on Vimeo since May, and on YouTube and the revamped CEWF website since June.

Climate impacts

Spence took the lead on the video considering the impacts a changing climate is having on local lakes and waterways. He notes the TSW canal system is almost 400 kilometres long, connecting Georgian Bay and Lake Huron to Lake Ontario. It includes 45 locks and more than 100 dams.

"The TSW is an incredibly complex system," Spence said.

The TSW's water management team analyzes water levels and flow dynamics from all reservoir, canal and river sections, making decisions daily on how to adjust the system to ensure all waterbodies are navigable for the summer season. This process has been made trickier recently due to the growing presence of climate change, Spence said.

"There are two characteristics people need to be aware of – we seem to be getting warmer, wetter winters, and dryer, hotter summers, as well as greater variability and extremes involving potential floods and droughts," Spence said. "With warmer weather in the winter, and an increase in winter precipitation, the new normal will be a higher risk of winter flooding, with earlier spring runoff that comes when ice is still on the lakes."

He said these extreme events, which sparked major floods in Minden in 2013 and 2017, can lead to overfilled reservoirs and flooding with ice still in place. This can result in "catastrophic" damages to shorelines, McClennen noted.

"We've seen situations where a thick ice sheet has broken away from the shore, the wind carries it and pushes it around, and then it comes ashore somewhere else and does a ton of damage," McClennen said.

"We had that happen last April in several places... it's amazing to see. The ice ramps up and just takes everything with it. There



Bruce McClennen, CEWF vice chair, said there has been an increase in runaway docks on County lakes. *Photo by Mike Baker.*

were trees halfway in the water in some places.”

McClennen noted there was also an increase in the number of runaway docks this year, with a half dozen recorded on Twelve Mile and Gull lakes.

Preventative measures

“People have long assumed that whatever they have on their shoreline is always safe, but that couldn’t be further from the truth,” Spence said.

McClennen said CEWF has created

a worksheet to help people assess their waterfront, and how to best protect their shoreline and property. The first step, he said, is determining historic high and low water levels to identify level of risk. The organization maintains a data bank on its website, outlining annual high and low water levels for each lake in the watershed dating back to 2013.

He said it was also important to note whether your property sits on a floodplain. The County of Haliburton is concluding a months-long floodplain mapping analysis, which will be released to the public by early

2024, McClennen noted. This will help people determine how at-risk they are of flooding.

Moving onto protection, McClennen advised anyone with floating docks to moor them in quiet bays in the winter. Ensure you’ve used long enough chains to secure the dock, accounting for rising water levels in the spring, otherwise the dock might drag its anchor and float away, McClennen said.

For people with removable dock systems, he advised, when installing in the spring, to secure the decking to the base structure with clips, or place weight on the deck panels to

keep them in place. This will eliminate the risk of the panels floating away should an extreme weather event cause water levels to suddenly rise.

He doesn’t recommend fixed docks, noting they are particularly susceptible to ice damage. Those looking to install permanent features are advised to keep the high water level in mind before building, and monitor structures in the spring for any ice damage.

McClennen said ice can also wreak havoc on a property’s in-lake water system. For seasonal properties, he recommends people install intake lines that can be removed from the lake in the winter. For permanent systems, McClennen suggests burying the line in the lake bed, and consider the lower water level when deciding where to place the line and how long to make it, so that it doesn’t get exposed.

If you have an electrical supply on your waterfront, ensure it is removable or above the high water mark and protected from the elements. Infrastructure such as boats, boat lifts, marine railways, and chairs should be stored away, while permanent structures, such as sheds, should be checked to ensure they are secured to a foundation.

Maintaining your shoreline with natural vegetation has multiple benefits, McClennen said, protecting against possible erosion.

Having a contingency plan for low water events is also helpful.

“Docks may become grounded, and that’s a lot of work if that happens. If your property is particularly susceptible to low water, consider floating docks that draw little water, such as jet flow systems. These can have multiple alternative anchor points, allowing them to be moved to deeper water as the season progresses,” McClennen said.

Asked how people can protect their waterfront homes from extreme weather events, McClennen said checking to make sure all valves and drains around the home are cleared is a good starting point. Placing sandbags around a home’s perimeter is an effective way of staving off water, he said.

“If you’re particularly vulnerable, there are lots of unique things you can do. One of the businesses in Minden, after the flood in 2015, built a small dike around their property. So, there are options,” McClennen said.

More information on preventative measures, as well as statistics outlining historic water levels, and predictions for the remainder of this season can be found on the CEWF website at cewf.ca.

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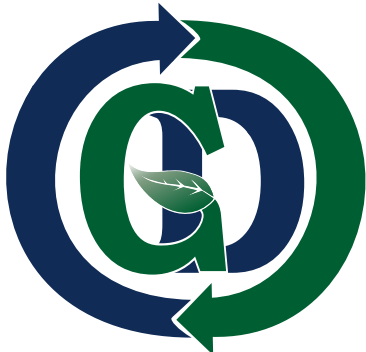
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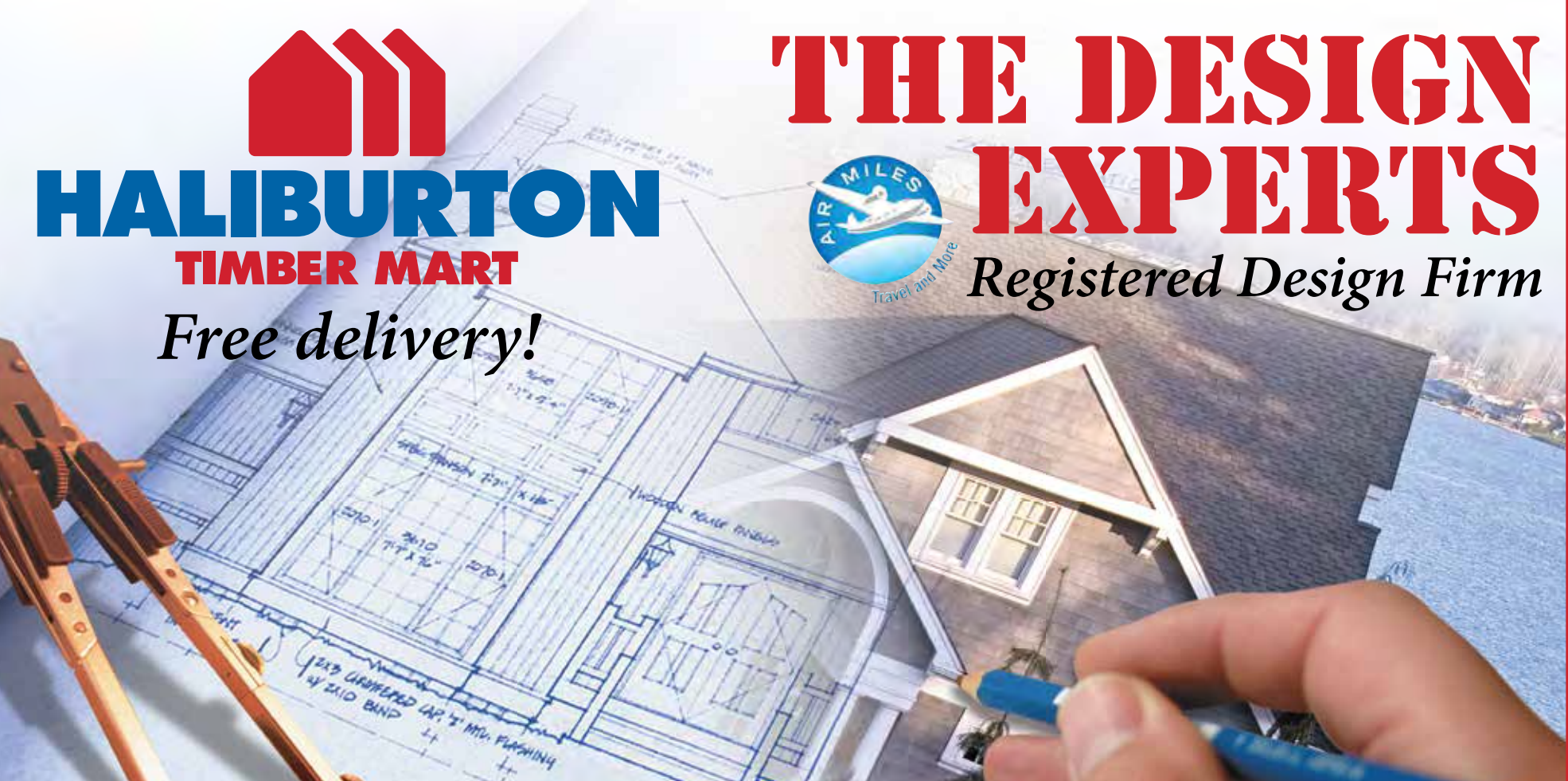
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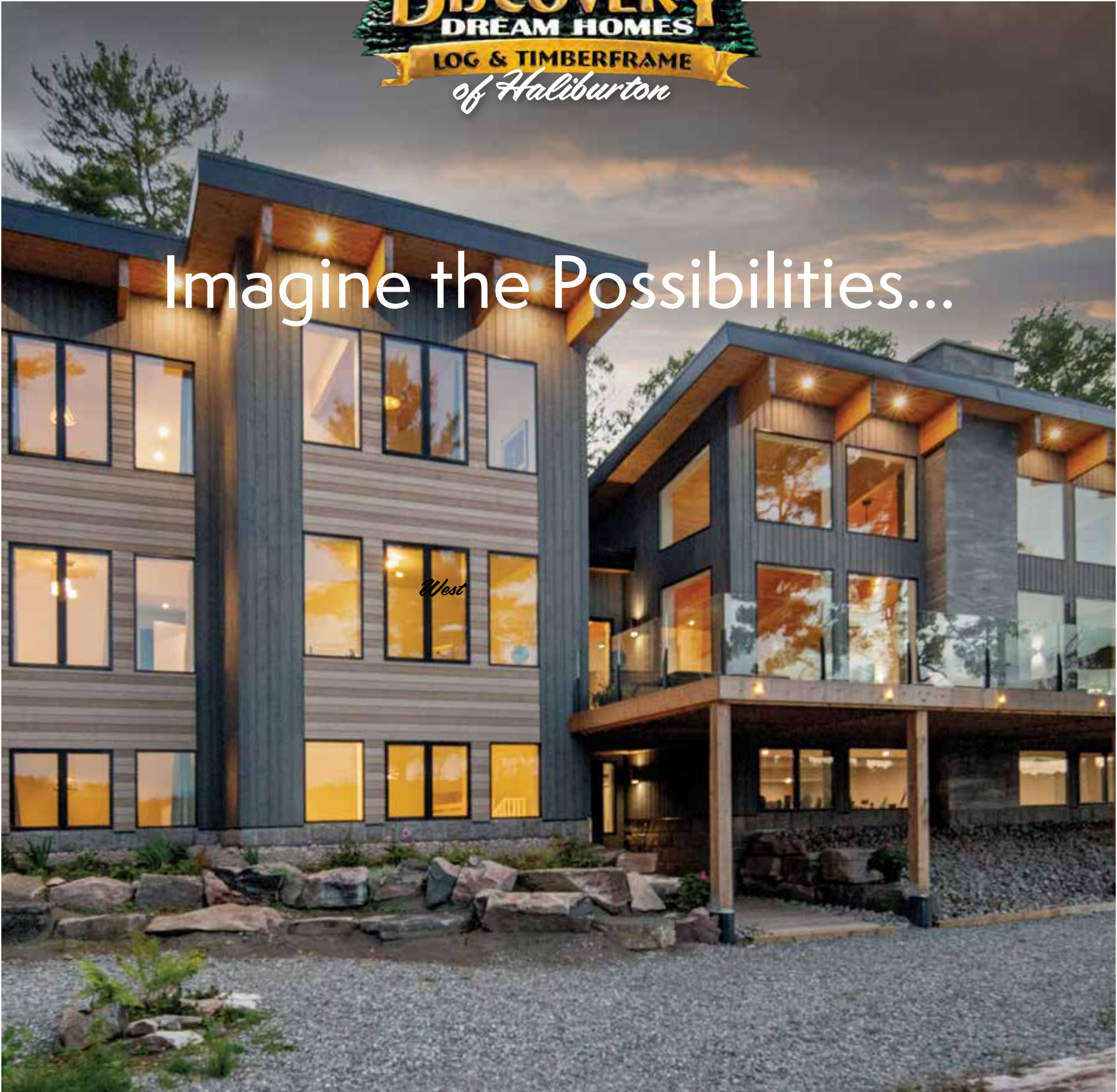
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- Great building spot for a year round home or cottage • Close to public boat launch for great boating, swimming and fishing

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