

South Village Owners' Association – Surface Water Quality Policy

Authority:

DEED RESTRICTIONS FOR SOUTH VILLAGE COVENANTS AND RESTRICTIONS 3 (r)

The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges that the City of Ottawa is not responsible for the surface water quality for the proposed lakes prior to, during and after construction. These responsibilities are solely that of the South Village Owners Association, the Owner, and its successors in title.

Policy:

The South Village Owners' Association (SVOA) has a fiduciary duty to its residents to be responsible for the surface water quality of the lakes that comprise the community of South Village, namely: Village Lake, Sparkling Lake, Forest Lake and Fawn Lake.

In accordance with such duties, the SVOA Board of Directors recognizes that the South Village surface water network is not isolated and connects to the greater watershed which may be subject to municipal, provincial and/or federal environmental laws or regulations. The Board of Directors shall be mindful of any causal relationship with the greater watershed when determining guidelines or directives pertaining to surface water quality.

Effect:

The SVOA may invest financial resources in surface water quality remediation and maintenance in accordance with this policy.

Governance:

The SVOA Board of Directors will appoint a coordinator of Surface Water Quality.

Residents of each lake undertaking surface water quality measures will appoint a representative to interact with the Coordinator of Surface Water Quality on behalf of all residents situated on that lake.

The residents on Forest, Fawn and Sparkling lakes will organize themselves, and be responsible for, undertaking desired remediation and maintenance in accordance with standards and guidelines provided by the Coordinator of Surface Water Quality.

Any standards or guidelines put forth by the Coordinator of Surface Water Quality are subject to approval by the Board of Directors.

Remediation and maintenance activities for Village Lake will be under the purview of the Board on the basis that the Community Centre beach and dock form part of the SVOA's common elements.

Prevention:

The first line of defense in respect to surface water quality rests with each resident of the SVOA and particularly with those whose properties include waterfrontage. To avoid high nutrient levels entering the surface water, residents should:

- Educate themselves on the appropriate selection and judicious use of lawn fertilizers¹
- Prevent/contain pet and animal/waterfowl waste occurring on their property
- Maintain their shoreline including removal of decaying plant materials and overgrowth of weeds and reeds
- Maintain a buffer of longer lawn between the water's edge and the lawn area

Assessment of surface water quality:

Each lake in South Village is unique with its own characteristics, challenges and potential remedies.

Empirical data collection to the extent that would be required to be useful is not feasible given its cost vis a vis our financial constraints. Alternatively, an objective approach to assessing the qualitative health of a lake is therefore relied upon when assessing whether to introduce remedial measures. Such observations should include consideration of changes witnessed year over year that are balanced with an awareness concerning potential anomalies associated to unusual weather patterns.

This being stated, indications that are worthy of consideration may include:

- Appearance: changes to color, clarity, surface biomatter
- Odor: sourness, septic smells, rot, decay
- Noticeable decline of the biosphere: fish, frogs, fry, tadpoles and associated predation (birds or others)

Approval to release SVOA funds:

Funds from the SVOA shall be accessed based on submissions to the Board of Directors initiated a lake collective to be submitted through the Coordinator of Surface Water Quality in a format prescribed.

Remedial measures that are not scientifically proven, are merely cosmetic, may be environmentally harmful, or illegal will not be supported.

Upon establishment of this policy, pre-approval to expend funds shall be required should reimbursement be sought.

The Surface Water Quality Coordinator will obtain financial documentation of all expenditures for submission to the Treasurer.

The Board of Directors, at its sole discretion, will determine reimbursement.

¹ Fertilizer manufacturers are in the business of selling fertilizer and guaranteeing results. Try applying at a rate of one-half to one-third of the recommended coverage – you will save money, reduce runoff into the lakes, and achieve the same result with a lower risk of burning the lawn.

Approval Guidelines:

Aeration of lake water is a scientifically proven method to alleviate stagnation and improve the health of a lake and its water quality. Funds expended for aeration equipment proportionate to the remediation required are supported.

Maintenance of equipment deployed may be approved for reimbursement with the support of the Coordinator of Surface Water Quality.

Consumables such as enzymes may be approved in consultation with, and at the recommendation of, the Coordinator of Surface Water Quality.

Colorants are not supported and will not be funded by the SVOA.

Power consumption associated to aeration or other processes will not be funded by the SVOA.

Labor associated to remedial/maintenance activity will not be funded by the SVOA.

Retroaction:

In keeping with the Policy as reflected herein, the SVOA will retroactively reimburse expenditures associated with the purchase and installation of aeration equipment, amounts to be determined in consultation with the Coordinator – Surface Water Quality and subject to approval by the Board.

Ownership:

All equipment retroactively or proactively purchased with SVOA funds remains the property of the SVOA. It must not be removed, disconnected, or otherwise redeployed without informing the Coordinator – Surface Water Quality who will, upon such notification, inform the Board.

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