

Welcome



WELCOME TO HARVEY LAKELAND ESTATES

Harvey Lakeland Estates is a 350-acre, low-density residential community situated among the beautiful Kawartha Lakes. The community is located in the Municipality of Trent Lakes, in Peterborough County, Ontario, near the hamlet of Buckhorn. It occupies one of the choicest waterfront real estate sites in the Kawarthas, being bordered by Little Bald and Big Bald Lakes to the north and Sandy Lake to the south.

Early history includes use by Indigenous peoples who believed Sandy Lake to be sacred waters.

In the 1970s a 350-acre parcel of land was established which was subsequently divided into 117 lots. The 117 lots in the subdivision are a little less than one acre each, leaving in its boundaries approximately 250 acres of beautiful Commonland.



Photo courtesy of Maureen McKay

The Commonland: what you need to know

What is it?

As a member, in good standing, of the Harvey Lakeland Commonland Owners Association (HLCOA) you share ownership of, and have full access to, approximately 250 acres of commonland. This commonland consists of:

1. Mainly wooded areas.
2. Some significant wetlands.
3. 5.3 kilometres of shoreline on Sandy, Little Bald and Big Bald Lakes, with 2.8 kilometres currently deemed suitable for docks.

What can you use it for?

- To enjoy the wonders of nature.
- Hiking/snowshoeing on designated trails in the forest.
- Swimming, fishing and boating.

Who manages the Commonland?

As a legal entity, the Ontario government specifies that HLCOA must have in place an elected board of directors whose sole responsibility is to oversee and manage the Commonland.

How does the Board manage the Commonland?

The Board of Directors manages the Commonland in accordance with the:

- Restrictive covenants- By- Law #1
- Commonland Management Policy
- Regulations that were voted on and approved by HLCOA members.
- Stipulations outlined in the Ontario Not-for-Profit Corporations Act
- Stipulations outlined in our Forest Management Plan (FMP) certified by The Ministry of Natural Resources Policy.
- Stipulations outlined by Trent Severn Waterways (Parks Canada) on Little Bald and Big Bald Lakes; Ministry of Natural Resources (MNR) on Sandy Lake for docks and waterfront usage.



Photos courtesy of Jill Friskney and Deb Gordon

Are there restrictions on how I can use the Commonland?

Yes. As a new member of the HLCOA you are strongly encouraged to login to <https://harveylakeland.com/> to review By-law No.1 and the regulations that govern the restrictions on how the Commonland can be used. These restrictions apply equally to a member's family and guests. A few of the key ones to take note of are:

- **Locked gates** at the five entrances to Commonland shorelines must be locked immediately after entering or exiting these access points.
- **Dock size is limited**, in accordance with Trent Severn Waterways. Plans for docks on Sandy Lake, Little Bald and Big Bald Lakes must go through an approval process with the HLCOA Waterfront Director prior to construction and/or installation. They can be contacted at: HLCOAwaterfront@gmail.com
- **Motorized vehicles** (i.e., ATVs, dirt bikes, snowmobiles, etc.) are prohibited from the walking trails. For exceptions, refer to the HLCOA regulations.
- **Hunting is prohibited** on the Commonland.
- **Trees, shrubs or grass cannot be cut or planted, nor fill deposited** on the Commonland without the approval of the HLCOA Board of Directors.
- **Trees are to be left where they fall** to enrich the soil and create more habitat for wildlife. Exceptions: trees that may be a danger to our members or their property. The Forest Director will review and manage the removal of these trees.
- **No excessive personal property and permanent structures** can be placed on the Commonland.
- **Dumping or burning of garbage** is prohibited on the Commonland.
- **Dogs** must be leashed at all times on the Commonland.
- **Poop and Scoop is mandatory** on the Commonland.



Photo courtesy of Lynn Woodcroft

Why do we need to keep the Commonland in its natural state?

- To maintain the uniqueness of the area in which we live
- To keep our property tax on the Commonland at a much lower level by following our FMP
- To keep our annual dues as low as possible

Authorized access and use of HLCOA commonland amenities are limited to:

- Members in good standing (i.e., members whose annual dues are paid in full and who follow the policies and regulations of HLCOA).
- Their family members and guests.
- Short-term renters **may only use and access** the allocated dock space of the homeowner, using the nearest access point to the dock.



Photo courtesy of Maureen McKay

The Commonland...a treasure for us all

We're sure you will agree, as residents of Harvey Lakeland Estates we are extremely fortunate to have the tranquillity, beauty, natural wonders and amenities of the Commonland to share and enjoy. The guidelines for its use have been carefully developed with the consideration of all its members in mind. By following them, we can all do our part to be good neighbours and protect the majesty of the Commonland for years to come.



Photos courtesy of Deb Gordon,, Charlene Fraser and Maureen McKay

Commonland questions?

The best people to talk to for clarification are the HLCOA Board of Directors.

The Board of Directors

The HLCOA Board of Directors is composed of members of our community that have been elected to act in the best interests of its members. The positions of the Board are as follows:

- President: hlcoapresident@gmail.com
- Vice President hlcoavicepresident@gmail.com
- Treasurer hlcoatreasurer@gmail.com
- Secretary hlcoasecretary@gmail.com
- Director of Trails hlcoatrails@gmail.com
- Director of Forests hlcoaforests@gmail.com
- Director of Waterfront hlcoawaterfront@gmail.com
- Past President hlcoapastpresident@gmail.com

Meetings

General meetings are held twice a year, where shared interests are discussed and approved by the members. Meetings are usually held on a Saturday in spring and fall.



Photo courtesy of Lynne Woodcroft

Volunteering

Harvey Lakeland is a beautiful place to live and lend a helping hand. Living in a community like ours always requires volunteers. The Board of Directors are all volunteers, along with volunteers on a variety of committees. Our residents are always welcome to provide assistance with maintenance on our dock and trail systems, to help with the enhancement and preservation of the Commonland. If you wish to volunteer, please contact: hlcoavicepresident@gmail.com

Dogs

Dogs are welcome on the Commonland but only if they are **leashed at all times and their waste removed.**

Why are there restrictions on dogs?

- Some dogs may become aggressive to an approaching dog or person.
- Some of our members are fearful of dogs.
- Prevents wildlife from being harassed.
- Dogs chasing deer could lead to a very hefty fine from the MNR.
- Porcupines and skunks could result in unwanted vet bills.

As a member you are responsible for your guests following all HLCOA regulations which includes the ones involving pets.



Photo courtesy of Deb Gordon

Trails

Walking Trails are available for your enjoyment on the Commonland.

The walking trails are generally not for recreational motorized vehicles and are not to be used for recreational thoroughfares. There are some exceptions when ATVs can be used. Please contact the Director of Trails; hlcoatrails@gmail.com for the exceptions or refer to the Regulations, Article 7, section g.



Photo courtesy of Jill Friskney

Waterfront things to know:

Dock Types:

There are four types of dock sites – Private Docks, Common Docks, Finger Docks and Launch Docks.

- **Private Dock Sites:** Assigned to each member if requested (one dock site per lot owned). Purchasers should contact the Waterfront Director as soon as their home or lot purchase closes in order to discuss waterfront allocations.
- **Common Dock Sites** (2 locations): For occasional use only and for loading and unloading watercraft.
- **Finger Docks** (2 locations): If available, members may rent a slip, for an annual fee. Finger Docks may also be purchased with an additional annual fee for spring installation and fall removal.
- **Boat Launch Docks** (2 locations): Used to assist members with the launch of a watercraft. No Fishing permitted off the boat launch docks.

Canoe/Kayak Storage Racks

Located at the Sandy Lake Finger Docks. Canoe/Kayak storage racks are also available for members to purchase if available.



Photo courtesy of Maureen McKay

Transferring a dock site

Members **must** go through the application process via the Waterfront Director. An existing, nonconforming dock will be required to conform to current policy at the time any dock space is reallocated.



Photos courtesy of Maureen McKay

Wildlife

Many wild animals, birds and reptiles also call our neighbourhood and the Commonland home. Some animals that you may see include deer, foxes, moose, bears, coyotes and raccoons. We also have ospreys, bald eagles and many other birds. We need to be respectful of these animals by keeping our distance, not feeding them and not using fireworks. For more information on wildlife and the effects of fireworks consult thelandbetween.ca



Photos courtesy of Deb Gordon and Charlene Fraser

Gates

Each lot will receive one key which will unlock all gates. Gates must be locked at all times. Persons shall re-lock the gate immediately after entering the access point and again upon exiting the access point. This dissuades trespassing and increases the security of our personal property. **Failure to lock our gates can have an adverse impact on our insurance coverage and costs.**



Photo courtesy of Lynne Woodcroft

Access points

71 Sand Lake Circle

- Gated
- Common dock
- Boat launch to Sandy Lake
- Finger docks
- Canoe/kayak storage racks
- Private docks
- Sandy Lake Trail

91 Lakeland Ave

- Gated
- Common dock on Little Bald Lake
- Bald Lake Trail
- Private docks

105 Hall Drive

- Gated
- Little Bald Lake finger docks
- Bald Lake Trail, Picnic Point
- Private docks

37 Hall drive

- Gated
- Little Bald Lake boat launch

Entry off Forestview Rd via the Old Road Trail

- Gated
- Sandy Lake private docks

105 Sand Lake Circle

- Baby Beach
- Sandy Lake Trail
- Private docks

End of the circle on Sand Lake Circle

- Gated
- Sandy Lake Trail
- Private docks

Garbage

There is **no garbage pickup** in the municipality of Trent Lakes.

All garbage/recyclables are to be taken to one of the four Trent Municipal transfer sites. The largest and closest one to our community is Buckhorn Transfer Station located on 37 Dump Road. The transfer sites expect strict adherence to the division of your waste and may refuse to accept it if it is not properly segregated.

Below are some **excerpts from the Trent Lakes Municipal Website** regarding the accepted waste, recyclables and compostables at this site including its operating hours. To learn more about Trent Lakes services go to WWW.trentlakes.ca

Summer hours

Summer hours are in effect from April 15 to September 15 and include:

- Sunday - 11:00 a.m. to 7:00 p.m.
- Monday - Closed
- Tuesday - Closed
- Wednesday - 8:00 a.m. to 4:30 p.m.
- Thursday - 8:00 a.m. to 4:30 p.m.
- Friday - Closed
- Saturday - 8:00 a.m. to 4:30 p.m.

Winter hours

Winter hours are in effect from September 16 to April 14 and include:

- Sunday - 11:00 a.m. to 4:00 p.m.
- Monday - Closed
- Tuesday - Closed
- Wednesday - 8:00 a.m. to 4:30 p.m.
- Thursday - Closed
- Friday - Closed
- Saturday - 8:00 a.m. to 4:30 p.m.

What you can expect at a transfer station site

When you visit a Transfer Station Site the attendant will:

- Ask for you **waste card** or **access pass**
- Inspect incoming loads (to ensure all waste is accepted and to see if there is any hazardous waste)
- Redirect or refuse waste (if necessary)
- Ensure **disposal fees** are paid for prior to entering the site

We are required by law to confirm that users of the site are residents of the municipality of Trent Lakes and the waste deposited at each site originated within the municipality

Video surveillance is in effect at each transfer station site

Accepted Materials

Some materials may have restrictions or may be subjected to a **waste disposal fee**. There is a load size restriction of two cubic yards per visit at all transfer station sites

The following items are accepted at the Buckhorn Transfer Station:

- Household Garbage (in clear bags)
- Blue Box Recycling
- Organics
- Electronics
- Leaves and yard waste
- Brush
- Scrap Metal
- Freon and non-freon appliances
- Furniture
- Tires
- Household batteries
- Empty automotive containers
- Textiles
- Alcohol containers (Proceeds go to community care)
- Construction and demolition waste
- Household Hazardous Waste – Seasonal Program, visit [County of Peterborough's website](#) for more information.

Blue Box Recyclables

Plastic containers:

- All plastic food and drink containers
- Bakery trays, party trays, plastic egg cartons
- Windshield washer fluid bottles, detergent bottles, toiletry bottles and jars
- Flower pots (less than 12") and trays (including black plastic food and drink containers)

Metal containers:

- Aluminum/steel cans
- Aluminum foil, trays, burner liners, pie plates
- Aerosol cans (empty with lids on)
- Paint cans (empty with lids off)

Glass containers:

- Clear and coloured food and drink bottles and jars

Cartons and cups:

- Juice and milk cartons
- Drinking and broth boxes
- Coffee cups (no lids)
- Take-out cold drink cups

Cartons are best recycled when they are kept in their original shape. No flattening is required.

Recycling your **food and beverage cartons** is easy! Learn about **how cartons are recycled**.

Non-recyclable containers:

- Single use disposable plastic cups are garbage (e.g. red solo cups)
- Styrofoam

Plastic bags:

- Bread, bulk, produce & milk bags (rinsed)
- Frozen fruit/vegetable bags (no zippered pouches)
- Shopping bags
- Dry cleaning bags
- Newspaper, magazine bags (remove papers from bags and recycle)
- Garden soil, manure, water softener and road salt bags
- Over-wrap from toilet paper, napkins, paper towels, water/soft drink cases, diapers

Paper:

- Mail, office paper, envelopes (including window)
- Newspapers, flyers, magazines, catalogues (remove over-wrap)
- Paper bags
- Shredded paper (in a clear plastic bag tied closed)

Boxes:

- Boxes - please flatten all boxes
- Rolls (paper towel, toilet & wrapping paper)
- Bundled cardboard

Non-recyclable paper:

- Chip bags
- Wrappers
- Liners from cereal/cracker boxes



Organics Collection What Goes In?

Out!

- Plastic of **any** kind
- "Compostable" plastic products
- Paper towel, tissue, napkins
- Kitty litter
- Dog feces
- Food still in its container/wrapping
- Sanitary products, diapers
- Paper coffee cups

In!

- Bread, rice and grains
- Cooked foods
- Coffee grounds and filters
- Dairy products
- Eggs and shells
- Fruit and vegetables
- Baked goods
- Meat, fish, fat and bones
- Tea bags and leaves

Any of the above products that are not permitted may result in our organics loads being rejected from the composting facility. This could result in fines, and require the load to be sent to the landfill. Please help us ensure this program can continue.



Service Providers' Contact Numbers

Health Care

- ★ Buckhorn Regional HealthCare Centre (705) 657-0093, after hours call (705) 657-7632
- ★ Peterborough Public Health Unit (705) 743-1000
- ★ Buckhorn Pharmacy (705) 657-1700
- ★ Buckhorn Community Care (705) 657-2171

Services

- ★ Trent Lakes Municipal Offices (incl. Transfer Station). (705) 738 -3300
- ★ Buckhorn Post Office (705) 657-1633
- ★ Buckhorn Community Centre (705) 657-8833
- ★ Buckhorn Library (705) 657-6395
- ★ Buckhorn Tourist Centre (705) 657-3288

Schools

- ★ Buckhorn Public School (705) 657- 8803
- ★ Buckhorn Day Care (705) 657-1611

Places of Worship

- ★ St. Matthew – St Aidan Anglican Church (705) 657-9898
- ★ Wesley United Church (705) 657-8447
- ★ St. Jean de Brebeuf Catholic Church (705) 652-3095

Hospital

- ★ Peterborough Regional Health Care Centre (705) 743-2121

Police

- ★ OPP (non-emergency) 1-(888) 310-1122



Thanks to the following members for the creation of this document:

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This Welcome brochure supersedes all past HLCOA brochures. Where there is a contradiction between this document and the by-laws, (The Covenants, By- Law Regulations, and Commanland Management Policy), the By- Laws shall prevail. All photos used in this brochure were taken in Harvey Lakeland Estates. To learn more about HLCOA visit <https://harveylakeland.com>