

CLPOA AGM, July 3, 2021

DRAFT MINUTES

(Online Meeting by Zoom)

PRESENT: CLPOA Board Members Ian McClennan, Lisa Pennycook, Tom Skopek, Ron Algate, Marg Kenwright (Regrets - Charles Wilkins, Jeremy Silver, Michael Silver); **CLPOA Members** approximately 25; **Guests** TML Mayor Phil Harding and TML/District of Muskoka Councillor Ruth Nishikawa

OPEN 12:05pm

- 1) Ian McClennan welcomed Mayor Phil Harding and Councillor Ruth Nishikawa.
- 2) Moment of silence to honour CLPOA members and friends who have passed on since last meeting. Sincere condolences are extended to their loved ones.

MINUTES

- 1) **AGM Wednesday, June 24, 2020** - Marg Kenwright presented draft Minutes. No errors/ommissions raised, Motion to accept, Seconded, All in Favour, Accepted.
- 2) **Special Meeting re Torrance Barrens Nov. 27, 2020** - Marg presented draft Minutes. No errors/ommissions raised, Motion to accept, Seconded, All in Favour, Accepted.

ADDRESS by Mayor Phil Harding:

Mayor Harding described a difficult year in Township of Muskoka Lakes (TML) with negative effects of COVID-19 on families and businesses including the current 15-month closure of township offices. Hopes are for complete vaccinations and a safe opening of Muskoka Lakes.

Even with the slowdown, development has skyrocketed. Building applications have doubled over the last four months. TML has increased staff members to manage the resulting backlog. All is moving forward with the help of David Pink (Director of Planning).

Council is drafting policies of a new Official Plan with continued focus on environmental protection. Mayor Harding asks everyone to review the revisions posted on the TML website (muskokalakes.ca). We are in year two of a four-year plan. Although the goal is to reduce detrimental development, an outcome might be inability of very large private properties to be subdivided within families.

TML has increased Bylaw Officer presence to include weekends and evenings.

Reminder, treecutting within 200 feet of waterfront requires a permit. Recent contravention of the Bylaw has resulted in charges of \$300,000 amongst three properties.

Ruth Nishikawa explained that within Muskoka Lakes official plan there is emphasis on use, maintenance and improvement of the area's arenas and parks. Input is needed from the entire community--not only

from year-round residents.

QUESTIONS answered by Mayor Harding and Councillor Nishikawa:

1) Roadside Trash (Skopek) - Possible for TML to reduce or remove trash and garbage?

- The annual community Spring cleanup (skipped 2021 because of COVID-19) to resume in 2022
- Some residents adopt a section of road and collect trash while on walks
- as an aside, Increased solid waste will fill the Bracebridge landfill site (only 3-4 years old) in just a few years. Official Plan suggests lowering the number of collection bags and introducing organics and clear bags. Compared with provincial 60% recycling of materials, Muskoka recycles only 35%.

2) Property Taxes (Cleverdon) - Real estate values have risen rapidly. Is it possible that MPAC will reflect this and increase our property taxes?

- Values increasing rapidly but taxes not necessarily going up (except for those who do significant upgrades or buy a much more expensive property). TML \$12 million mill rate would be cut in half if taxes doubled. No appreciable increases are expected.

3) Gypsy Moth destruction (Andrews) - Can TML replace trees if destroyed?

- Gypsy Moth infestation throughout Southern Ontario and Quebec might result in some tree loss but most should survive. If dead ones must be removed, permits will perhaps not be required. Permits are geared to prevent clear cutting.

4) Parking on Southwood Rd at 169 (Andrews) - Can the parking problem be addressed?

- Monitoring will be increased and illegally parked cars will be ticketed.

5) Rental Properties (Silver) - What are TML thoughts regarding renting?

- Considering a designation of private rentals where, if certain conditions are not followed, permission to rent could be denied.

(Cleverdon) - Should rental property septic systems be inspected?

- Limit number of people vs size of building?

- Considering mandatory 5-year inspection, all TML septic systems rental/non-rental

(Anderson) - Strengthen existing Bylaws overall rather than add rules for rental properties?

- Neighbour complaints are the only way TML is made aware of activities that disregard existing Bylaws (e.g. late-night noise), whether caused by property owners or renters. Rental designation approval might help a segment of the problem.

Mayor Harding thanked CLPOA for inviting him to our AGM. He complimented Ruth Nishikawa on her work with Muskoka Trails and her attention to TML parking concerns.

6) Garbage in wetlands (Skopek) - Could signs deter littering and help protect wetlands?

- Signs themselves can pollute and are often ineffective. "No Parking" signs lining Hwy 169 near Hardy Lake Trails have not stopped people from parking there. Ticketing does seem to change people's habits. Ruth suggested volunteer group cleanup efforts; a little shaming sometimes works; call the Director of Public Works [at TML offices 705-765-3156] to pick up large items.

FINANCIAL REPORT (attached)

Ron Algate reported fewer expenses resulted in increase on the income side. COVID-19 curtailed social activities; 14 more members paid membership fees; \$13-1400 in disbursements were not needed. This allowed Ron to add to our GIC investment.

Question: Membership Fee (M. McClennan) - Membership has been \$30 for years. With inflation, should we increase it to \$35? For more of a base in the event of a large, unforeseen expense.

- (Algate) I don't see the necessity because we are financially solid
- (Ternoway) Increase would be for Membership to decide
- (Algate) Thanks for the suggestion. I will ask Board to discuss at our next meeting.
- (I. McClennan) Discussion of Fee added to Agenda for next Board meeting.

Motion to accept Financial Report - Brian Ternoway; Seconded - Mike McClennan. All in favour. Accepted.

Motion to waive independent review - Bob Cleverdon; Seconded - Mike McClennan. Passed.

Disbursements: Reviewing the list, Ron noted a disturbing expense. The "dump fee" was paid to very kind cottagers who got stuck with hauling other people's floating debris from the lake, getting the heavy loads onto a trailer, driving to the transfer station and unloading. They refused compensation for their time, effort and cost of gas. This is not a service taken for granted. We need to remind everyone to dispose of their own debris. Secure rafts, check condition of wood under docks and rafts to avoid endangering everyone using the water and to save neighbours from inconvenience.

WATER QUALITY (report attached)

Bob Cleverdon presented the latest water quality report. MLA testing of phosphorous, bacteria and Ecoli is up and running again after cancellation last year due to COVID-19.

The first round of testing from our five sites was June 7, 2021 with readings in average range. Second test was June 28 with higher than average readings, especially in Little Bay. Several prior days of rain may have contributed to exceptional runoff from the ridge because a retest three days later (July 1) showed normal results. Clarity is 7 metres. Next test is scheduled for July 25.

QUESTIONS

1) District of Muskoka Water Test (Gribben) - The District was on the lake in May taking samples. Are we privy to the information they collect?

- (Cleverdon) We do receive that information. A good cross-check. The values from District

come in every second year in October. Historical data, distributed at each AGM, shows both our (MLA) results and the District's results. Note, the District tests in deep water whereas we test in shallow water.

2) Golf balls (Silver) - I have noticed many golf balls in the water along Clear Lake Road. Any affect on water quality?

- (Algate) We have a chipping range at our place and there could be 100+ balls in there at a time but my son-in-law regularly collects them.
- (Cleverdon) No effect on water quality

MEMBERSHIP

2020: 128 paid Members, Sharon Cleverdon reports. 42 still outstanding by August 2020. Individual email reminders brought 24 payments and Ron's door to door efforts brought 11.

As of today, we have 96 with around 30 to come. We hope the Summer Newsletter reminder will bring in all payments so that volunteers will not have to spend extra hours asking.

Our highest membership ever was 152 when there was an issue over where our boat ramp would be. [Four memberships per cottage address are allowed].

A few people have requested mailing by post of the membership list but the cost is \$2.10 per package. Once we can gather for AGM and Regatta again, printed copies will be available. Can it possibly be available online but locked?

- (M. McClennan) worry of use for solicitation
- (Pennycook) whether printed or online not secure - rely on integrity
- (T. Skopek) more vulnerable online but to be considered
- (M. McClennan) security can be expensive
- (T. Skopek) will think of options
- (S. Cleverdon) my opinion, please distribute only addresses and phone numbers because email addresses can lead to quick comments or complaints but face to face discussions can more readily solve disagreements
- (McIlroy) would be convenient to receive Member list by email
- (I. McClennan) Added to Agenda for next Board meeting

TORRANCE BARRENS UPDATE

Ian McClennan, Mike Silver, Coel Balmer and Ruth Nishikawa are members of the working group with Wade Murrant of the Ministry of Environment, Conservation and Parks (MOECP).

(Nishikawa) The group has accomplished a lot. Our goal is to transfer the Barrens from a conservation reserve to a provincial park so that MOECP can designate camping spaces and have registration for camping. Wade Murrant has been helpful. The District of Muskoka has approved "No Parking" on Southwood Road across from the Barrens. Being a provincial conservation reserve, TML has no jurisdiction over camping, parking or fire making but MOECP Staff now will be present five days per

week. The next step is to get the new designation in place. Suggestions from Muskoka Trails and MLA are to stop advertising the Barrens until the issue is settled. Currently, trails do not exist. Another troublesome area is at Clear Lake Road side of the Barrens near Devil's Gap which has been advertised as a place for walking and camping.

BOAT PARADE

Lisa Pennycook is organizing a Boat Parade again this year in lieu of Regatta (COVID-19). A paddle event may be an added component to encourage more participation. There won't be any food served or a party held but we can look forward to their return in 2022.

The Cleverdon's generously offered their property to host CLPOA Regatta 2022.

TORRANCE BARRENS TIDY-UP

Lisa announced that Greg Knight has offered Clear Lake Brewery to host the Tidy-Up again this year, providing bags at the Barrens on Saturday, July 24th. A reminder email will be sent.

FISH RESTOCK OF CLEAR LAKE

Chris Pennycook and Charlie Wilkins contacted the Ministry and were disappointed to be told there is no interest to restock Clear Lake with Splake or Rainbow Trout. Province's position is that Pike are a deterrent and stocking was not successful. Unclear where the information came from.

(Gribben) Although some Pike had been seen in the past they haven't been common in the lake.

(S. Cleverdon) found notes of Rainbow stocking from 1995, 1999, 2001, 2003 and 2005 and will search records for more stocking information. Chris and Charlie will continue discussions with the Ministry.

HABITAT IN BALA

Brian Ternoway volunteers with Habitat for Humanity and reports that in the Bala area, the cost of rental dwelling is 50% of a low income earner's salary. It is a challenge and can create unsafe situations. Recipients of a Habitat home volunteer at least 500 hours toward the building of their own home. Pride of ownership reflects a hand up from Habitat - not a hand out. Former recipients and their children have found life improvements in education, jobs and in volunteer work. Brian has formed an Adopt-a-Home committee in Bala that has raised \$105,000. Another \$75,000 is needed in order to start the build at 1026 Elm Street, Bala. Reaching out to cottage associations and MLA, professionals of all areas of construction to donate, Brian hopes to meet the goal soon and suggests cottagers find out how to donate or volunteer at habitatgatewaynorth.com, Moose FM, or the tent at Don's Bakery.

(M.McClennan) may we link to Habitat from CLPOA website? (I.McClennan) yes, we can create a link.

CONCLUSION OF AGENDA - Ian asked for New Business items.

NEW BUSINESS:

A) YMCA CAMP PINE CREST

(Coel Balmer) We are open with safely run programs as last year which are Day Camp, Family Cabin

rentals (8), Campsites and Leadership program. Thanks to everyone for not wandering through the property or using the waterfront - some trespassing occurred last year. (Gribben) Will the Camp go back to regular camp or will there still be rentals offered after this COVID-19 period? (Balmer) Rental will continue into the Fall but not afterwards. There are always Pine Crest staff on site and there is no drinking allowed on Camp property.

B) SOUTHWOOD ROAD CONSTRUCTION

(Ruth Nishikawa) New markings are being applied. Some traffic concerns have been noted and there will be some construction during late July and August. (Ternoway) Hopefully not straightening but brush should be removed along the road because the entrance at Melody Hill is blind to traffic. (Nishikawa) yes, cutting back is resuming in some areas and it will happen after interruption during COVID-19.

C) RESTOCKING

(S. Cleverdon) As CLPOA, can we restock privately? An option to consider permission and cost. Suggestion to be forwarded to Chris Pennycook and Charlie Wilkins.

ADJOURNMENT 11:45am - Ian thanked Mayor Harding and Ruth Nishikawa for taking the time to attend and for providing information for our membership.

Motion to adjourn - Mike McClennan, Seconded by Ron Algate. Adjourned.