



*little silver and  
rainbow lakes  
property owners  
association*

**MINUTES OF THE  
48<sup>TH</sup> ANNUAL GENERAL MEETING (VIRTUAL)**

**JULY 10th, 2020, 10:00 a.m.**

**PROPERTY OWNERS IN ATTENDANCE: 33**

**Guests:**

Richard Lalande, Traditional Chief, Tay River Algonquian Community  
Pierre Laprise, Hunt Master, Tay River Algonquian Community  
Brian Campbell, Reeve of Tay Valley Township Council  
Noelle Reeve, Planner of Tay Valley Township  
Meaghan McDonald, Rideau Valley Conservation Authority

**1) Opening Remarks and Introductions to Guests**

Frank Johnson, President, welcomed all to the meeting and thanked Treasurer Emily Viirre for helping to facilitate the second – and hopefully last -- virtual AGM.

The agenda was approved by consensus, as were the Minutes of the [2020 AGM](#) which are posted on the lakes' website. There were no matters arising from either of these.

**2) Traditional Chief Dick Lalande and Hunt Master Pierre Laprise, Tay River Algonquian Community**

Chief Lalonde began by acknowledging that the properties on “our” lakes lie on unceded land, which indigenous peoples have lived on for thousands of years. In 1763/4 these lands were part of the treaties made during the rule of George III, which affected dozens of peoples. He then led us in a traditional prayer.

Pierre Laprise took us through an excellent presentation; see the “Tay River Algonquian Community” documents [here](#). The presentation outlined the history of the group, which was incorporated in 2019 after approximately 40 years of research and learning. The Community is made up of 70 non-status people in 13 families, whose heritage is of the Algonquin, Huron and Mi'kmaq Nations. He noted that 80 to 90% of Canada's Indigenous peoples are non-status, i.e. who do not live on reserves. However, they are no less indigenous and independent.

The Community owns 275 acres with an 18<sup>th</sup>/19<sup>th</sup> century farmhouse on the Rutherford Side Road, between Concessions 5 and 7. They have worked with the Truth and Reconciliation Commission, formed partnerships with Ontario Woodlot Association and Plenty Canada to plant trees, and Ducks Unlimited to build three dams on the property, for example. They work closely with the Bois de l'Est, the RVCA and many other local organizations. They have the highest possible level of certification by the

FSC (Forest Stewardship Council) after their audit. As well, they produce 250 to 300 litres of maple syrup annually.

The primary goal of the Community is to engage with local organizations, promote stewardship of the land, and to build and manage the succession of the property they have acquired. They built the Eco Lodge Cultural Centre two years ago, where they plan to give courses to promote and make others aware of their Indigenous heritage and oral traditions. Other foci will be on maple syrup production, wellness practices, wildlife management, edible wild plants and sustainable forest development. They offer active courses, e.g. archery, rescue dog training, and a competitive horse endurance competition which draws competitors from far and wide.

The Cultural Centre is for all the people of Tay Valley, and they have 12 programs and teachers ready to go. Much of this initiative was delayed by Covid, but they hope to be up to speed soon. Visitors are welcome by appointment.

Resident Gordon Wallace mentioned that many of us are deeply upset about the revelations about Residential Schools, and asked how non-Indigenous Canadians can be of help going forward. The speakers responded that education, communication and promoting Indigenous groups like the TVAC are best. For example, part of their journey of discovery was tracing their family roots. This was difficult in many cases since parents deliberately did not identify as Indigenous and promoted their French identity, to keep their children from being taken to the schools.

They made a deliberate decision, after the Truth and Reconciliation Committee report, to come out of the forest and become part of society. But they need partners to reach out, communicate, and grow together and hope we can join them in this.

### 3) Reeve Brian Campbell, Tay Valley Township

The TVT has been very busy, despite only meeting virtually for the last 16 months. They have seen a significant increase in zoning, severance and building permit applications. Reeve Campbell noted the following major events for the Township:

- Hired a consultant to do a **recreation master plan** for TVT, Drummond/North Elmsley, Perth and Lanark Highlands. The plan was adopted by the TVT last fall, focusing on prioritizing what is best for our community. The Township took advantage of funds allocated by the provincial government for outdoor recreation, e.g. the new park in Maberly. Details of the plan can be found [here](#).
- Another government grant provided funding for a **climate change action plan**. As a result, TVT has a [Green Energy and Climate Change working group](#) with a number of notable initiatives, e.g. emissions reduction.
- The Township was successful in getting \$54,000 from the **Ministry of Seniors and Accessibility** to retain a consultant to develop a co-housing model, communications mechanisms, and promote increased social and civic engagement for seniors. More information can be found [here](#).
- The Township's revamped **website** is very accessible: [www.tayvalleytwp.ca](http://www.tayvalleytwp.ca).
- TVT reviewed its **services** and how they could improve, and a [final report](#) was issued earlier this year.
- A **survey** came with this year's tax bill asking residents about possible changes to Council composition. The survey is also available [online](#) and via the Township's [Facebook page](#). Reeve Campbell encouraged us to fill it out.

- One of the priorities of interest for our residents is the **Private Unassumed Roads Working Group**, of which Frank Johnson is a member. Its purpose is to recognize and deal with issues, e.g. insurance and liability considerations, and maintenance. There has not been a meeting yet.
- **Capital Projects for 2021**: \$1.93 million dollars has been allocated for infrastructure projects, e.g. roads and bridges (\$1.3M), purchasing new vehicles and equipment (\$250K), buildings and property (\$146K) and recreation (\$56K). The Township has purchased its own tractor and mower, in the hopes of mowing twice a year.
- The [Eastern Ontario Regional Network](#) has confirmed that Rogers has been awarded a contract to upgrade coverage to 5G for 99% of our area. Other providers can co-locate on the new/upgraded towers. TVT has provided letters of support for four internet service providers who are applying for government funding for the delivery of broadband to homes in the area.

#### 4) Noelle Reeve, Planner, Tay Valley Township: Presentation [here](#).

Tay Valley is now considering a new growth strategy due to increased interest in escaping the city and living in the country. For example, the Township issued 40 building permits by June, 2021, as opposed to its three-year average of 16 for an entire year – so 5 times its usual rate. They are also considering many severance applications. The Official Plan will be updated accordingly (see Slide 2).

Several zoning amendments have been changed. For example, bunkies are now permitted within 30 meters of the lake, and are counted as a bedroom for septic capacity. Home-based businesses can be larger, and second dwellings which are 50% of the size of the primary dwelling are permitted on properties which are used year-round. The Township now allows “tiny homes” as small as 220 square feet.

The Township is unveiling new plaques, one recognizing the Indigenous history of South Sherbrooke and one reflecting Leonard Cohen’s family’s history in the Maberly area.

The Township is endeavoring to increase the energy efficiency of its buildings, and is engaged in a pilot project for loans for “deep” home energy retrofits.

Noelle mentioned [Cabinscape](#) on the Fall River and [Pinebrae](#) on Long Lake, local businesses which rent tiny cabins that could accommodate our overflow visitors.

Significant development projects include a second long-term care facility, a winery on Bolingbroke Road, our first multi-residential project in Fallbrook, and a potential 50-lot subdivision on Hwy. 511.

Turtle protection, gypsy moths, phragmite containment and the “green gems of Lanark County” are all part of their biodiversity foci in our area.

The age-friendly housing plan developed a couple of years ago has received a grant to encourage co-housing models and more senior participation in community engagement.

Of particular interest to LSRL Residents is the Maberly Pines development, which is currently on hold. Noelle had a meeting with the RCVA re: the scope of the hydrogeological survey needed. She will bring a report to Council on August 10<sup>th</sup>.

Re: unassumed roads, the Clerk, Councilors Darling and Richardson met in June to discuss their first meeting at the end of July. They are hoping for input from The Federation of Ontario Cottagers’ Associations (FOCA), the Township solicitor and the Township insurer. As well, Noelle Reeve has

asked a representative of the Bennett Lake property association to speak at the meeting, as they have dealt with this issue for decades and may have a liability solution through Directors' liability insurance.

## **5) Meaghan McDonald, Rideau Valley Conservation Authority**

Water quality monitoring on the lakes had to be cut back last year due to Covid, but samples were taken in late June and mid-October. The summer sample showed low to moderate nutrient concentrations, whereas the fall samples were higher due to mixed lake conditions. E-coli was very low at both sampling sites.

This year they're back to four samples, due to volunteers like Frank Sammut and Andrew Kendrick, our Lake Steward. All the sampling results can be found online in the RVCA's [Interactive Mapping Tool](#), or by contacting [Sarah McLeod-Nielson](#). Sarah will still be available for questions, but will be taking on the role of temporary Planner for the RVCA.

The RVCA produced subwatershed "report cards" with foci on specific catchments. The last one for the Little Silver/Rainbow area was in the Christie Lake Catchment Report of 2017. By 2022, the RVCA will produce a watershed-wide report which will contain the same information.

RVCA continues its [Landowner Assistance programs](#), e.g. the Shoreline Naturalization program, which has distributed/planted about 1300 plants on Little Silver/Rainbow. Most of our shorelines are in good condition. They also have a large-scale tree planting program for 500-1000 trees. There is also the Rural Clean Water grant program, which deals primarily with farm-based projects. There are however grants available for septic systems, wells, shoreline management, forest management, etc. Meaghan suggests looking into the RCW if you're interested.

Lake Links will happen again this year on October 23<sup>rd</sup> from 10 a.m. to noon. Meaghan also mentioned the *Lake Protection Workbook*, which has been distributed to our members. The RVCA is very interested in hearing about any projects that booklet may have inspired. (Note: if you do not have a workbook, please contact your Area Representative, who should have spare copies.)

RVCA also has a land donation program, which supports land donation on critical shorelines, near wetlands, or adjacent to one of their existing conservation areas. Last year a property on Rainbow Lake was donated, strictly as a reserve property.

## **6) Breakout Rooms**

### **a) Pierre Laprise and Dick Lalande, Tay Valley Algonquian Community**

*From Emily Viirre:* We had a great conversation with the Tay River Algonquian's Chief and Hunt Master. The gist was that the best way forward for all of us toward Truth and Reconciliation is through education. All are welcome if you are interested in going to the cultural Center for a visit, however we are asked to make an appointment due to COVID safety concerns.

### **b) TVT Reeve Brian Campbell**

*From Andrew Kendrick:* In the breakout room, Reeve Campbell addressed two questions:

1. Regarding timeframes for implementation of upgraded internet services, he noted that the Township has no control over this, but hopes that there will be progress as soon as possible. This applies to both the upgraded cell service and implementation of fibre for broadband.
2. On road liability, the Reeve stated that all the Council voted to suspend the applicable bylaw until this issue is resolved, on the advice of the Clerk this has no force until a suitable

policy has been put in place. He acknowledges that this is a source of concern to many and trusts that progress will now be made rapidly.

**c) TVT Planner Noelle Reeve**

*From Lynn Tarzwell:* Noelle clarified the regulations regarding zoning and permits, e.g. main dwellings that are zoned seasonal/residential are limited to a footprint of 10% the size of the lot. The province is also encouraging second dwellings in the hope that they will be rented and become affordable housing. But these dwellings are also being used by residents for their adult children and as “granny flats.” A second unit, which can be attached or detached, is limited to 50% of the size of the main dwelling.

Regarding the Maberly Pines, what needs to be investigated is the effect of the development on the aquifer, particularly as regards Rainbow Lake, even if the lots are more than 250 to 300 meters away from it. Claire Milloy is the hydrogeologist for the RVCA, and will undertake this study.

When asked about the ownership of the properties, Noelle said that the original developer is dead, the lots are all owned individually, and although owners have realized that demand is ramping up, there is no active marketing. There were no building applications for 13 years; this year, there were three in a row. However, the 1979 plan showed no wells, septic beds, etc. It was 11 pages long, versus today’s average of 170 pages for a similar project. There is no clarity as to whether it would become a “regular” subdivision or one that employs incinerating toilets, cisterns, etc.

The subdivision is currently accessed via Red Pine Lane and then by 4-5 “goat tracks” in the area. The TVT may assume the roads if the development goes forward.

One resident asked about sheds, saunas being added to an LSRL property and was advised to check the [Building Code](#). Most construction is supposed to be 30 meters from the lake, except a gazebo. Noelle encouraged residents to e-mail her at [planner@tayvalleytwp.ca](mailto:planner@tayvalleytwp.ca) if they have questions, and thus create a paper trail.

**d) RVCA Representative Meaghan McDonald**

*From Alison Bentley:* There were just five of us there, all from Rainbow Lane: Don & Wilma, Michele Noel, Bruce Henry and myself. The main cause for concern was the low water level of Rainbow and the huge growth of water weeds, including invasive species such as water milfoil. The latter is very unpleasant to swim through and has become almost an infestation in certain shallow parts of the lake. Apparently other lake associations have taken steps to control/remove the weed. Meaghan said that it is the Ministry of Natural Resources that deals with this, not the RVCA. She suggests that as a lake association we approach the Ministry to see what can be done. Some swim areas are now completely unusable. That led to a discussion about the low water levels and how the level on Rainbow Lane is controlled. To clarify, the owners of 115 Rainbow Lane control the dam. Bruce (owner) said that the tallest board is in, so there is very little drainage at present. Unfortunately before further discussion, as this was a topic of great concern, we had to rejoin the main call.

## 7) Executive Reports

### a) Finance and Budget 2021-2022

The Treasurer's Report can be found in the [AGM documents](#) and below. Our credits from membership fees paid from 2020 to 2021, including those paid up to 2022, total \$1005.00. One of our big budget items is 65 memberships in the Federation of Ontario Cottagers' Associations (FOCA) which provide various [benefits](#) to us. All other expenses are standard, as in previous years.

Frank undertook revamping our website. The first instalment was \$1000, paid out of the previous year's budget. Since we have been operating virtually/online, Administration and AGM expenses have been zero. Next year, when we reconvene at the Maberly Hall, this will change.

Our current balance is \$1771.93. If we have (almost) full participation, we should add approximately \$795 to our credit. We will have one more instalment of \$500 to cover the website costs. We have also budgeted \$500 for baffle maintenance. Despite these expenses, we should still have money in the bank in the coming year and it will even out in the long run.

Report Prepared by: Emily Viirre

Balance July 1, 2020	<b>\$2,287.11</b>
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	Credits	Debits
2020-2021 Membership Fees and Late payments that occurred on or after July 1, 2020	\$825.00	
2021-2022 Membership Fees	\$180.00	
FOCA Membership - 65 Members		\$352.50
Bank Charges		\$30.00
Beaver Baffle Maintenance - July 2020		\$120.00
Administration		\$0.00
Website Maintenance and Updating - First installment		\$1,000.00
AGM 2020		\$0.00
AGM 2021		\$0.00
<b>Totals</b>	<b>\$1,005.00</b>	<b>\$1,502.50</b>

Balance: July 1, 2021	<b>\$1,771.93</b>
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Expected upcoming credits and debits - 2021-2022	Credits	Debits
2021-2022 Membership fees not yet collected - assuming full participation	\$795.00	
Website Maintenance and Updating - Second installment		\$500.00
Beaver Baffle Maintenance		\$500.00
FOCA Membership fees		\$352.50
Bank charges		\$30.00



## b) **Lake Steward Report**

Andrew's three-page report can be found [here](#). Highlights:

Lake levels and **waterflow/beaver baffler**: we are planning to do some work on the pipes this year to try to make the system work with less maintenance. This is a balancing act: avoiding too-high water levels, which can damage people's properties; and draining the lakes down too rapidly in times of drought, which can lead to stagnant water and poor water conditions.

The **water quality** in our lakes has been covered by the RVCA report. Weeds have become an additional concern over the last couple of years as temperatures are getting hotter and water quality changes.

**Boat speeds and wake**: we put up a new sign this year at the launch to remind people, particularly those visiting the lake, that the whole southern arm of Little Silver Lake has a 10 kph speed limit. That also applies when boating within 30 meters/100 feet of shore in the north arm of LSL. Speeds faster than that can damage not only people's properties but the habitat of species that live near the shoreline, particularly the loons during nesting season. Respect is the best policy.

Our **Lake Stewardship Plan** was developed a couple of years ago progress has been made. However, it needs a refresh, so Andrew is looking for input from all residents, e.g. "What's changed? Are there new priorities?" Andrew reiterated what Pierre and the RVCA have said, i.e. we are stewards of the lands and waters, and want to pass them on in the best possible condition. He encouraged residents to talk to any of the Board members about the lakes. It was noted that it takes 10 minutes at 10 kph to travel from one end of the lake to the other; if it takes less time, you're going too fast. Another principle: don't produce wake; it harms shorelines, swimmers and other creatures who enjoy the lake.

**8) Motions** to accept the Treasurer's and Lake Steward's Reports were proposed by Alison Bentley, seconded by Paul Chambers and passed by vote.

**9) Membership Fees**: Due to reduced reserves over the next two years, Frank proposed that we raise the annual membership fees to \$20 or \$25, up from the current \$15, which has been unchanged for at least 15 years. Wilma Van Zwol tabled a motion to raise the fees to \$20, and make it discretionary for those who have already paid to add another \$5, either now or with next year's fees.

The first motion to raise the fees to \$20 passed unanimously. The second motion, to make payment of the \$5 increase discretionary for those who have already paid, got a 50/50 response. In the end, it was decided that we would record who had paid how much, and catch up next year.

**10) Election of Executive Members**: Three positions are currently up for renewal. Alison Bentley has offered to remain as the Area Representative for Rainbow Lane; Cathy Anderson and Sue Sammut offered to stay on as reps for Little Silver Lake Road. The motion to accept was carried unanimously.

**11) Motion to update the Lake Stewardship Plan**: Andrew proposed this, and it was seconded by Emily Viirre and Paul Chambers. All were in favour.

**12) Motion for agreement to compile and distribute an updated membership list**: This had been discontinued over security regulations; however, such a list is permitted for an organization like

ours. It was agreed that we could put together a membership list with whatever details residents wanted on it, e.g. your cottage address, cottage e-mail and cottage phone number.

**13) Vacant positions:** no nominations were forthcoming from membership for the positions of Vice President, Webmaster and the second Area Representative on Rainbow Lane. The Executive will discuss the situation and would welcome nominees/volunteers.

**14) Motion to Adjourn: seconded by Tom Vilmansen.**

**Adjournment: 11:40 a.m.** (The Zoom meeting continued for several minutes, as did some breakout rooms.)

**Date for next year's AGM: Saturday, July 8<sup>th</sup>, 2022**