



*little silver and
rainbow lakes
property owners
association*

MINUTES OF THE LSRLPOA DIRECTORS & RESIDENTS MEETING

JANUARY 12, 2022, 4:00 p.m.

Attending: Frank Johnson (President), Cathy Anderson, Margo Ayers, Alison Bentley, Andrew Kendrick (Lake Steward), Sue Sammut, Lynn Tarzwell (Secretary), Emily Viirre (Treasurer), Frank Sammut, Judy Feldman, Richard Mosley, John Lang, Michael Poulin, Karen Prytula, Stacy Van Humbeck, Carol Morgan, Tom Vilmansen, Claire Rothery, Mike Moriarty, Gordon Hill

Regrets: Paul Chambers

***Note:** This was a special meeting of the POA board convened to address urgent issues arising from TVT's recent and unexpected consideration of a development freeze on our lakes. Other residents and neighbours who attended the Township meeting on January 11 were invited to attend by some of the Area Reps, but the very short notice precluded involving all residents and POA members.*

- 1. Maberly Pines Development (MP):** Andrew summarized the issues around the MP. There has been a huge increase in development in Tay Valley Township (TVT), and the TVT Council wanted to expedite the MP's development. Noelle Reeve, the Township planner, realized that the previous survey of the area was outdated and inadequate. A survey with limited parameters, to save money, was contracted out to [BlueMetric](#) but it didn't consider the watershed impact on Little Silver and Rainbow Lakes (LSAR).

Frank Johnson advocated for the Lake Capacity Model to be applied to the MP development and its implications for our lakes. He did a quick analysis using LCM metrics which proved that our lakes qualify for this consideration. At this point the TVT escalated the situation, suggesting that any continued freeze on development at MP would also apply to LSAR. This, however, contradicts the Township's acceptance of our Lake Stewardship Plan a few years back as part of their own plan, in which it was clearly stated that an LCM needs to be applied to our lakes and consultation with our residents is in order before any decisions are taken, e.g. on development in our watershed.

In last night's meeting (January 11th) the concept of freezing development on LSAR was thrown out. However, the application of the LCM is still extant. This is crucial because the addition of 50+ residences at Maberly Pines is an over-50% increase to our immediate watershed, which contains approximately 80-90 residences of various types – seasonal, year-round, etc. Streams from MP run directly into Rainbow Lake, thus the importance of a full LCM to be applied in this situation.

Frank Sammut noted that we need to make it clear to TVT that we want information and input. Carol Morgan asked about an LCM report that has huge implications. Frank Johnson suggested that there may be more stringent requirements for septic beds, e.g. phosphate retaining models. Another outcome could be a major restriction on the number of properties that can be developed at MP.

Andrew Kendrick offered more context on the water quality situation, i.e. that the Rideau Valley Conservation Authority provides great info on [water quality](#). Our lakes are rated “fair”, which puts them in the lower rank in the Christie Lake catchment area. That’s why we voluntarily subjected ourselves to mandatory septic inspection. TVT needs to understand that we are good citizens on our watershed.

Frank Sammut said the Township also needs to understand that upgrading older cottages/residences is desirable, e.g. in upgrading septic beds and reducing the impact of new construction.

Some residents voiced concern about the extent of any possible freeze on (re)development which could impact their plans for their properties. Frank Johnson’s take on this is that any freeze would be on new development and severances. Currently there are no permit applications of this type on our lakes, and only 3-5 at MP.

- 2. Next Steps:** Frank Johnson and Andrew Kendrick will meet with the Ministry of the Environment to get an assessment of the applicability of the LCM to the MP development and its impact on our lakes.

There followed a discussion of the difference between the Committee of the Whole (COW) and the TVT Council vis-à-vis listening to us and addressing our concerns. In a nutshell, the COW puts forward motions/recommendations to the TVT which can lead to binding decisions. An example of this was the issue of garbage pickup, which was pushed through Council and then met with resistance by residents. Reversing the motion was difficult.

Note: The Council is not obliged to hear us unless we submit documentation in advance of their meetings. This is often difficult given the extremely short timelines between the publication of their agendas and the occasionally huge volume of materials to be considered in advance.

Gordon Hill noted that the TVT is required to give notice of their weekly meetings by noon on Thursdays, but have instead been pushing this to late on Fridays. The best way for LSAR residents to keep tabs on things is to [subscribe](#) to their mailouts, noting which issues they are most interested in. It is easy to do this and crucial that we each, as individual residents, contact TVT councillors and officers to make our voices heard.

There was a general agreement that having the information on the MP property owners would be useful, and Gordon Hill is procuring that from the Township. We want to invite MP owners like Karen Prytula to join us so we can discuss and address our mutual concerns, and advocate for them with the Township in a measured and constructive manner.

In conclusion: The LSRLPOA will use the bulletins, our [website](#), and our Facebook page to keep all members informed of TVT's actions and any relevant news arising from meetings with the Ministry of the Environment, etc.

Meeting Adjourned: 5:10 p.m.