



*little silver and
rainbow lakes
property owners
association*

**MINUTES OF THE
49TH ANNUAL GENERAL MEETING**

JULY 9th, 2022, 10:00 a.m.

COFFEE & TREATS 9:30 A.M.

PROPERTY OWNERS IN ATTENDANCE: Approximately 40, including virtual attendees.

Guests:

Pierre Laprise, Chief, Tay River Algonquian Community
Dick Lalonde, Hunt Master, Tay River Algonquian Community
Noelle Reeve, Planner of Tay Valley Township
RoxAnne Darling, Councillor, Tay Valley Township
Haley Matsche, Rideau Valley Conversation Authority

Regrets:

Brian Campbell, Councillor, Tay Valley Township
Rob Rainer, Councillor, Tay Valley Township
Emily Viirre, Treasurer
Carol Morgan, Area Rep
Alison Bentley, Area Rep

1) Opening Remarks and Introductions to Guests

Frank Johnson, President, welcomed all to the meeting and thanked David Blum for helping make a hybrid meeting possible.. The agenda was approved by consensus, as were the Minutes of the **2021 AGM** which are [posted on the lakes' website](#). There were no matters arising from either of these.

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

Chief Lalonde noted that Indigenous Peoples' identity and approaches to the land are very different from those of the colonizers. He related the traditional story of Skywoman, descending safely from the Skyworld with the help of geese, onto the back of a giant turtle. With the help of deep divers like otters and loons, bits of earth were brought to build the world, Turtle Island. He noted the differences between this and the creation story of Adam and Eve. For example, Indigenous peoples believe we weren't expelled from paradise, but are living in it with its creatures. As well, Indigenous peoples do not have a "religion" as much as a shared set of values: be honest with yourself; always tell the truth; be courageous; be wise – think before you speak; be respectful, since everyone is equal and has a gift; and always remember to pray and be thankful. He then led us in a traditional prayer.

3) Noelle Reeve, Planner, Tay Valley Township: Presentation in Appendix A.

The Official Plan is being updated because of continued rapid growth/flight from urban centres, and will be updated accordingly. Since Covid, permit applications increased six-fold to 60 applications in 2021 and 12 new cottage builds; this trend has continued into 2022.

Council is continuing to review areas of concern, e.g. the regulation of Airbnbs. Currently there is no focused regulation of these rentals, but they may generate concerns re: noise, boat speed violations, etc.

The Township is encouraging the development of “cluster” lots, i.e. a set of lots behind the screen of a wooded lot.

She advised us to refer to our Lake Management plan, which was adopted by the Township, for development criteria. New building, e.g. of a bunkie, adds a bedroom to septic capacity. Tiny homes as small as 213 square feet are allowed. Most are in the 400 to 600 square foot range, and don't need a variance. The allowed size for home-based businesses has increased.

New accessible park areas have been established at Glen Tay and Fall River.

Climate change initiatives include distributing composters, buying Community-Based Organization Electric Vehicle recharging stations (EV- CBO), and providing home retrofit loans for permanent homes, starting in January. The winery off Bolingbroke Road is expected to open this fall. A new long-term care facility and/or the extension of the Perth Community Care Centre has been proposed by the Arch Foundation and is in the approval process.

Maberly Pines: development of this area has been stagnant for 40 years. Its Township road is not up to basic standards, and those who want to build on it would have to maintain, insure it, etc. The original 1970s plan showed no layout where houses could be built safely, septic beds located, etc. As a result, the development was put on hold until a hydrogeologic study was done. The RVCA still needs more information. For example, the water quality seems good, but the *quantity* of water available to the development is undefined. The next step is to determine this, and create plans for where/if septic beds can be installed. Some properties, for example, may need to have incinerating toilets.

Private Unassumed Roads Working Group: this is an ongoing issue. There are 22 PURs in the Township, which are privately maintained but not “assumed” because they don't meet Township standards. A report to Council is being prepared and will be presented in August.

Environmental Issues: The Township can provide some support, e.g. protection for turtle nests and help removing phragmites.

Planning and other TVT News: if you are interested in what's happening at the Township, you can sign up for e-mails on up to 44 topics [here](#). As well, you can contact Noelle directly at planner@tayvalleytwp.ca.

4) RoxAnne Darling – Councillor

There have been changes and challenges at TVT, particularly with Covid. Councillor Darling encourages residents to volunteer and sign up for e-news.

Over \$551,000 has been received by the Township for various projects, as well as a one-time \$598K grant to modernize service delivery and purchase equipment. The Township adopted their first Climate

Change Action Plan. An ongoing concern is reliable broadband/cell phone coverage in the area. [Ontario Connects](#) has committed \$4 billion dollars to ensure that all of Ontario has reliable coverage by 2025. Tay Valley Township is upgrading its coverage to 5G.

Township Elections will take place on October 24, 2022. Residents should receive notice of their place on the voters' list. It will be, as two years ago, paperless, i.e. conducted electronically or by phone. Voters will be provided with a PIN that will be valid for 8 days. If you are new to the area and/or unsure if you're registered, see <https://www.tayvalleytwp.ca/en/municipal-government/elections.aspx>. Contact the Township for more information.

5) Haley Matschke, Acting Surface Water Quality Coordinator, Rideau Valley Conservation Authority – See Appendix B for details

The last official Tay Valley Subwatershed Report was published in 2017. The upcoming Report will focus in more detail on water quality and trends. Watershed watch usually takes samples in May, October, and two during the summer.

Generally, little silver and rainbow lakes are performing at a "Fair" level. There were some elevated phosphorus and Kjeldahl nitrogen levels (above 0.02 and 0.5 mg/L respectively) in 2021. Secchi depths and e-coli levels are well within recommended ranges. Hayley does advise reporting/staying out of the lakes if blue green algae appears.

Meaghan McDonald of the RVCA will visit if you would like shoreline naturalization tips and support. Reach out to her at meaghan.mcdonald@rvca.ca before you begin a project. The RCVA may be able to help with other Rural Clean Water Program initiatives and Runoff Reduction projects. Again, contact Meaghan or Derek Matheson: derek.matheson@rvca.ca.

6) General Discussions

Gordon Hill describes **Private unassumed roads** as a misnomer; they are either private *or* unassumed, not both. Our roads are owned by the Township, and the public have access to them. Owners on these roads are under no obligation to maintain them. The current situation is not completely the Township's fault. The original developers did not develop the roads properly, and the Townships did not ensure that the developers were capable of bringing the roads up to standards. When the three Townships (Bathurst, North Burgess and South Sherbrooke) amalgamated into Tay Valley Township in 1998, they assumed all assets and liabilities.

At some time since 2009, Council decided these roads needed insurance provisions, which Gordon considers egregious. For example, they want \$5 million of coverage on a road at a cost of \$1300 per year per resident, and indemnity accruing to the Township. The Township wants to shift liability to the homeowners. The cost of bringing our roads up to standard, if borne by the homeowners, would be about \$9000 each. There are 5350 taxpayers on the Township's 22 unassumed roads. If the Township charges residents \$51 a year, the roads could be brought up to standard eventually. But the owners, currently, are expected to pay for the Township's mistake, i.e. we pay to improve the roads, and then they will assume them. Any routine maintenance, repairs and improvements take place with the Township's "approval".

Andrew Kendrick notes that in 2019 the Township asked to do away with Road Access Agreements after a dispute, but nothing has been done yet and we are still expected to abide by them.

Dick Lalonde was asked to provide an update on plans for the community. He referred to the Algonquian Community's ongoing involvement with the **Truth And Reconciliation Committee** as part of their ongoing initiative to "come out of the woodwork" and be a visible, proactive community. As well, they are working on sustainable management, e.g. with organizations like Ducks Unlimited. Most of their people grew up assimilated in North Bay. They learned not to tick off "Indigenous" as their identity on official forms, lest their children be taken from them. So they identified as French-Canadian. They are only now discovering their ancestry and genealogy, and are registered and identifying as Indigenous. Their community is completely financially independent. They have built their cultural center, and organized 11 educational programs. Covid put everything on hold, but they're hoping to start up again this fall. The Township has been very inclusive.

Lake levels:

One resident brought up the point that the **level of Little Silver Lake** has been lowered by a trench cut along the boat launch. The problem is that residents on our lakes do not control the shorelines; the Township regulates the first 10 feet. The trench is therefore trespassing on Township land. It was recommended that if residents see something disturbing like this, they should contact enforcement at the Township e.g. [Amanda Mabo at TVT](#) or [Laura Cummings](#) at the RVCA.

Steve Hiltz noted that Little Silver Lake's level is not abnormal for this time of year. However, a resident countered that owners are having difficulty launching boats, docs etc. from the boat slip. Ed Philby noted that the launch has always been carry-on only and that residents should anticipate issues when the lake level is low. Nigel Harrison of Beaver Pond Estates mentioned that insurers will not ensure the road for non-residents. So the public launch is asserted by some residents as non-public.

John Laing said the **beavers** seem to have temporarily disappeared, and their dams are pulled out pretty much every year. This has also contributed to the low lake level. Interfering with beaver dams is not allowed under provincial environmental regulations. People should not take unilateral actions, because this creates controversy and negative impacts. The Property Owners Association is trying to convince people not to take such actions, out of respect for the people with whom we share the watershed. However, the POA has no legal authority; it can only try to persuade and advise residents. It can also coordinate residents' approach to these problems and contact law enforcement officers when necessary. It was also suggested that we post a sign at the boat launch advising non-interference with beavers.

The discussion returned to our **roads**, which is not a black-and-white issue. Since insurance was not initially required, how do we acquire it now? Gordon Hill said he commit submitted questions to the Township's insurance agent, and did not get a definitive response on the insurance required. John Leighton mentioned that he had submitted several inquiries about insurance that had gone unanswered in nine months. Steve Hiltz suggested that since we have been paying taxes to the Township, but not for their liability insurance or the roads' maintenance, a 10-year plan on how to proceed might be in order. Roxanne Darling said a motion was passed in 2019 to review road access; the working group, however, is not moving ahead as quickly as hoped. She hopes progress will be made by September. Gordon Hill has recommended that the Township assume and maintain these roads, except the very small ones which could become private, and some community roads.

Frank Sammut said his greatest concern is the development at Maberly Pines. There are currently three people living in this area, but the Township suddenly seemed to want to pave it and put in Hydro for an additional 50 residences. Meanwhile further development on our roads is frozen. Frank would

like to see our roads assumed first before Maberly Pines. Andrew Kendrick noted that residents are particularly concerned about the downstream effects of MP, literally, on our properties.

Noelle Reeve said people who bought these lots cheaply in the 1970s now want to sell. However, TVT may require a separate septic arrangement for each lot, based on Blumetric's hydrogeological report. The wetland by Rainbow Lake could perform as a buffer zone or source of nutrients. There is a November deadline on creating an updated plan for the development; if missed they will have to start again. Noelle said there was never a plan to pave the roads, or bring in Hydro. In fact, most future MP owners want to be off grid. The possibility could be for Tay Valley Township to partner with FCA to improve the roads. Sarah Coombs of the Beaver Pond Estates also mentioned her concern with the downstream effects of this development. The amount of garbage and even human waste at the boat launch is already greatly concerning.

Sara also mentioned the [OUR turtles website](#); Kim Mackenzie may have some more turtle nest protectors. All turtles in our region are either on the threatened or endangered list.

New Business

As time was running out, Frank Johnson mentioned that Carol and Steve Hiltz were acclaimed as Area Reps on Silvery Lane, taking over from Margo Ayers and Paul Chambers. We still have an **area rep vacancy on Rainbow Lane** that really needs to be filled. The posts of **Vice President** and **Webmaster/Social Convenor** also need to be filled; nominations welcome.

The **Treasurers Report** and **Lake Steward's Report** will be posted on our website, as well as distributed with the minutes as Appendix C and D respectively.

Although not established at the meeting, the next AGM will take place on **Saturday, July 8th, 2023 at 10 a.m.**

The meeting ended at 12:40.