



**Lake St. Peter Property Owner's Association**  
**2022 Annual General Meeting Minutes**  
**September 4, 2022**

**Welcome from Tom Scanlan, President**



LSPPOA - 2022 AGM  
Presidents Update.doc

**Guests - Members of Hastings Highlands Council present during meeting**

Mayor Tracy Hagar

Deputy Mayor Dorothy Gerrow

Councillor Keith Buck

Councillor Tony Fitzgerald

Councillor Nancy Matheson

Councillor Alex Walder

**Comprehensive Zoning Bylaw Amendment, Councillor Tony Fitzgerald**

The flow of legislation from higher levels of government to lower levels is as follows:

The provincial level of government legislates planning requirements through the Ontario Planning Act and the Provincial Policy Statement (PPS). This legislation affects policy developed by the County of Hastings (upper tier government)

The County of Hastings' Official Plan contains the goals, objectives and policies developed to manage and direct future growth throughout the County, including the Municipality of Hastings Highlands (HH), along with other municipalities in the County of Hastings (lower tier governments)

The Municipality of Hastings Highlands is mandated to comply with the legislation passed by the County of Hastings. The Comprehensive Zoning Bylaw is the bylaw which implements the goals, objectives and policies set out in the County of Hastings Official Plan.

In 2018, the 30 metre setback from the high water mark was established through policies under the Provincial Policy Statement and the County of Hastings Official Plan. Therefore, the HH Comprehensive Zoning Bylaw amendment also stipulates the 30 metre setup as mandated by the higher levels of government.

There will be grandfathering on the zoning for legal non-conforming buildings, structures or uses. If legal at the time of building, it stays legal. If illegal at the time at the time of building, still illegal.

An example of grandfathering was provided. If a 20' x 40' (800 square foot) cottage was built 7 metres from the water when 7 metres was the legal setback way back when, it is now considered legal non-conforming in the present day. If this building was torn down and replaced on the same footprint, it is considered legal in the present day. The footprint cannot be changed substantially.

Ratepayers also have the option to apply to the Committee of Adjustments. The 5 members of the Committee will visit the site and consider the application request.

The municipal planner, John Jardine will also visit the site and report his recommendations.

A scenario was provided. If the ratepayer wished to add a small deck or porch, and it was considered a non substantial change, the ratepayer may be allowed a minor variance. However, there must be a valid reason for the minor variance being allowed. The valid reasons may be site constraints such as size, shape, topography or situation of hydro lines.

The 30 metre vegetative buffer bylaw amendment is to prevent future incidents of clear cutting along the shoreline. There is a maximum allowance for access to waterfront in the amount of 25% of shoreline footage.

This vegetative buffer amendment is currently being appealed by a private party. Any enforcement of the new amendment will be postponed until a decision has been made. And HH will operate under and enforce previously existing rules.

#### **Lake St Peter Fire Services, Councillor Keith Buck**

In the past Hasting Highlands Fire Services has had an uncertain model. The Fire Services are now under analysis and a presentation with the results is expected late September/October 2022.

Recently, there has been an unsuccessful attempt to find storage for the fire vehicles formerly housed in the Lake St. Peter fire station. Local storage with heating has not been found. Anyone with available facilities is encouraged to contact the Municipality of Hastings Highlands.

The station at LSP has not been rebuilt because of regulations and cost. The study being currently undertaken will provide guidance towards a multi year investment.

The installation of dry hydrants or cisterns has been postponed due to a labour shortage, but they will likely be installed in the fall.

The current budget for fire services includes the capital portion which looks after infrastructure and the operating portion which provides support for the day-to-day maintenance of fire services.

An extractor unit has been purchased by Hastings Highlands. Owning this asset means Hastings Highlands Fire Services is no longer reliant on Bancroft's equipment.

Ratepayers are encouraged to contact their insurance providers for information on rates due to the fire services situation in LSP. LSP Fire Services covers a wide geographic region and response times varies due to the differences in the topography. There are also different categories of response times. Some response times are measured from the time the vehicles leave the fire hall until they arrive at the fire. Response times can also be measured from the time the call comes in until the vehicles arrive at the fire.

The comment was made that the condition of the fire services is not a new issue. Council was asked what they were going to do about improving the situation. It was acknowledged that there has not been enough investment in the past, but the current study will provide a plan going forward.

It was also mentioned that in the 2022 budget over 1 million dollars has been moved to the Fire Reserve and these funds will be invested in the fire services.

Concern was expressed over housing for the LSP fire hall trucks during the winter. Recently, there has been 4 fires on Boulter Lake, and this shows a strong need for the trucks to be housed locally. Pricing on a steel garage will be investigated by a volunteer firefighter/ratepayer.

Mayor Tracy Hagar indicated any structure used for storage needs to be heated easily. And if a non municipal building is to be utilized for fire vehicle storage, a formal agreement with the Municipality of Hastings Highlands needs to be signed by both parties.

Mayor Hagar also suggested ratepayers review the insurance presentation to Council. This is available on YouTube.

Dwayne Sutherland, McDougall Insurance re: Fire Insurance [Presentation to Council on Fire Insurance \(civicweb.net\)](#)

Councillor Walder pointed out there are challenges for the next Council with respect to Fire Services in Hastings Highlands. Challenges include staffing and recruitment for fire services, leadership and provincial mandates on fire halls.

Tom Scanlan pointed out today's fire services situation is a result of Fire Services being ignored by multiple Hastings Highlands councils. Current and future councils need to be accountable for the levels of service provided by Hastings Highlands Fire Services.

### **Building and Planning Survey, Councillor Nancy Matheson**

Councillor Matheson asked that ratepayers complete the 'Municipality of Hastings Highlands Building & Planning Services Customer Survey'. The deadline for completion is September 30<sup>th</sup> at 4 pm. It is located on the 'Have Your Say' page on the Hastings Highlands website.

[The Municipality of Hastings Highlands - Building and Planning Services - Customer Survey \(surveymonkey.com\)](#)

### **Questions to Council members from the floor**

Where do our paramedics come from? The paramedics come from Bancroft and service the area of North Hastings. The paramedics are under the jurisdiction of the County of Hastings and are funded by County of Hastings tax dollars.

Why does no one want to work for Hastings Highlands? Has Council studied why several Fire Chiefs? It was pointed out there has been multiple applications for Deputy Fire Chief.

Responses to RFP's have been an issue during the Covid period as there is lots of competition for resources, contractors and supply concerns. Many municipalities are also competing for staff such as Deputy Fire Chiefs and Fire Chiefs. This also applies to other staff such as Chief Building Officers, Planners, etc.

### **Septic Reinspection Programs, Hastings Highlands Interlake, Ann Judson**

Hastings Highlands has a lake based economy. Therefore, protection of the lakes (water quality) is a high priority. A significant threat to good water quality and the lake based economy is the malfunctioning of septic systems.

Going forward, seeing the implementation of a septic reinspection program will be a priority for the HHI.

A member of Council pointed out that the Chief Building officer reported that the cost of a septic reinspection program would be \$160,000 per year because 3 additional staff members would be required. There was suggestion of using university students instead of full time staff, but there was concern regarding their ability to provide adequate direction and authority on septic issues.

Bonny Scanlan has been following the septic issue in neighbouring municipalities. There are lessons to be learned from our municipal neighbours. Hastings Highlands can benefit from these municipalities' expertise derived from bylaw, staffing and budgeting issues as they implemented their septic reinspection programs.

The Municipality of Dysart et al started their septic reinspection program with consultants. The program was turned over to municipal staff on a permanent basis.

Septic systems work until they do not work, and then it negatively affects lake water quality which in turn affects property owners. Continued education is key along with the continued support of Council.

The question was raised as to who notifies new landowners regarding proper maintenance of septic systems. Mayor Hagar said a package is sent to new landowners when the municipality is notified regarding the property sale. The package includes a one page informational document on shoreline protection.

July 20, 2022, Council Meeting – That Council approve the information sheet to be provided to contractors, real estate agents, businesses, potential property owners and other stakeholders with the following amendments: Removal of the circle with the reference to 30m buffer on the front page: Add HEALTHY SHORELINE in the middle of the left side and UNHEALTHY SHORELINE in the middle of the right side, of the back of the page.

[Draft Shoreline Health One-Page Information Sheet \(civicweb.net\)](#)

Councillor Matheson indicated that Watersheds Canada has information re septic systems. (Post AGM Note: This includes a blog titled Septic Systems: They may be out of sight, but they shouldn't be out of mind. This blog lists several dos and don'ts regarding septic systems).

[Septic Systems: they may be out of sight, but they shouldn't be out of mind! \(watersheds.ca\)](#)

Potential property buyers should research relevant municipal bylaws prior to purchasing property within Hastings Highlands to make an informed purchase decision.

### **Short Term Rentals**

Short term rentals are increasing in numbers in Hastings Highlands. Councillor Buck indicated currently there is no oversight on short term rentals even though they are impacting the community in various ways. Councillor Buck recommended ratepayers use the Customer Service Request (CSR) module on the municipality website to voice their opinions and questions.

Deputy Mayor Gerrow encouraged people with short term rental concerns to form a group delegation and present their concerns to Hastings Highlands Council.

Bonny Scanlan stated that each member of the Hastings Highland Interlake has seen increases in short term rentals. Information will be gathered re situations around the lakes. The Interlake group wants to hear from the ratepayers. They are looking for volunteers to coordinate the information gathered. The Municipality of Dysart et al has a good report re short term rentals on their YouTube page. Everyone interested in this issue should read it.

[Short-term Renters - Municipality of Dysart et al](#)

### **Customer Service Requests via Hastings Highlands website**

When a request is sent in a number is assigned to the request and tracked. A report is brought to Council on a quarterly basis. The more requests per issue will result in more municipal emphasis on the issue.

If there is no response, feel free to contact the municipality by telephone.

The CSR system is a couple of years old and has resulted in a couple of thousand requests being submitted to the municipality.

A specific short term rental incident on LSP was recently video taped and submitted by a ratepayer. The ratepayer is waiting for a response from HH.

The general procedure for a CSR is as follows: Staff administration will review then submit to the bylaw officer if appropriate. If not related to a bylaw, it becomes a complaint. Issues regarding noise, fireworks and dumping are covered by bylaws. Therefore, these requests will be forwarded to the bylaw officer for investigation. With respect to illegal fireworks, any fines go to the property owners.

If there are illegal fire burns during the day, call the fire department. Indicate that it is a non urgent call, and one fire personnel will be sent to the property to investigate. Fines will be levied if appropriate.

Ratepayers always have the option to contact their 'elected' official.

### **Floating containers**

Floating containers (camping on water) is an emerging issue. The Municipality and related parties are encouraged to get ahead of this issue before it appears in Hastings Highlands. Other municipalities are struggling with its existence and jurisdictional confusion.

Info added post AGM

At the 2022 FOCA Spring Seminar, the President of the Gloucester Pool Cottager's Association (GPCA) presented to fellow FOCA members about a floating residence constructed from shipping containers that appeared on their waterway in 2021. A saga has ensued, to determine if this is a permissible structure, and if so, under whose authority. FOCA members are encouraged to review the presentation slides and read up on this issue. Details are online here: [foca.on.ca/land-use-planning-overview/](https://foca.on.ca/land-use-planning-overview/)

## **Finance, Craig Judson Treasurer**



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TREASURER'S REPORT

## **Membership, Ann Judson**



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MEMBERSHIP REPORT

Bonny Scanlan mentioned the informational display area around the meeting room. The displays are full of pictures which are more memorable than the written word. The door to door membership campaign was again noncontact due to the ongoing covid pandemic.

The package included info on the new clean, drain, dry boating regulation this year.

Unfortunately, the number of boating/water incidents keeps increasing every year.

DISPLAY AREA: North Hastings Community Fish Hatchery & Bancroft Area Stewardship Council, Shoreline Health & Bylaw, Septic Health & Re-inspection, New Boating Regulations Clean, Drain, Dry your boat, Aquatic Invasive Species, Boating & Water Safety, HHI – Land Use Planning Committee, HHI – Fire Services Committee and the Volunteer Table.

There was an early bird membership draw. The prize included shrub bundles from BASC plus a trailer load of dirt. The winner was Angela Trueman. There was also a second shrub bundle prize where proceeds went to the Maynooth Food Bank.



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Environment Rpt..docx

## **Bancroft Area Stewardship Council (BASC), Ian Hendry**

Ian Hendry, chairman of BASC, praised LSPPOA for their dedication to the environment. Ian also thanked LSPPOA for their donation to the North Hastings Community Fish Hatchery (NHCFH). Ian is also involved with the NHCFH.

BASC has been around for 27 years and is a not for profit organization. Through the annual BASC Tree and Shrub program 8-10 thousand trees were sold this year. The trees and shrubs are purchased online via the BASC website in the fall (November) and then picked up at the Hendry property early May. Over the years many sales have been made in the LSP area.

Another project is the shoreline rehabilitation project. Over the years, individual shorelines have been rehabilitated on Baptiste, Paudash, Chandos, Harcourt and Wollaston lakes. Ian Hendry and a forester visit the selected individual property shoreline in the fall to determine planting. BASC selects

approximately 150 plants to be planted in the spring. The plants are deep root plants which assist in preventing phosphates and pollutants from reaching the water. As Lake St Peter is selected as the candidate for Fall 2022 planting, a method for selecting the winner will need to be determined.

A question was asked if it was possible to remove shoreline weeds and replace with shrubs. The response was caution needs to be exercised. A qualified person needs to review the site. Organizations such as Watershed Canada, the Land Between or BASC could be approached to find a solution. The shoreline weeds may be native and very beneficial to the local environment. There may be value in enhancing the site versus removing the weeds.

The above situation also needs to consider the Vegetative Buffer bylaw. Any removal will require approval by the Committee of Adjustments.

Ian Hendry spoke briefly about the North Hastings Community Fish Hatchery. LSP is on the rotation for fish release. For a lake to be stocked, it must have public access. MNRF is a hurdle to the process. Baptiste Lake is going through the frustrating process also. There is a genetic study underway to prevent new strains being introduced into subject lakes.

The above is an indication of the synergy created when working with multiple organizations. BASC and LSPPOA have a productive relationship.

The question was raised if bears were being released in the LSP area. Bear hunting season began September 1<sup>st</sup>. There are a lot of bears in this area. Property owners should get their birdfeeders in and to keep their compost turned to avoid bear encounters on their property.

John and Liz Doherty have kindly taken over the road clean up campaign from John Severinac who has moved from the area. More road volunteers are needed. At least 65 bags were collected this year, possibly more. The Municipality of Hastings Highlands provides a grant to the LSPPOA. In the past, an appreciation BBQ was held to acknowledge the road clean up volunteers. This year volunteers were provided with an ice cream coupon from the Scooped Moose in appreciation for their efforts. The municipality also provides the garbage bags.

Bonny Scanlan manages the LSPPOA Facebook page. Bonny's efforts provide significant educational information which is updated frequently. Thank you, Bonny!

A LSPPOA newsletter was started this year by Bonny Scanlan. Thank you, Bonny! We are looking for history of the LSP and Boulter Lake area, written or photos.

LSPPOA website is maintained and updated by Lisa Kelleher. Thanks to Lisa!

### **Hastings Highlands Interlake (HHI), Ann Judson**



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Interlake Report.docx

The HHI is made up of 7 lakes, 6 of which are cold water lakes. The HHI covers many subject areas. Educational information on these subject areas is sent to HH Council by HHI.

Please note on Oct 8<sup>th</sup> from 9:30 am to 12 noon there will be an all candidates meeting at Edmond Hall. This candidates meeting will provide an opportunity to meet the candidates and provide an opportunity for the public to present issues. The 2018 meeting was very educational to those that attended.

### **HHI Land Use Planning Committee (LUPC), Geoff Aldworth**

The LUPC is made up of Geoff Aldworth, Tom Scanlan, 2 members from Baptiste and 2 members from Mink Lake, both of whom are professional planners. The committee was created in 2019.

Property owner applications are sent to the municipality. Hastings Highland sends any waterfront applications to the LUPC for public comment. This is part of the public process. These applications may be for minor variances, severances, or rezoning. LUPC reads the applications and reports keeping in mind water sustainability and best practices. The environment is the thrust for the LUPC recommendations to Hastings Highlands

Baptiste Lake has the most applications in 2022, not unusual concerning its size. It has been quiet on LSP this year. Kamanisseg and Papineau had very few applications.

The municipal planner, John Jardine has contributed significantly with respect to educating members of Council on planning regulations.  
Handout at the HHI-LUPC display



Interlake - LUPC  
Overview 2022.docx

### **Fire Services, Tom Scanlan**



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Fire Services Update A

There was a call out for the LSPPOA Secretary Position. Any interested parties can contact the LSPPOA executive.

At 12:04 motion to close the meeting. Motion passed to adjourn.

Minutes Prepared By:

Linda Gibson – Vice President

Bonny McCleery Scanlan – Environmental Coordinator LSPPOA & HHI