



**Lake St. Peter Property Owner's Association
2025 Annual General Meeting Minutes
Sunday, August 31, 2025**

1. Welcome and Opening Remarks – see attached document

Tom Scanlan – President

Attendees: 39 Attended: 33 in person including executive and DM Davis and 6 via Zoom

2. Guest Deputy Mayor Tammy Davis

In opening remarks, DM acknowledged LSPPOA as a leading organization among other associations. DM participates in numerous association meetings both locally and beyond due to her responsibilities at the hospital. Appreciation was expressed by her for the leadership and initiatives demonstrated by our team.

- presented a brief summary of the township's activities, goals and issues. A \$4.2 million capital budget included the Mink Lake Road improvement.
- Next year will be Lake Kamaniskeg Roads
- There is a \$13.5 million operating budget requiring a 4% increase.
- We have \$161 million value of roads, bridges, culverts and buildings in our Asset Management Plan
- There are 9 surplus properties, which upon sale will be added to the reserve for capital.
- Mayor Tony Fitzgerald is also the Deputy Warden and chair of the finance committee for the upper tier Municipality, the County of Hastings. This ensures that the Northern part of the County has a voice.
- Trump Tariffs are having an effect on costs, for example for materials for bridges and culverts, and vehicles.
- Provincial Changes are concerning particularly the Invasive Species Acts
- HH Mayor, along with all mayors in the province, has Strong Mayor Power. The Ontario Government is rapidly changing laws impacting how the municipality can conduct business. HH does not plan to use this power and relay on input from Council.
- Deputy Mayor Davis reiterated that complaints should be sent via the online format since those complaints must be addressed and the records of how these complaints have been resolved are kept on file and used for decision making

Addressed by the Deputy Mayor:

1. **Vegetative Buffer Bylaw** – discussion around enforcement, Chief Building Officer to enforce and restoration of shorelines. It is costly to enforce, including hiring of a prosecutor and money from fines does not come back to the Municipality but rather to the province.
2. **Lake St. Peter Road (and Highbush Rd)** is concerning, particularly due to the numerous potholes that remain unrepaired. It appears that repairs are often incomplete, likely due to a shortage of materials. In contrast, the gravel section of the road is in significantly better shape. Given these circumstances, it may be worth considering the option of converting the entire road to gravel, as this could facilitate easier maintenance in the long run.
3. **Highway 62** from Maynooth to Combermere, which was downloaded to the Municipality in 1989, have highlighted that the road will only be upgraded to municipal standards. A business case was submitted to the province and received a positive response. There is a strong belief that this segment of the highway will ultimately be resurfaced to meet provincial standards.
4. **Fire Department** has closed its stations in LSP, Bangor, and North Baptiste, while focusing investments in Monteagle, Maynooth, and Baptiste. This strategy includes ensuring an adequate number of firefighters trained at levels 1 and 2. Currently, there are 27 volunteer firefighters, although only 12 to 14 are typically available to respond to calls due to other work commitments. On weekends this summer, these volunteers manage to respond to 2 to 3 emergency calls.
5. **5 Dry Hydrants** have been installed including one on Boulter Rd. This means access to water is faster and is also safer for the firefighters not having to walk on ice covered lakes to cut a hole for water. Comment that Dry hydrants do not lessen insurance costs.
6. **Insurance** concerns have been expressed regarding the possibility that individuals may not have informed their insurance providers about their increased distance from a fire station, which could potentially invalidate their coverage. Additionally, it was noted that different insurance companies have varying policies regarding the permissible distances from fire stations, which could further complicate matters for policyholders.
7. **Unopened road allowance** concerns have arisen regarding at Boulter Lake, where individuals are cutting down trees to create access to the water. It is recommended that a Customer Service Request (CSR) be submitted to address this issue effectively. Similarly, Baptiste Lake has faced comparable challenges, highlighting the need for a coordinated response to protect these natural areas.
8. **Septic re-inspection** remains a critical issue for the health of our local lakes, yet it is currently absent from the Municipality's five-year business plan. Previous considerations for utilizing staff or students for inspections were ultimately dismissed due to high costs.

Addressing this concern is essential for ensuring the ongoing health of our water resources.

9. **Building Officers** discussion regarding the proactive role officers in assessing properties for compliance and addressing building safety concerns. It was proposed that a Customer Service Request (CSR) be initiated for any identified issues.
10. **Pickleball** interest in converting the LSP rink for summer use into courts has been expressed. Mink Lake is spearheading a Business Case to explore potential support from the Municipality and identify available grants for this community initiative.

Bancroft Hospital Update – Tammy Davis, Manager Patient Services Quinte Health

Tammy Davis expressed her gratitude to the Association for their generous \$1,000 donation to the Back the Cat Program. The photograph capturing the moment of the donation exchange was featured in their promotional materials.

Bancroft functions as a Mini Trauma Center, handling numerous trauma cases. Collaborating with first responders, including Fire Services, the Bancroft Department is equipped to extract victims from car accidents, the trauma is stabilized, and prepare for their transport to nearby hospitals. This year, a significant incident on Highway 28 involved five victims, highlighting the challenge posed by the limited number of ambulances available in Bancroft, which has only one physician on duty at all times. However, a new doctor from Florida is expected to join the team in January. The hospital is responsible for acquiring its own medical equipment, and with the successful implementation of the CT Scanner Business Plan, Tammy Davis aims to launch new initiatives, including a Geriatric Emergency Clinician for seniors and a Satellite Oncology service to alleviate the burden of travel for patients currently seeking treatment in Kingston and Peterborough. Additionally, the hospital is initiating a \$2.1 million campaign to replace its X-ray machine. So far this year, the facility has treated approximately 15,700 emergency patients, averaging between 35 to 60 cases each day.

3. Approval of the 2024 AGM Minutes – carried Acceptance of the 2025 Agenda - carried

4. Annual Business Reports – Distributed with the AGM Agenda Treasurer, Membership, Road Cleanup Reports

Treasurer – Linda Gibson – regarding our financial status. We are in good shape to ensure covering our expenses for FOCA membership, Insurance, Web License early in the new year. We do not carry a large balance as the money is put to use in the community.

Membership – Ann Judson Membership year is January – December currently at 98 members. Early payment of membership fees is encouraged, as it helps maintain a sufficient bank

balance to manage expenses during the early season. Additionally, there is an ongoing need for more Road Captains, as we currently have at least four road sections and several potential members who remain unassigned.

5. AGM Survey Results – Geoff Aldworth

The survey results and show of hands at the AGM indicates the Association should try a non long weekend for its annual AGM. The executive will review the results and plan for 2026.

6. Environment Reports – Bonny McCleery Scanlan – see attached report

a) Overview and update of the Fish Habitat Enhancement

Referencing February 2025 Newsletter on Fish Habitat Enhancement, Donation Card reason for non-profits, response and update on contributions in Treasurers Report

b) Invasive Mystery Snail – Dale McMurchy

Dale presented an overview on the Invasive Snails and why we need to be licensed by the Ontario Ministry of Nature Resources to remove invasive snails. They are a regulated species under the Invasive Species Act and there are set rules for controlling them. This licensing process looks to prevent harmful impacts on native ecosystems, protects public health and supports coordinated management efforts.

There are currently 15 volunteers registered for the online video and licensing. Two more volunteers signed up at the AGM. New sighting occurred over the long weekend, the first known since the spring.



7. Land Use Planning Committee (LUPC) – Geoff Aldworth – see handout in Agenda

Commending the Hastings Highlands Planner that oversees the Committee of Adjustment Applications. When the Interlake Committee started there was not a Planner on Staff. All applications were reviewed and approved by the HH Committee of Adjustment staff and/or volunteers without adequate planning background. The use of an Environmental Impact Assessment (EIA) is required by HH in support for a C of A application and assists in decision making on the property change requests.

8. Design Your Shoreline Workshop – Ann Judson

Continuing the theme of Partnerships and collaboration, with funding provided by the province and secured by the Municipality, a workshop held in the spring at Emond Hall was attended by about 100 people, presented by Hastings Highlands, Watersheds Canada, Bancroft Area Stewardship Council and Hastings Highlands Interlake. After an excellent illustration by Watersheds Canada staff, attendees collected bundles of shrubs for shoreline improvements. The next Shoreline workshop is September 27th and will feature plugs of White Birch and White Cedar. Even if you aren't interested in the trees the Workshop has very good information on Shorelines vegetation.

The critical issue of shoreline degradation was highlighted by an executive member of the Municipality, who emphasized the ongoing destruction of these vital areas. There is a pressing need for deterrents and consequences to establish a precedent that such actions cannot persist.

9. Election Year – Executive Positions

All current positions remain unchanged as there were no other volunteers at this time. The Executive encourages “members at large” to join into the Executive meetings to gain further knowledge on the Associations mission and programs.

10. New Business – from Membership

- Is anyone aware of Propane Incentives from area suppliers? Maple Leaf Snow Skimmers are also pursuing so perhaps there will be some leverage to get a better rate at LSP. Another member has also emailed us and is looking into it.
- A new member introduced herself and is the owner of the cottage formerly owned by Ruth Church who had been a long-time member of the association.
- Topic of Wind Turbines at Hay Lake in South Algonquin Township was seen on Facebook. We will get further information on this topic.
- Thank you to John Doherty for his donation of Art for a draw to assist with the Food Bank Appeal.



\$142.15 received in Cash at the AGM plus \$100.00 sent in via e-transfer, \$50.00 cheque – TOTAL \$292.15

NO Food donations were received at the AGM

Meeting Adjourned 11:55