

# Minutes for the Annual General Meeting - Long Point Ratepayers' Association

**Saturday, June 10, 2017**

Meeting called to order 10:09 AM

**Presiding Chair:** LPRCA President, Eric Gunnell

Eric welcomed everyone and declared the meeting open.

All bylaws for review and acceptance and financial statements were sent to the membership via email prior to the meeting.

Eric introduced the first guest speaker, Mayor Luke, Norfolk County

The Mayor brought greetings to LPRCA executive and the members

**Message from Mayor Luke:** Norfolk County is extremely busy with record development. There is World Class Facility worth \$30 million to grow marijuana on 97 acres, under glass. This will provide 40 to 50 jobs in Norfolk County. Titan Trailers in Courtland is expanding to be one of the largest manufacturers of truck trailers in the world. Reconstruction of the Causeway Road will be undertaken in 2018. The old willow trees aligning the road way will have to be removed. Twelve streets in Long Point will be resurfaced. Streets affected are Amy, First Ave., Bass, Perch, Forth, Boathouse, Poplar, Palin, Willow, Pickerel, Teal and Warbler. The OMB hearing for the issues on Hastings is slated for 26 June 2017 – in the County Building in Simcoe. Two public beach entrances are now closed at Long Point because of severe beach erosion. Egress planning will be in place by the end of 2017.

**Mayor Luke asked for questions from the membership** - Rick Luska, member, who lives on Old Cut Blvd; questioned the Mayor as to whether the Old Cut road would be considered for resurfacing because it is in very bad shape. Mayor Luke promised to look into it and get back to him. Karen Deans, member, asked if the roads being resurfaced would be widened. Mayor answered that they will not be widened. Carolyn Davidson asked if the beach be made wheel chair assessable. Mayor Luke answered that they are waiting for the 2<sup>nd</sup> lot of Federal Funding to make the beach assessable. The Federal Government will fund two thirds of the cost. Bob Welsh asked if the Causeway will be widened. Mayor Luke answered he is not sure. Mayor Luke was asked if he supports seasonal use of the trailers on Hastings. He does not support this. A member asked what is the County doing for shore line protection. Mayor Luke stated the they have endorsed an approval to the LPRCA to move forward on shore line protection.

**Guest Speaker Pam Duesling and Shannon VanDallen** - Pam (Manager of Planning) and Shannon (Principle Planner) represent the County and explained how the County Planning Department operates and gave the membership an update. Shannon noted there are 4 planners and GIS staff.

The Official Plan for the County will be presented at the 19<sup>th</sup> June, 2017, Council meeting. Shannon stated that she is hoping the official plan will be finalized and in place by the end of 2017. Water protection is also coming to the council for approval. There are currently two outstanding applications waiting for approval on Hastings Drive. They are waiting for a comprehensive site plan and an environmental impact study. Shannon stated that urban residential height is 9 meters and planning has been asked to increase that to 11 meters. Resort residential height limits are 7 ½ meters and they are investigating increasing that to 9 meters. The increase will make it easier for people who now have to apply for minor variances.

**Questions for Pam and Shannon:** Eric asked when is an environmental impact study required? Generally it is required for planning applications in Long Point. Bruce Travers asked what is the status of the Causeway motel development. Pam replied that she does not have a clear answer. Pam advised that there has been no application for condo's. A member stated that no information is being given to the residents and Pam replied that the rules state no they do not need to be informed. Eric asked when will the zoning bylaws (including Hastings Drive) be decided. Pam answered that is yet to be determined. A member asked what restrictions are there for Hastings Drive? Pam answered that there should be little development and the planning staff agree. The planning staff will also testify at the OMB hearing. Julie Stone, member, stated that OMB hearing ruled there are to be no condos at Long Point. Pam replied that no one has applied for condos. Long Point is residential only. A member asked if trailers are allowed on residential properties. Pam answered they are not allowed long term but they are also not being regulated. A member asked if trailers usage at Long Point are legal? Pam answered trailers are only allowed in campgrounds.

**Election of new Board Members:** Eric thanked Linda Kilgour, Gord Tanton and Dave Cameron for their dedicated service on the LPRA Board as their terms have expired. There are three vacant Board positions. Dave Cameron stood for re-election. The LPRA Nominating Committee nominated John Godin and Jim Kerr. There were no nominations from the floor. Dave Cameron, John Godin and Jim Kerr were acclaimed for a two year term. Existing board members include Eric Gunnell, Lynda Longman, Jeff McElhone, Karen Deans, Stu Ross, Chris Bradley, John Henderson and Sandy Travers.

**President's Report:** Eric stated that the pump outs for septic & holding tanks has increased by \$30. to \$40. per pump out. Parking on Erie Blvd: Two access points are closed because of beach erosion. Mayor Luke made a motion to Council in August of 2016 to reduce the parking on Erie Blvd and encourage the visitors to make use of the two Provincial Parks in Long Point. This motion was not supported by the Council. Our local Councillor, Noel Haydt made a motion to increase both the parking and the number of outhouses.

The LPRA is now on Facebook and members are encouraged to access / post information.

New cottages are now being built on piers (stilts). This is a requirement dating back to 1989 and is now being enforced by the LPRCA prior to acquiring a building permit. There is also an Environmental Impact study required for planning applications. Bird Studies of Canada: the LPRA members will be invited to an Open House on the Thanksgiving weekend. In January of 2017 Eric and Board members of the LPRA met with the MNRF to review some of the issues at Long Point. The MNRF placed survey stakes on the property lines of the beach front cottages so property owners will know the extent of the property lines. The MNRF stated they will not enforce property owners to remove decks etc. that are built on the MNRF land which is the case for some cottagers. Beach Erosion: It is extremely bad this year, with extensive erosion on Hastings Dr. and Woodstock Ave. Shoreline protection is controlled by the Long Point Region Conservation Authority. A number of cottagers on the west end of Woodstock Ave. have received permission to proceed with shore line protection. Others have not. Lake Erie is now within 6 inches of the record high water level. Local Councillor, Noel Haydt, has proposed protection for all of Long Point. Lyme Disease: Is now all over the Province of Ontario. It is especially bad in Long Point. John Henderson reported that LPRA donated \$2,000.00 through the Twins Ice Cream fund raiser in Port Rowan to be used for better access to treatment, diagnoses and research. Lyme disease has increased by 700% in Canada. Some of the symptoms are heart disease, MS and arthritis. Members should access the website CanLyme for more information. Rocking on the Point was hosted by the LPRA on August 13, 2016 and we were a little disappointed because the event was rained out. \$5,600 was raised for support of local Phragmites control efforts. This years' Rockin' on the Point event is scheduled for August 12, 2017. The Band "Ramjet" will be playing. Tickets are \$10.00 per person. Eric highlighted the road paving and upgrades. The sign pollution on Eric Blvd. has been removed after complaints from the Long Point residents. Eric is working closely with Long Point Phragmites Action Alliance to fight the phragmites threat to the environment. Last year MNRF received approval for aquatic control by helicopter over the marsh land. Members were asked to access the FOCA website for member benefits. LPRA has received better insurance rates through FOCA.

Cottage Watch: The LPRAs has been involved with Cottage Watch for the last 35 years. A signup sheet was circulated at the AGM asking for volunteers to be involved in cottage watch during the winter months. The LPRAs membership agreed that cottage watch needs to be continued at Long Point.

Shoreline Protection: There is a public meeting in Tillsonburg, on Wednesday, July 5, 6 PM for members interested in learning more about shoreline protection. For anyone wishing to make a deputation at the meeting an application is required one week in advance.

Erie Blvd New Paving: Rick Luska stated that the new Erie Blvd paving project is not in good shape and wants to know if it will be fixed. Mayor Luke responded that he will look into it.

Financial Review: Jeff McElhone stated that the membership is stable. LPRAs has \$12,206 in revenue. Expenses are up \$3,400 from last year. New income is \$5,200. We are in a good cash position - \$38,000. The financial statements are posted on the LPRAs website. Jeff made a motion to accept the financial report; Motion: carried.

By-Laws: Stu Ross stated that the bylaws have been brought to date. Stu made a motion to accept the bylaws as published. Seconded by Dave Cameron; Motion: carried.

Peter Lafleche made a motion: The LPRAs is in favour of supporting shore Line protection at Long Point. John Deans stated that all residents of Long Point should be very concerned with the beach erosion, not just beach front cottages. Amendment proposed to table the motion on the floor. Bob Welsh made a motion to not to support the original motion until we are clear about what we are supporting. Discussion: John Henderson stated that we can't wait until the Coastal Engineers do their studies. Some of the cottagers need help immediately. Vote taken on the amendment: 13 for the amendment and 26 against. Motion defeated. Original motion: Discussion: Brian Moscot says he is concerned but hesitant. Friendly amendment to the original motion: Al Homenick stated that he was trying to get a permit to proceed with shoreline protection and it took over a year. He suggested that we try and get emergency protection. Chris Bradley stated that we have no disaster relief protection. Rick Luska suggested that we push the government. Vote on the motion: 15 in favour – 20 against – Motion defeated.

Peter Lafleche Motion, seconder John Henderson: for the Directors of the LPRAs in support of the cottage owners to pursue shoreline protection and permission to proceed from the Long Point Conservation Authority, MNRF and Norfolk County: Vote: in favour 31 – opposed 2 – Motion carried.

Meeting adjourned: 12:30 PM