

RIDEAU LAKES LAKE ASSOCIATION COMMITTEE (RLLAC)

Wednesday, August 6, 2025

The Rideau Lakes Lake Association Committee (RLLAC) Meeting was held Wednesday, August 6th at 10:00 a.m. at the Portland Hall.

Roll call was taken and the following members were in attendance: Chair Mayor Hoogenboom, Councillors, Sue Dunfield & Jeff Banks, Township staff Tom Fehr, Manager of Development Services, and Amy Schur, Development Services Analyst were also in attendance.

Committee members from the following Lake Associations were also in attendance: Clark Johnston, Bass Lake Property Owners Association; Elizabeth Preston, Big Rideau Lake Association; Tom Belton, Chaffey's and Area Lakes Association; Buddy Penniston, Opinicon East Cottagers' Association; Rhonda Birenbaum, Opinicon Property Owners' Community; Jeff Neal, Otter Lake Landowners Association; Ken Watson, Sand Lake Estates, Steve Lauridsen, Troy Lake Ratepayers Association, John McDowell, Upper Rideau Lakes Association and Greg Wetmore, Wolfe Lake Association.

Members absent with prior notice included: Hansen Downer, Big Rideau Lake Association & Margie Manthey, Wolfe Lake Association

Members absent included: Councillors Linda Carr & Debbie Hutchings

Also in attendance: Holly Evans from Cataraqui Region Conservation Authority and Eric Lalande from Rideau Valley Conservation Authority.

EMERGENCY ADDITIONS TO THE AGENDA

Chair Hoogenboom asked if there were any emergency additions or amendments to the agenda and the following were heard.

Mayor Hoogenboom added Floating Accommodations & Lawn Weed Spraying on Waterfront Properties under Section 7 – Discussions.

Mr. McDowell asked for an update on Campground Licensing be added to the agenda.

Mr. Belton asked to add the Indian Lake Rd property to the agenda.

RECOMMENDATION #15-2025

Moved By: Steve Lauridsen

Seconded By: Greg Wetmore

To pass a Recommendation that;

This Committee adopt the Agenda, **as amended**.

Adding:

7.3 Floating Accommodations

7.4 Lawn Weed Spraying on Waterfront Properties

7.5 Campground Licensing

7.6 Indian Lake Rd Property

Carried:

DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

Chair Hoogenboom asked if anyone had a pecuniary interest and the general nature thereof, regarding any items noted on the Agenda and none were heard.

ADOPTION OF MINUTES

Minutes of the Rideau Lakes Lake Association Committee Meeting held June 18, 2025 were provided to the Committee.

Ms. Birenbaum noted that in the minutes the name of the group she represents was incorrect, is not an Association, but rather called Opinicon Property Owners Community.

RECOMMENDATION #16-2025

Moved By: Jeff Neal

Seconded By: Tom Belton

To pass a Recommendation that;

This Committee approve the minutes of the Rideau Lakes Lake Association Committee meeting held June 18, 2025 **as amended**.

Revising the Opinicon Property Owners Association to Opinicon Property Owners Community.

Carried:

GUEST SPEAKER

Mr. Shane Peters, Deputy Chief/Community Safety Officer from Rideau Lakes Fire & Rescue gave a verbal presentation regarding Wildfire Prevention.

Fire & Fuel is what causes a structure to burn. A property that is unmitigated has a higher risk of being in a fire than a property that has taken mitigated measures to prevent fires around our homes/cottages. Embers can transfer (jump) from tree to tree, tree to house, leaf pile to pile, etc. Fire bans can be caused by extreme heat/temperatures when everything starts drying out. Deciduous trees are less flammable than coniferous trees.

Fire Zones:

There are 3 zones around your home/cottage to prevent fire. Mr. Peters, touched on the first two. Firstly, is the immediate zone 0-1.5m away from your structure. Considerations include – tree spacing keeping them 3m apart, trimming hedges, pruning trees up 2m from the ground

removing dead growth, removing leaves that have collected close to the dwelling. Keep vegetation 1.5m from your home, removing the risk of spreading.

Other considerations - Cedar shake shingles are flammable (asphalt and steel roofs are better), should be cleaning out gutters. Decks are flammable should be treating decks with fire rated material including paint, keep flammable material off the decks including leaves even from underneath, chimneys need to have screens to help prevent sparks/embers from travelling up and out.

Secondly, is the Landscape Zone 1.5-10m away from your structure – Plants to avoid are coniferous based like cedar, juniper, pine, spruce. Mowing your grass shorter around your home to 10m, no taller than 10cm. Taller grass acts as fuel for the fire.

Cleaning up items like pine needles, bark mulches, fallen trees, wood piles, leaves, branches near power lines (for safety it is suggested to call an arborist to deal with branches near power lines to cut and trim back)

Using approved fire pits and burn barrels – Rideau Lakes has regulations in our Burn By-Law to define a safe pit. Having a properly built, approved pit with safe mitigations will help prevent fire. More safety tips include – getting a wire mesh or cage for the top, having an extinguisher nearby while having a fire eg. pail of water, fire extinguisher, garden hose. Hot coals are still considered a fire, they must be completely extinguished properly.

Effective August 5th Rideau Lakes went to a total fire ban. Mr. Peters explained the difference between different levels of burn bans.

Island/Water Safety:

Mr. Peters mentioned the app called What3Words and encouraged members to download it to your phone and promote it to other Association members, friends and family. Rideau Lakes dispatch is aware of it. The app has taken the entire globe and broken it into 3x3m grid to locate you. Very useful for residents on an island or someone with an emergency on a boat, it triangulates where you are, and is helpful for responders.

Rideau Lakes has one Fire & Rescue boat docked in Newboro, the others are on trailers. Mr. Peters recommended investing in a water pump especially for island properties.

Mr. Peters noted the increase in drownings in Ontario lately, and reminded the Committee to wear life jackets, let people know where you are going when on the water and when you expect to return.

Mr. Peters offered to present to individual Lake Association and/or provide more information.

Chair Hoogenboom asked Mr. Peters for a summary of presentation and links to useful websites to be shared with the Committee to forward onto their members.

Mr. Peters noted the Fire Smart Canada website with a link for Wild Fire Prevention Day funding for community events.

Chair Hoogenboom opened the floor to questions from the Committee: Members asked questions regarding cottages that are in the middle of forest, branches on the ground foster good environment and bugs, fire zones to prevent wild fires, natural fire resistant plants eg.

black-eyed susan flowers, mitigating the risk of fire, logs on a ground is less flammable than pine needles, everyone should have a plan in place for an emergency, being prepared for 72 hours whether you are leaving your home or sheltering in place, should islanders help other islanders if they have a water pump, helping a neighbour up until the fire department arrives is useful in a safe manner, also helpful is protecting other cottages/homes if yours is on fire – preventing the spread, would it be useful to know who has pumps on islands/water properties and being allowed to use indoor fireplaces during a full burn ban.

Mr. Peters will forward Amy, who will forward onto the Committee useful information & links regarding a 72 Hour Preparedness Kit, fire resistant flowers/vegetation and Emergency Management Ontario.

Chair Hoogenboom noted that a few people had joined the meeting during Mr. Peters presentation. Fire Chief Richardson, Councillor Jeff Banks and Holly Evans from the Cataraqui Region Conservation Authority.

RECOMMENDATION #17-2025

Moved By: Ken Watson
Seconded By: Steve Lauridsen

To pass a Recommendation that;

The Rideau Lakes Lake Association Committee acknowledges the presentation by Mr. Peters, Deputy Chief/Community Safety Officer from Rideau Lakes Fire & Rescue regarding Wildfire Prevention.

Carried:

COMMITTEE DISCUSSION ITEMS

Bass Spawning:

Mr. McDowell gave an update on Dr. David Philips gaining momentum on proposed bass spawning sanctuaries and recruitment from some local lakes. Suggested that Rideau Lakes authorize a delegation at ROMA in the Spring on the importance of bass spawning sanctuaries.

Mr. Belton mentioned decreasing the bass opening season, it is currently the 3rd Saturday in June however male bass are still on the nest at that time.

Chair Hoogenboom noted that when we get closer to ROMA, we will have a discussion to compose speaking points to the Minister.

Councillor Dunfield noted that Rideau Lakes has submitted a motion through Parks Canada to change the start of bass tournaments to 2 weeks past what it currently is.

RECOMMENDATION #18-2025

Moved By: John McDowell
Seconded By: Sue Dunfield

To pass a Recommendation that;

The Rideau Lakes Lake Association Committee acknowledges the discussion on Bass Sanctuaries.

AND FURTHER THAT, in support of establishing bass fish spawning sanctuaries on additional township lakes, by 2026, if at all possible, in order to secure scientific data in support of a sustainable bass population/fishery; and

AND FURTHER, consistent with the Township's support for lake health, that Council authorize Mayor Hoogenboom to request a brief meeting with the Ontario MNR Minister, on the margins of the ROMA conference in early 2026, to advance bass fish spawning sanctuaries in local lakes.

Carried:

Bill C23 Parks Canada Regulations:

Mr. Watson noted that at the last RLLAC meeting it was mentioned that Bill C23 relating to Historical Places of Canada Act and buried within it is Navigation and Historical Canals section. This legislation allows the power from Transport Canada to Parks Canada. Bill was stalled on the objection of the wording of Wardens enforcement.

If changes are needed have to go to Department of Transportation, transfer the responsibilities from Department of Transportation to Parks Canada to write their own regulations. Wardens to become Peace Officers on the Rideau which they are not. Need to get the Bill re-introduced.

Mr. McDowell would like Council to send something to the Ministry on behalf of RLLAC to support the motion of re-introducing as a new Bill. Mr. Watson and Mr. McDowell will draft a motion and send it to Mayor Hoogenboom.

Chair Hoogenboom opened the floor to questions from the Committee: will the Bill remove Transport Canada's responsibility in regards to the Lasalle Causeway bridge, Transport Canada will still control navigation, Ontario Government is providing less resources for enforcement, perhaps not the right timing and Parks Canada will be able to write their own regulations.

Floating Accommodations:

Chair Hoogenboom opened discussion on floating accommodation for suggestions for staff for pro-active policy.

Mr. Watson mentioned a recent FOCA email with link to Transport Canada's current call for public comments on floating accommodations.

Mr. Lauridsen mentioned that that comment period from Transport Canada only governs navigable waterways like the Rideau Canal not inland lakes.

Chair Hoogenboom would like Planning Department to do some research on this topic and report back at the October 16th RLLAC meeting.

Mr. Fehr, Manager of Development Services suggested getting the position of the Conservation Authorities in attendance on floating accommodations.

Ms. Evans, CRCA noted that generally their regulations are protecting people from natural hazards, having setbacks from shorelines to protect water quality, building away from slopes, etc. Floating accommodations go against some of the regulations, concerned with the disposal of human waste. They don't have an official position on it but have concerns. Going to ask their Planning Department to touch base with Mr. Fehr.

Mr. Lalande, RVCA noted that they are actively dealing with a violation of a floating structure on a waterway, within a flood plain area and type of structure. It's a complicated issue for enforcement and compliance, is it a boat/vessel designed for living or is it a structure anchored permanently, working through legal action and zoning compliance regulations, how to proceed through enforcement, how it's dealt with. Need to work with Municipal partners in terms of these types of structures especially septic issues.

Chair Hoogenboom noted the understanding that it's a complicated issues as some lakes in Rideau Lakes are shared with other Municipalities who could have different regulations and policies.

Mr. Belton suggested that Rideau Lakes send a letter to Conservation Authorities encouraging them to create a policy.

Councillor Jeff Banks mentioned a structure that's on the Cataraqui River just off the 401 that looks like it came from Cambodia. Is the CRCA aware of that.

Ms. Evans noted that that would be the Rideau Canada jurisdiction, but she will mention it to their Planning Department. When it's a shared jurisdiction, along the Rideau Canal, Parks Canada regulations kick in.

Councillor Jeff Banks asked about the Ministry of Natural Resources jurisdiction of waterways.

Weed Spraying on Waterfront Properties:

Chair Hoogenboom would like Staff to do some research on this topic and report back at the October 16th RLLAC meeting. He asked for this item to be added to the agenda to get some input/feedback from the Committee, noting that it's understandable we are not going to curtail agricultural spraying, simply those properties that have vast lawns right down to the waterfront with no buffer zone and wants to protect our water quality.

Councillor Jeff Banks noted that waterfront property owners should be using lake water for their lawns, as it has all kinds of nutrients, instead of spraying.

Open discussion was had on the topic. Committee members asked questions and made comments regarding if the Conservation Authorities can monitor weed spraying as part of natural hazards, Ms. Evans and Mr. Lalande both confirmed that weed spraying would not fall under their mandate, potential educational process to waterfront properties to protect the water quality, not knowing what neighbors are doing and can we restrict it, such a difference in vision around the lakes from wooded properties to very manicured lawns, really comes down to home owners wanting to do the right thing, lawn fertilizers vs weed spraying, 30m setback to protect the shorelines and water bodies however if residents do ignore the setbacks it comes down to the Municipality to do enforcement.

Chair Hoogenboom asked what other Municipalities might be doing to restrict spraying and are there any Federal regulations. For instance, the City of Kingston, has restrictions as to what you can spray on your lawns there.

Ms. Preston mentioned that Watersheds Canada has a program to subsidize shoreline plantings.

Campground Licensing:

Tom Fehr, Manager of Development Services gave update on Campground Licensing noting that it was mentioned at the March 18th RLLAC meeting that Campground By-Law went to Council October 7, 2024. Where it was passed first and second reading however, the third reading was deferred for further consultation.

Chair Hoogenboom noted that some members of RLLAC were very active in the discussions on the topic and asked the Committee what next step are going to be moving forward as this doesn't seem to be going anywhere.

Chair Hoogenboom opened the Committee discussion, members asked questions and made comments regarding the reasoning why it was not passed, seeing positive support of the By-Law, Council made it more palatable for Campground owners and wanted more feedback, proposing doing 3-4 inspections per year not to have to hire more staff,

Councillor Jeff Banks noted that when discussion of this By-Law begin they did some tours of several campgrounds and his displeasure is with Ministry of the Environment (MOE), not doing their job and relying on campgrounds to provide the septic information. One in particular campground, the grey water was being dumped on the ground under the trailers and some of those trailers were close to the lake. Was heavily involved in the campground site/trailer size discussion and the breakdown of a proper size of a seasonal vs overnight site.

Mr. McDowell suggested that in 2026, Natalie Mathews from MOE could give us a brief as to what they are seeing regionally at Municipal campgrounds. An update on the processes and procedure for campground septic inspections.

Councillor Jeff Banks suggested we petition MOE let Municipalities to do campground septic inspections as septic systems are through the Ontario Building Code.

Councillor Dunfield mentioned that campground operators need to have an opportunity to provide comments and suggested advertising that the Campground By-Law is coming back to Council for third reading.

Mr. Lauridsen noted that all waterfront property owners have to undergo mandatory septic system inspections. Campground owners need to think about how they run their business and if they allow improper grey water, or sewage systems to exist on their campgrounds.

Chair Hoogenboom reminded the Committee that this process started when 2 existing campgrounds were looking into expansions. Since updating our Zoning By-Law and Official Plan, both campgrounds have stepped away from those plans. Any campground owners that he has spoken to are fully aware of the Townships intension to move forward with Campground Licensing. The Campground Association even did a presentation to Council.

Chair Hoogenboom noted that this issue needs to have closure, bring it for a third reading or set it aside and not moving forward.

Councillor Jeff Banks problem with trailers not on a septic system are the ones causing the problems, the cost to get pumped out is the responsibility of the trailer owners. Even Lower Beverley Lake Park Campground, it is a question how often they get pumped out and records kept on each trailer.

Chair Hoogenboom noted that Lower Beverley Lake Park Campground follow all regulations.

Mr. Neal suggested adding in our e-news that the Campground Licensing By-Law is coming back to Council. They have 4 campgrounds on his lake being Otter Lake and all of their association members are keen on making sure they don't get any bigger. They are also concerned with the number of docks which is not regulated either.

Mr. Belton his understanding we were piggy backing off another Municipality mirroring their legislation.

Councillor Jeff Banks mentioned that Otter Lake has a problem with campground, there are more campers than property owners and there is no legislation to stop expansion. No current record of how many sites at each campground so no one is monitoring it.

RECOMMENDATION #19-2025

Moved: Rhonda Birenbaum

Seconded By: Greg Wetmore

To pass a Recommendation that;

The Rideau Lakes Lake Association Committee encourage Council to bring forward the Campground Licensing By-Law for 3rd reading expeditiously.

Carried:

RECOMMENDATION #20-2025

Moved By: Steve Lauridsen

Seconded By: John McDowell

To pass a Recommendation that;

The Rideau Lakes Lake Association Committee acknowledges the discussion on Bill C23 Parks Canada Regulations, Floating Accommodations and Lawn Weed Spraying on Waterfront Properties.

Carried:

Indian Lake Rd Property – Planning Application:

Mr. Belton read a letter of concern in regards to a recent approved planning application on Indian Lake Rd. In his letter he noted some questions for the Planning Department.

Chair Hoogenboom acknowledged concerns with development.

Mr. Fehr, Manager of Development Services, noted caution that this Committee's role is to speak to issues that affect the lake on a high level. Discussions regarding individual

properties especially with a specific planning application is outside the scope of this Committee. Review of planning applications happens at PACA so he will be limiting his comments and discussion on this topic. He is happy to speak with any member privately after the meeting.

Chair Hoogenboom opened the Committee discussion, members asked questions and made comments regarding the policies for small lots and regulations in the Official Plan, the definition between minor or major for a Minor Variance application, Committee needs a better understanding of the Planning processes, struggle between levels of Government and their need for more homes, percentage of lot coverage has always been a debate,

Mr. Fehr provided brief details of a Minor Variance of the Planning Act.

Chair Hoogenboom encouraged Lake Associations to take note of Planning applications on their lake and provide comments to Staff, if they have concerns. Sometimes it comes down to environmental trade offs, for instance allowing expansion if installing upgraded septic system.

Mr. Wetmore left at 11:40 a.m.

Mr. Belton noted that the housing issue doesn't play a factor as this is going to be a cottage. Official Plan took 2 years to review and update. Some very upset residents in the Indian Lake Rd area who have had issues with building a deck, enclosing a porch, etc. to close to the lake and their application did not get approved. Feelings of betrayal for this oversight, in his opinion the Planning Staff have disregarded the Official Plan that we wrote and have broken the rules.

Ms. Birenbaum mentioned that RLLAC has taken a lot of time over the last few years with considerations to protect the lakes in regards to helping update the Zoning By-Law and the sewage situation in Westport, etc. This approval has negated what RLLAC has tried to do, and the efforts taken.

Councillor Jeff Banks, noted that there are some things that RLLAC cannot stop, which is stopping the development of lots of record which this particular property is. Cannot stop all development of the lakes because the Lake Associations want us to. Mr. Banks also mentioned the Fraser case, a previous Planning application years ago that went to an OLT hearing and won. It set a precedent for the Province not just Rideau Lakes.

Mr. Watson asked for clarification of process of power, where the Official Plan sits in the chain and the relationship between the Zoning By-Law.

Mr. Fehr explained the Official Plan and Zoning By-Law are the rules for new development, applications for a permission to expand existing uses have different tests and need to be looked at it differently.

Councillor Jeff Banks left at 11:48 a.m.

CONSERVATION AUTHORITIES

Chair Hoogenboom gave the Conservation Authorities the opportunity to give any updates.

Ms. Evans, noted that if residents are interested in their tree planting program, they are doing site visits and assessments for the upcoming season.

Mr. Lalande, mentioned that last year they updated their policies, going to be an annual review of regulations. Making sure residents are aware of their shoreline planting programs. Their numbers are higher this year, so they are busy.

Chair Hoogenboom noted that if there are any updates throughout the year that is noteworthy to Lake Associations to send it to Amy who will distribute to the Committee who will in turn distribute to their membership.

Mr. Penniston left at 11:51 a.m.

Mr. Lauridsen asked about the County Agricultural designation study.

Chair Hoogenboom noted that the County mapping could be shared with the Committee by email and an update could be added to the next meeting.

Mr. Lalande left at 11:53 a.m.

MEETING DATES

Chair Hoogenboom mentioned that the next meeting is October 16, 2025 at 10:00 a.m. at the Newboro Hall.

ADJOURNMENT

Chairperson declares the Rideau Lakes Lake Association Committee Meeting adjourned at 11:55 a.m. until the next Regular Meeting.

Arie Hoogenboom
Chair

Tom Fehr
Secretary