

# Norway Lake Association 2024 Annual General Meeting

July 13<sup>th</sup>, 2024 10am

1. Introductions
  - a. Over 50 attendees for the 2024 meeting on July 13
  - b. Counsellor Rob Tripp and Mayor Rob Weir are here
2. 2023 meeting minutes approved by Karen Legget – seconded by Mike Weatherdon
3. Township Update: They are both new – they understand the system now – it's been a good year. Lots of things have moved forward.
  - a. They want to address the trailer situation
    - i. There is a date set for trial \*date TBC in the fall\*
    - ii. They want to stop this and start moving forward in the fall. The other side has found representation.
  - b. They've seen a lot of improvements on the road.
  - c. Commending the Association on their partnership.
  - d. This has been an unprecedented period where they are hearing from the residents, previously 2-3% response on surveys, some now have had 40% response. This helps shape direction and where the priorities and focuses are and where money is being spent. Strat plan has been created with these responses. They are going to ensure that all priorities are being focused on and spending the budget on wisely.

Q: Mark Gallivan: Give us an example of what are we spending on?

A: An example is equipment – fire equipment. They are allocating money now to reserve funds – fire trucks for example. This falls in line with our priorities of the strat plan: public safety, emergency response, and protection of resources. Example: buying an F150 vs an F250 and why it made more sense to spend the money on the more equipped vehicle.

Q: Road question – Peter Malizia – Norway Lake Road VS Brydges Road – Brydges Road is very poorly maintained. There is a grader out there following a rain – if they use different gravel they may not be out as often.

A: Go to [www.greatermadawaska.ca](http://www.greatermadawaska.ca) and you can ask for a Request for Service that will be able to be tracked, prioritized. This will allow them to go back and check on reoccurring requests.

Fun Fact: The township owns rock and gravel that has been pulled out of the location of the new dam – they are grinding and crushing their own rock – this could last 5+ years.

Q – Bruce Smithson – There is talk of 40 new houses off Brydges Road and the rumour is that if these new homes go in maybe they'll pave Brydges Road, is that a possible development? \*Elevate Bluffs\*

A – They haven't submitted a plan to the county. Currently any work that is being done is being done on their own private property. The signs for Elevate Bluffs at this point can only generate interest, but

they haven't done anything official. In 2022 the government took all the say away from the municipality for subdivisions – plans must go to the County – they ask for comments from the township, but just for input, not for final decisions. Under Bill 185 under the province there are standards – we can go take a look. When the county is making decisions, they have to keep in consideration the strat plans.

Q – Mark Gallivan – what about the Peaks development?

A – That's in progress, 90 units were approved – they're reducing it back to 80 units now on the side of the mountain. Up Norton Road they've approved Granite village – by NeilCorp. On that development they were very clear on what look and feel they wanted in the area – the developer is respecting that and working hard to do it. They are putting in 1.6kms of walking trails and more.

Another issue that has come up is short term accommodations. They haven't received any official complaints, but they've put up notices, and registrations for short-term accommodations have been put in place. They wanted to make sure people have potable water, that their homes were up to building code, it's more toward the safety of everyone involved, and as an awareness for people renting – fire bylaw, garbage, etc. Providing detail to the renters too about what is going on in the community. 243 short term accommodations have been registered, and represent approximately 20% of the area. The biggest issue they're seeing is numbered companies buying the property and renting it out and wanting to fill them as much as possible. The township doesn't want to impose restrictions on the people who are doing this correctly – they want to put rules in place to ensure they can address any issues with these absentee owners.

\*family renting your property for 2 weeks is not an issue.

Q – are there any other issues within the community?

Sarah Robinson – what is going on with the trailer

A: There is no executor in the case of the property, it was an estate and they couldn't identify who to serve papers to.

Q – Glenda McKay– wants to compliment the Robs on what they're doing!

Q – Betty Gauthier – Broadband/Fibe – what is happening?

A: Bell has been doing most of it – we were expecting to have high speed in the spring – it's pretty much ready to go, but it's delayed on Bell's end. Now we have competition with Cogeco who is doing all the work on the roads. It's a race to see who will get there first. We're just waiting to "plug the toaster in". We also have 6 new cell towers in the Griffith, Mt St Pat, Matewatchan area.

#### 4. Treasurers Report – Sue McDonald

- a. Financial Report: Slow year last year for memberships because we do it over a 2 year period.
- b. E-transfers are doing really well now! Thank you all for sending your dues in so quickly so I don't have to send too many reminders!
- c. 105 memberships in 2024 – down a bit from last year
- d. \$1785 bank balance, income of \$505, expenses of \$470 (mainly website and FOCA membership) \$1820 closing balance
  - i. FOCA liaises with government to make sure our waterfront communities are safe and well monitored. It gives us a larger voice if needed to go to the government.
  - ii. Get your merch! It's self-funding.

#### 5. Director Reports and Updates

- a. Jake Charron - Water is High. We do have the ability to let the water out, but it's quite the equation. There are three beaver dams that control our levels.
  - Q – Is there an issue with the water at it's current level?
  - A – Boats creating big wakes and lift dock boards – this is a speed issue, not a water level issue.
  - A – Chuck Weatherdon – Thinks high water is good. If there's more water in the lake, there's less pollution.
  - Jake – We had resident swans this year on Halliday Creek!
  - Jake – estimate of 1 million gallons going out Halliday Creek every day.
  - Mark Gallivan– we have more concerns when we have low water.
  - Chuck – years ago he used to be able to walk along the shoreline to Jake's place.
  - Q- What are some recommendations on how to manage high water levels – they used to have a beach – this is the first year they haven't had one.
- b. Lake Steward Report – Will Johnson
  - i. 2022 and 2023 water report:
    - Zebra Muscles are here as of 2023. An inch and half long, sharp, zebra pattern on them. They consume the food source of our lake.
    - 1. Must clean our boats before entering and exiting our lake!
    - 2. We've avoided this for many years, but MNR did say that it would be inevitable one day.
    - 3. Will created a summary for us. \*find it on the NLA website\*
    - 4. The best way to get rid of these is let them dry out in the sun and then dislodge them.
      - a. They grow anywhere in the lake on hard surfaces, docks, rocks, etc.
    - 5. If everyone cleans out their swimming area a couple times a year, this will drastically help.
    - 6. Water intakes should have a water line filter – zebra muscles. Will get inside your pipes. "Foot Valve Sock" can be purchased to prevent this. \*available at Home Hardware/Depot.

7. Boats – let the engine run hot – they can get in the engines!  
Watch out for this.
  - ii. Water Report – Data from 2022/2023
    1. 3 testing methods
      - a. Phosphorous: 2022 – decreased to 6.25 micrograms per litre – this is a great improvement over the last 4 years.
        - i. Goal is to be under 10 micrograms
        - ii. Important to not let fertilizers, and soaps with phosphorous, and inspect your septic tanks
      - b. Calcium: Calcium is good to stabilize the lakes buffer capacity and keeps our water less acidic. 2022 28miligrams per litre – the lowest level ever recorded. We still have an extremely high level. Ex: Calabogie lake is half the amount
      - c. Water Quality: 2022 average depth is 4.9 metres – this is admirable. In part to the zebra muscles.
    - c. Mapping – David Johnson
      - i. 2024 Map – is available.
      - ii. New topological view of the tops of cottages, if anyone needs to make corrections – make a note for us please!
    - d. Neighbourhood Watch – Southside – Glenda McKay –
      - i. Haven't heard of any issues.
    - e. North side – Bruce Smithson – no issues on that side. No report.
    - f. North side – Jake Charron – a lot of people are getting video surveillance. Which is helpful to deter thieves.
    - g. Fauve Gauthier
      - i. Website – Dan McDonald has taken over.
      - ii. Facebook – We are tightening up the Facebook page and keep it for association members.
      - iii. Norway Lake Garage/Yard sale – will use Facebook page to organize.
6. New Business
  - a. 2024 Norway Lake Golf Day
    - i. August 17<sup>th</sup> Calabogie Highlands Golf Course
    - ii. \$60 per person – unless you're a member at Calabogie, or a junior.
  - b. Fire Safety
    - i. Keep in mind the fire ban – we try to circulate an update if there's a concern.
    - ii. This will be added to the Website.
7. Elections
  - a. Only change is Dan has been added as webmaster!

Peter Malazia to make a motion to adjourn.  
Elaine Michels seconded.