



Key Questions for North Frontenac Municipal Candidates

Who we are

The North Frontenac Lake Association Alliance (NFLAA) is a coalition of 20 Lake Associations representing the interests of waterfront property owners broadly across the Township, and with membership comprising 59% of these property owners. The NFLAA was established by volunteers to provide representation, assistance, and leadership on shared interests.

Our main goal is to help lake associations in North Frontenac protect and enhance their environment and maintain the quality of water in our lakes for future generations.

Given that the NFLAA often works closely with North Frontenac Council, we are keenly interested in the candidates' positions on key strategic issues that are closely lined with our mission.

The NFLAA is well known and doesn't need any introduction, your reputation precedes you.

Questions for candidates:

1. Working relationship

Given the significant number of lakefront property owners who belong to NFLAA, how do you propose to resolve common issues and provide us a platform for our voice? How would you propose to engage with Lake Associations to understand their concerns? What steps will you take to foster this approach?

Before identifying as a council candidate, I can assure you that as a waterfront owner, your concerns are my concerns, I don't see a better platform to have your voice heard than a fellow waterfront owner.

Despite the fact that Marble lake has no official "lake association", I have attended and been party to meetings and discussions of several Lake associations in North Frontenac, having friends and neighbors involved in these associations, I have been privy to their issues, concerns and headaches.

I strongly believe that I can be the voice and the link of NFLAA on the council, lots of people pass by my home at Myers Cave Resort on their way to their cottage, many stop by to say hello, I propose a regular monthly or quarterly communication and/or physical meeting, to create a continuous flow of information in both directions.



2. Mandatory Septic Inspection Program

Because of the critical importance of septic maintenance programs and the impact on the quality of water, this is a topic of vital importance to the NFLAA. Will you work with the NFLAA, MVCA and the council to implement a septic inspection program for lake front properties that defines when a mandatory assessment will be required? Eg sale of lakefront property, age of septic system, time since last inspection etc.

A major concern for me personally is lack of implementation of existing laws, be it road safety, environmental or otherwise.

I also believe that we do have ample regulations in place to insure the safety and well-being of our beautiful community, what we lack is the proper enforcement of the existing regulations, hence our efforts should be focused in that direction.

For the time being and prior to any proven scientific data that there is a dire need for mandatory septic inspections, I will retain a position of no on that matter until further evidence to the contrary.

3. Short-term Rentals (STRs)

The NFLAA is part of a committee made up of Council representatives from four municipalities including North Frontenac. This committee has now produced a Report on Short-term Rentals which recommends a tiered approach to the regulation of STRs (the more you rent, the greater the degree of regulation). The NFLAA is urging North Frontenac to act on this issue. Given the impact on environmental quality and other issues such as protecting small residential cottage communities from incompatible land use, we are concerned about the impact of STRs on the lakes.

How committed are you to enacting a Bylaw on Short Term Rental? What specific next steps and time frame are you willing to advocate for?

The issue of STR is not new, but is gaining momentum now with many people opting on utilizing online platforms to generate income from their properties.

I believe we should put the discussion of STRs into the proper perspective:

1. The commercial properties that are designated and operate as a full-fledged accommodation providers, such as Lodges, Resorts, Motels, Inns, etc. should be excluded from the discussion as these are already regulated and controlled..
2. Private cottage-owners who rent their own cottage part of the year to supplement their income and offset part of the costs should also, in my opinion, be excluded from any additional levies or restrictions as these should be viewed from the



perspective of the cottage owner, who instead of using his/her cottage for that particular week, opted to rent it out to a third party. Hence, usage, impact and effects on the lakes are not withstanding.

3. The third and most critical group, that should be checked and be controlled to an extent are the owners, mostly corporate, who purchase or construct cottages for the sole purpose of renting them out as STRs. These are the ones having serious impacts and should be well researched in order to reach a suitable, balanced and fair end result.

I am willing to dedicate time, effort and resources to be part of a committee that is geared towards researching and studying this matter in depth, no matter how long it takes.

It is worth noting here that The Texas State Supreme Court ruled in 2018 that municipalities cannot dictate what an owner can do in terms of ownership and STR. This, in my opinion, will become prevalent in Canada, we might be looking at some sort of legal involvement in the near future that might impact the discussion.

4. What are your top three priorities coming into this role?

There are several issues that I believe require attention and care, mostly the following:

1. Our rural communities post covid are changing; lots of young professionals among other demographic groups are moving in, working from the cottage has become second nature to lots of people; hence change is coming to North Frontenac sooner rather than later, one of my top priorities is managing this change. If we are complacent, or worst still, if our local government is in denial of the inevitable change, we will be left in chaos! Our best bet is controlling and administering this change.
This can happen in several steps, short and medium term planning to insure the best way forward; needless to say this should be coordinated with other levels of government, local business and public bodies, such as yours (NFLAA), to insure input and involvement of all concerned entities.
Maybe because I'm relatively new to the area, I conducted some research that revealed there existed in the early to mid 2000's a local economic activity association that focused on short term development and support in order to encourage long term strategies the Township hoped to develop. The mandate included the participation of municipal and provincial bodies; this was abandoned, and as far as I'm aware, so was the tourist information Board. I believe that there are dollars at the provincial and federal level that can be leveraged to reintroduce some aspects of these former committees, that will in turn lend support to the above mentioned, and other impactful initiatives.
2. Based on the above, the most pressing issues are infrastructure and businesses. These two issues go hand in hand in order to maintain and enhance the quality of life for all. Additionally, properties are still being taxed based on assessed values from 2016, when these begin to be reassessed many homeowners may be in economic distress depending on how the new assessed values are introduced and ultimately taxed.



Those owners who will not be financially distressed will have greater expectations of services and enhanced infrastructure. These include but are not limited to:

- . Enhanced road safety,
- . Better waste collection and administration,
- . Better cell service and internet,

To put this last item in focus, cell towers were/are supposed to be part of the action plan by provincial and federal governments to ensure students (and everyone) have better access to the internet so that any future disruption such as Covid is mitigated and people across the country have access to the same internet capabilities. This would parallel the Federal government's rationale in the creation of the CBC.

3. The most important issue, and the one closer to my heart, although I'm listing it last in order to give it more attention and focus would be the matter of retaining and encouraging young residents not to leave the area. I believe the Township should offer incentives to youngsters to stay on, or return to the area to start and/or acquire established businesses. The human drain from the area is the number one priority that I believe the Township should address, including offering incentives to start-ups by youth and local residents.

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