

**THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND
PUBLIC MEETING NOTES OF JUNE 3RD, 2008 – 7:00 P.M. – FENELLA HALL**

Council met for the purpose of a Public Meeting on June 3rd, 2008 at 7:00 p.m. at the Fenella Community Hall, with Mayor William Finley presiding, with respect to the Regulating and Licensing of Campground/Trailer Parks within the Municipality.

Members Present: Mayor William Finley
Deputy Mayor Dalton McDonald
Councillors: Raymond Bennis
Walter Broegelmann
Bill Holmes
Art Jeninga
Cathie Ritchie

Staff Present: Robin van de Moosdyk, Deputy Clerk
Mike Godin, Chief Building Official/By-Law Enforcement Officer

Others Present:

Burwin Black	Helen Black
Leonard Pipher	Joan Pipher
Rosalie Carson	Jim Barrett
Robert & Kathy Gibson	Tony Scriver
Roy Clapinson, Langs Resort	Chris Keetch
Ken Keetch	Annette Kerr
Sue Keetch	Dolly Medhurst
Doug Watt	Donna & Willy Brace
Pat van der Groef	Bram van der Groef
Marilyn Robson	Rick Robson
Victoria LaCrosse	James Furze
Marg Sutherland	Beatrice Schmidt
Bobbie Irwin	Charles Webb
Russell Lawson	Calvin Hollett
Dan Murphy	Rande Kells
Aggie Patterson	Larry Patterson

I. COMMENCEMENT OF THE PUBLIC MEETING

Mayor Finley called the Public Meeting to order at 7:05 p.m.

II. PURPOSE OF THE PUBLIC MEETING – 7:06 P.M.:

In addition to minor housekeeping changes, the primary reason is to remove that portion of section 6.02 Period of Operation, of which states as follows:

“Period of Operation” means that, permanent occupancy of a tourist camp or trailer camp by any person is strictly prohibited. The use of a trailer camp or tourist camp shall be limited to seasonal or recreational use only. Full time occupancy annually shall begin on the first day of April and shall end on the last day of November each year with the exception of a portion of Golden Beach Resort outlined in Schedule “D” which may remain open from April 1st to December 31st. Occasional occupancy by any person between the first day of December and the last day of March in the following year shall not be permitted to exceed fifteen days in any calendar month, unless application/certificate (schedule “E”) is approved by Council.

The proposed revised Section 6.02 “Period of Operation” will read:

“Period of Operation” means that, permanent occupancy of a tourist camp or trailer camp by any person is strictly prohibited. The use of a trailer camp or tourist camp shall be limited to seasonal or recreational use only. Full time occupancy annually shall not be permitted, with the exception of a portion of Golden Beach Resort outlined in Schedule “D” which may remain open until December 31st.

III. CAMPGROUND REPRESENTATIVE CONCERNS/ISSUES - 7:14 P.M.

(Five Minute maximum per delegation)

Mr. Patterson noted that those individuals that are living in Pinnacle Park are making it very difficult for individuals of the Park to use it as it was and is intended. Mr. Godin advised that it is very hard to determine who is conforming to the existing municipal by-law and who is in violation.

Mrs. Elaine Preston, Treasurer, Pinnacle Park Trailer & Campground Association provided a brief history to date of the Association's dealings with Council and their continuous work to bring the occupancy of the Park into conformity with the municipal by-law. Mrs. Preston also requested that Council reconsider the elimination of the 15 days in a month provision due to the projected insurance and liability concerns.

Mr. Gibson stated that their properties, when purchased, were advertised as four season use and in order to come in the winter, the seasonal living unit had to have insulation and a heat source, which all costs money. Now, if the properties are classed as two or three season use, it will decrease the actual resale price of the property.

Mr. Clapinson stated that he would like to understand the reason behind the by-law and asked why individuals could live in the Park all year round.

Mayor Finley noted that there are concerns relating to emergency services and liability. Mayor Finley also noted that this Park was never intended for permanent occupancy.

General concerns were expressed with retaining access to the Park during the winter months in order to check roofs for heavy accumulations of snow, leakage, unlawful entry, property damage, in order to address the concerns of their individual insurance policies.

Mrs. Irwin, Mrs. Keetch, and Ms. LaCrosse stated that the park needs to be monitored for security purposes. Ms. LaCrosse also stated that her vacation time would be extremely reduced if there were no usage permitted during the winter months.

Mrs. Irwin asked if consideration could be given to having a permanent resident for each level of the Park.

Ms. Gibson noted that individuals within the Park are currently participating in a pilot project with the Humane Society with respect to the housing and finding homes for kittens and cats, and asked who would be responsible for caring and feeding of the cats during the winter months.

Mr. Lawson asked why roll numbers could not be issued for the individuals lots within the park and they be charged taxes the same as anyone else in the municipality.

Mrs. Preston noted that Pinnacle Park has been operating as it's entity and during the winter months there is one main well and on central washroom facility operational for those attending the park. The Maintenance Manager plows the roads for winter access as well. The Association has renumbered all of the lots within the Park for easier identification for Emergency Services such as fire, ambulance, police etc. Mrs. Preston noted that the operation of the Park does not want to be a burden on the municipality, and that they are working to inform all owners that the Municipal By-Laws over rule their own Park governance by-laws.

Mrs. Keetch requested clarification as to why individuals could not have a permanent residence in the Park. Mayor Finley noted that these lots and structures are not up to the Ontario Building Code or even the municipal standards, such as zoning, etc. and it would very, very costly to do, if it could be done at all, due to the number of lots existing within the Park parameters, not to mention, the new Provincial Policies that are in force at this time.

Councillor Jeninga proposed a permit system for attendance during the winter months. Mrs. Preston noted that there is a sign in/sign out sheet kept by the Maintenance Manager and a calendar or schedule in which each owner is to mark their intended stays.

Mr. Kells noted that during dealings with previous owners and Council of the time, the Park was to have a fence installed around its parameter, which has not been completed.

Mayor Finley noted that the intention of the Park was for seasonal use only and not permanent occupancy. Council is trying to ensure that everyone has their place for recreation, as well as, be safe at the same time.

Councillor Ritchie asked what deterrents are in place by the Association for those individuals who are caught in violation of the By-laws. Mrs. Preston explained their four-step procedure, which could conclude with revoking of license for the Park.

It was noted that everyone is responsible as you are all owner and need to work together to enforce and to comply with existing by-law(s).

Mrs. Preston noted that the Association has established a Buyer/Seller Package for anyone new to the Park and it is clearly stated that this is not a retirement area.

Deputy Mayor McDonald noted that enforcement of the existing by-law cannot be done correctly unless there is to be a lot of money spent or the problems with respect to the provisions of the existing by-law are corrected internally at the Park. If this cannot be done internally then the by-law needs to be amended in order to make it simpler and easier to enforce.

Deputy Mayor McDonald suggested that the Association and Park Membership collaborate and prepare a draft proposal that will work for everyone and that everyone will adhere to, Council would give consideration to this proposal. If there is a proposal or solution that is acceptable to everyone, then it should be considered.

Deputy Mayor McDonald asked when the Association would be able to bring a proposal forward. Mrs. Preston suggested that a good time frame would be August 15th, 2008.

Mayor Finley noted that this time frame would be approaching the coming winter season so it would have to be established very quickly.

XIV. ADJOURNMENT – 8:25 P.M.:

Moved by Councillor Ritchie, seconded by Councillor Jeninga;

“Be it resolved that the Public Meeting held on June 3rd, 2008, be adjourned at 8:25 p.m. CARRIED.”

Mayor William Finley

Deputy Clerk, Robin van de Moosdyk