

ST. EDMUNDS PROPERTY OWNERS INC.
P.O. BOX 152, TOBERMORY, ONTARIO N0H 2R0
www.sepo.ca

FALL 2018 NEWSLETTER

SEPO's GOALS

To lead collective action in support of the long term affordable enjoyment of our properties in an unspoiled natural environment.

To encourage responsible attitudes for sustaining the high quality of life on our St. Edmunds properties.

The 2018 summer season is behind us leaving Thanksgiving Weekend as “one last fling” at the cottage before winter; seasonal workers have mostly departed, while some residents are making plans to depart for warmer climes others will “hunker down” in preparation to enjoy the solitude of winter on the Bruce Peninsula.

REMEMBERING LOUISE MORGAN

Louise Morgan passed away in June following a short battle with Cancer. She will be remembered as a kind community spirited lady who shared her computer expertise in our community and beyond. Louise’s computer proficiency, enabled St. Edmunds Property Owners, Inc. to send out electronic newsletters. Our sincere condolences to her family.

WELCOME NEW MEMBERS

This summer we experienced a number of new and renewal memberships. Welcome and thank you for your support and interest in St. Edmunds Property Owners, Inc.; often referred to as “**SEPO**”. We welcome your financial support; please seriously consider increasing your support as an executive member.

ALL CANDIDATES MEETING

Thursday, October 4th. 7:00 to 9:30p.m. at the Tobermory Community Centre there will be an opportunity to meet the three Mayor, two Deputy Mayor and nine Councillor Candidates plus acclaimed Trustee for the English Public School Board Judy Thomson.

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All Candidates Meeting (cont'd)

7:00 to 8:00 PM the individual candidates will have their own “stations” where they can display handouts and meet with residents. At 8:00 p.m., each candidate will be given an opportunity to introduce themselves to the audience with a brief outline of their priorities, if elected. When all candidates have spoken, the informal meet and greet will continue. Please visit [sepo.ca/ election 2018](http://sepo.ca/election2018) to view individual candidate’s information.

MUNICIPAL ELECTION, OCTOBER 22, 2018

Every property owner needs to vote, the voter response in 2014 was pathetically low!

During the previous election, NBP voter turnout was only 39% despite the availability of online voting. North Bruce Peninsula consists of 1/3 permanent and 2/3 seasonal residents. (South Bruce and Owen Sound both had 52% voter turnout). Make sure your voice is heard this time around! Check the voters’ list and make sure you’re on it!

1) If you are on the list with the correct mailing address, you will get your unique PIN in the mail shortly after Sept. 21. Put it in a safe place.

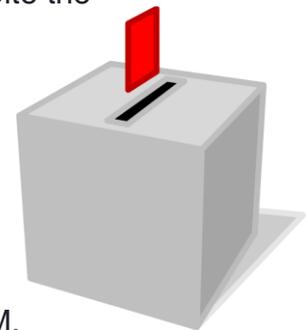
2) Vote online or by phone using this PIN anytime between 8:00 AM, Monday October 15, 2018 and 8:00 PM on Monday, October 22, 2018. Vote early to avoid last minute delays or problems!

If you’re address has changed in the past 4 years or you don’t own property, you may not be on the list. So, double check at the municipal office. If you need to be added, complete the form at the link below and return it to the municipal office with approved ID as soon as possible to make sure you get your PIN in time.

Electronic, telephone voting plus in person voting at the municipal office will be available for all eligible voters again in 2018. This should eliminate any potential constraints for eligible voters to vote. For more information or difficulty with voting, contact Mary Lynn Standen, Municipal Clerk, at 519 793 3522 Ext 229 email clerk@northernbruce.ca or contact elections@northernbruce.ca.

In order to make an informed decision on the candidates who best reflect the necessary skill sets and their defined priorities for an effective council, we encourage each and every one who is eligible to vote, to avail herself or himself of the information available, including the questions to and responses from candidates that are posted on www.sepo.ca.

Jane Thomson, Trustee for the English Public School Board has been acclaimed for the upcoming term.



RESPONSIBLE SHORT TERM RENTALS

In recent years, increased attention has focused on short term rentals with resultant strong feelings. People have been staying in rented cottages, on the Bruce Peninsula and throughout Ontario for decades. Short term accommodations / rentals are attracting increasing attention throughout Ontario. In reality, many of us came to the area as renters, liked the area and went on to acquire property. People choose to rent their cottage in order to offset ownership costs and to share the enjoyment of living by the lake with friends, family or responsible people looking for a memorable vacation experience. Rental cottages bring people to the area who spend money in the stores, restaurants, on souvenirs and on excursions; the owners in turn generate revenue to spend and to support the businesses and services of the area.



The majority of situations go unnoticed because the owners and renters act responsibly with respect for the dwelling, the neighbours and the community. Unfortunately, in our changing community, there are greedy rogue landlords who cater to renters who choose to disrespect the privilege of staying in a cottage. These objectionable situations are characterized by ruckus and inconsiderate behaviour resulting in valid ill feelings among occupants of adjacent properties.

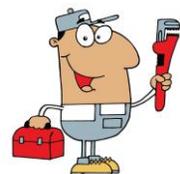
Reports abound about the lack of response to complaints reported to the municipality with little or no follow up or consequences for the offending landlords and /or tenants. Enforcing existing bylaws appears to be the place to commence dealing with these unfortunate situations.

FOCA, Federation of Ontario Cottagers' Association, website page "Responsible Cottage Rental" outlines a number of aspects for "responsible renting". It can be found at this link <https://foca.on.ca/responsible-cottage-rental/>

ON SITE WASTE WATER MANAGEMENT

Also known as "SEPTIC SYSTEMS"

Septic Systems have attracted increased attention recently during the Five Year Plan Review. Understanding how your septic systems operates and equally import following proper maintenance procedures are both essential to the longevity for the reliable and ecofriendly operation of the system. The SEPO website page "Septic Systems" <http://sepo.ca/septic-systems/> contains information to help you to better appreciate and manage this significant aspect of cottage and rural living.



OFFICIAL PLAN – LET’S GET IT DONE WITH AN OPEN AND TRANSPARENT CONSULTATIVE PROCESS THAT INVOLVES ALL STAKEHOLDERS

Changes to the Official Plan and the comprehensive zoning bylaws which evolve from the Official Plan, typically, are rolled out every five years, and among other purposes sets the rules under which property owners in the municipality can build on their land.

Last year’s package of changes was unusually substantial, and while the new system was difficult to penetrate, a group of local residents noticed a huge increase in properties containing “Environmental Hazards” being charted on their land, relating to ostensible flood risk.

Where do these matters stand now? Frankly, that is difficult to assess, as the package of by-law changes was shelved for the new Council to resolve.

SEPO believes that the package of changes was poorly explained by the Municipality. In our view, especially as there were multiple changes to the package during the consultations, we believe that the residents of the municipality have not been adequately consulted. The spirit of the Provincially-mandated consultations has not been fulfilled. As a result, without adequate understanding of or consent to these revisions, we believe that Council should not approve changes to the Official Plan and comprehensive zoning bylaws at this time.

Some municipalities in Ontario were able to pass and implement their Five Year Plan. As an example, the Town of Huntsville, on the town’s website, fully explains the process and to seek and listen to input from its citizens and ratepayers

Looking ahead to the new Council, feedback from property owners is vital and must be received during the entire process. Once all revisions are accessible to the majority of stakeholders, a final consultation round can take place. The goal must be for all parties to understand and to take ownership of all aspects of the Five Year Plan Review. Only then, as a community, can we take satisfaction knowing that we have all worked towards the best solution for everyone in The Municipality of Northern Bruce Peninsula.

FEDERATION OF ONTARIO COTTAGERS’ ASSOCIATIONS “FOCA”

Your SEPO executive recently decided to join FOCA. The Federation of Ontario Cottagers’ Associations was formed over 50 years ago, membership exceeds over 500 member associations located across Ontario and it represents over 50,000 waterfront property owning families. Visit <http://sepo.ca/foca/> and click on the link FOCA Member Benefits to learn more about the advantages of membership in FOCA and details to log in.

WHAT'S IN A NAME?



A reminder from an earlier newsletter, that we need to define a new name that better represents the permanent and seasonal property ownership in the immediate Tobermory area in addition to Warner Bay, Cameron Lake, Dorcas Bay, Johnson's Harbour, Miller Lake and beyond. Membership numbers have varied over the years primarily in response to perceived, real and political threats to our properties; last year's Five Year Plan Review attracted new members to SEPO. If you have an idea for a more appropriate name, please send your suggestions by email to: info@sepo.ca or send it to our postal mail box.

SUSTAINABLE TOURISM

"Sustainable", be careful who is using this word and what are their objectives.

- Private property owners (who represent 94% of the total property tax revenue) are interested in maintaining our property and the public property for the long term enjoyment in an unspoiled natural environment
- The commercial sector is focused on the commercialization of the property and sustaining their cash flow.
- Be careful of how and why the word "sustainable" is used.
- We must continue to monitor and encourage our Municipal Council as they attempt to balance the different intents of the word "sustainable".

MEETINGS IN 2019

SEPO SPRING MEETING

SATURDAY, MAY 26, 2019, 9:00 – 11:00 A.M.

TOBERMORY COMMUNITY CENTRE

MEMBERSHIP FORM

To join or to renew your membership, please click on <http://sepo.ca/> for our webpage containing information and a link to download a membership application form. We investigated online renewals, unfortunately it's not practical for our situation.

SEPO EXECUTIVE

President David Almack
Vice-President Udo Nixdorf
Secretary Udo Nixdorf
Treasurer Jace Weir

Directors
Kevin Doyle
Barry Hatt
Jack Schenk
Bob Wilson

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