

ST. EDMUNDS PROPERTY OWNERS INC.

P.O. BOX 152, TOBERMORY, ONTARIO N0H 2R0

<https://sepo.ca/>

2019 NEWSLETTER #7



Greetings and Welcome to Newsletter #7

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.

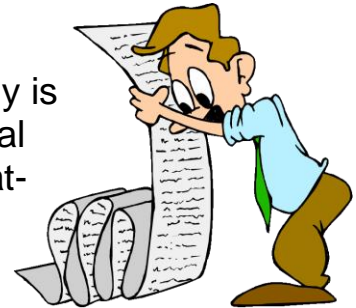
2020 MUNICIPAL BUDGET



In 2019, St. Edmunds Property Owners, Inc., posted two articles in our 2019 newsletters about the 2019 MNBP budget. Of concern, was a one million dollar discrepancy between the 2018 final operating budget and the 2019 projected budget. In recent years, the actual operating expenses have decreased year over year in contrast to higher operating expenses being budgeted over the same years.

SEPO raised this at the March final budget Council meeting with Mayor Mclver and Treasurer Theresa Shearer; they did not have a definitive answer other than to review the practice. At the SEPO AGM on May 25, 2019, we again asked Mayor Mclver for an explanation. Our Mayor was not able to provide an answer. We asked for a meeting with Ms. Shearer and was assured by Mayor Mclver that a meeting could be arranged. In November we reached out to Mayor Mclver asking to meet with the municipality's Treasurer. We are still waiting for a response.

As we prepare this newsletter, the concern remains; why is there a one million dollar discrepancy between the actual 2018 operating expenses and the 2019 budgeted operating expenses? The question remains unanswered despite having approached the Mayor, this municipality's CEO, on three separate occasions in 2019.



SEPO will continue to monitor the budgeting process and report on shortcomings. To date, the process does not engender creating greater efficiencies. The old mind set of dollars versus services is still the norm at a time when better technologies are available to improve efficiencies and to drive down costs.



You can help by writing to Mayor Milt Mclver, mayor@northernbruce.ca advising him to hold the line on any tax increase for 2020 as well as any other thoughts or ideas that you might have. In the words of Premier Doug Ford "Find 5% savings through efficiencies", in order to provide improved services through greater productivity.

RECAP FROM NEWSLETTER #3 ON THE 2019 MUNICIPAL BUDGET

From Newsletter #3, April, 2019:

The 2019 Municipal Budget was approved by Council at the Special Public Meeting on March 25, 2019. The average property tax increase is 4.93% which includes 1.77% increase to the tax levy. The balance is the increase in assessed property values. The average tax increase in 2018 was 4.92% of which the tax levy increase represented 2.45%.



So, what is wrong with this picture! We reported in our Newsletter #2 following the review by Council of Budget Draft #1 on February 19, the finding of curious discrepancies in the Operating Expense Summary columns in which the 2019 budgeted amount was over \$1 million higher than 2018 actual total operating expenses. In fact, the actual total operating expenses have declined year over year for the last three years. We raised this discrepancy at the final budget meeting on March 25, but received no definitive answer from the Mayor or Treasurer except to look into the discrepancy for the 2020 budgeting process. No one else on Council engaged in the dialogue.

These are a few observations following the 2019 budgeting process:

- 1) As SEPO has criticized in the past, the process lacks efficiency improvement targets for the express purpose of reducing increases and tax dollars.
- 2) After the presentation to Council of Budget Draft #1, the numbers essentially remained the same with only minor adjustments. The average tax increase of 4.93% was “cast in stone” at that early stage of the process.
- 3) The issue we raised at the March 25th Public Council Meeting with respect to the 2019 Operating Expense Budget deserved a more definitive and more immediate response to what was offered given the discrepancy of over one million dollar increase! It raises the question of diligence in the entire process.

MPAC 2020

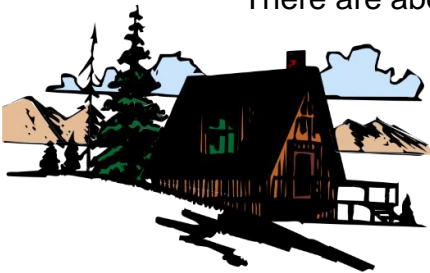


MPAC, that dreaded acronym for Municipal Property Assessment Corporation, will be surfacing in the latter part of 2020. Every four years, property values in Ontario are re-assessed based on selling prices of comparable properties in the neighbourhood.

Now is the time to go on “My Neighbourhood” on the MPAC website to a) Check your own assessment and b) the assessments on neighbouring properties, especially ones that are new builds or have undergone additions or major improvements.

Make some notes in order to be ready for the 2020 assessments which will be mailed out in mid to late 2020. Most important is knowing how your property’s assessed value has changed with respect to neighbouring properties. MPAC’s job is to determine and to establish correct assessments throughout the province. In recent years, following then Provincial Ombudsman, Andre Maren’s scathing report, MPAC and its employees have been co-operative at working with property owners towards accurate and fair property assessments. Get your “ducks in a row” just in case there are some discrepancies in your neighbourhood that adversely affect your assessment.

SHORT TERM ACCOMODATIONS



There are about 400 municipalities in Ontario and to varying degrees they are impacted by Short Term Accommodations “STAs”.

Concerns include noise, overcrowding, garbage, parking, over used septic systems, large purpose built structures, fireworks and fire safety. Municipal responses range from amending, creating and enforcing bylaws with fines to tight regulations with inspections, fines and large fees.

Presently, despite few recorded complaints* our municipality is working with a consultant to develop a policy. As is always the case, there are “a few bad apples” who are giving the many conscientious landlords and their properties a bad rap. The problem situations must be dealt with but not at the expense of imposing unnecessary fees or regulations on the majority of Responsible Landlords and their tenants. Rental cottages bring many people to the area who would not otherwise be here if they could not rent a cottage; they spend significant amounts of money that benefits the local economy.

Let’s not “Kill the Goose that Lays the Golden Egg”

* Follow this link to a list of complaints related to rental cottages from 2017 to 2019 reported by the Municipality
<https://sepo.ca/wp-content/uploads/2019/09/COMPLAINTS-RELATED-TO-STAs-2017-2019.pdf>

These parameters should form the basis for RESPONSIBLE RENTING

- Occupancy does not exceed the design capacity of the building and its Septic System
- Septic System is up to date, properly and regularly maintained and operating perfectly
- The landlord is aware of all provisions and the property conforms to all applicable requirements of the Ontario Building Code at the time of construction
- The landlord is on site, nearby or readily accessible 24/7 and is known to and readily accessible to the neighbours 24/7 in case of any emergency or tenant problems.
- Adequate on-site parking for ALL vehicles associated with the property
- Tenants are apprised of all “house rules” including absolute respect and consideration for the neighbours
- No inconsiderate behaviour including NO NOISE after 11:00 PM or before 9:00 AM
- Tenants are aware of and comply with all ordinances including applicable Fire Bans and NO Fireworks

The SEPO Website has more information at <https://sepo.ca/responsible-renting/>

USEFUL AND IMPORTANT INFORMATION

The SEPO website <https://sepo.ca/> contains information that is frequently updated.

FIRE PERMITS

NEW Fire Permits can be applied for and related information found online by following this link to the Municipality of Northern Bruce Peninsula website <https://nbp.burnpermits.com/home>

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

It is a legislated requirement to have working smoke alarms and carbon monoxide detectors on every level of your home to give occupants the precious seconds they need to escape a fire. Please contact Fire Chief Wilf Barnes for further information – (519) 793-3522, X233

DELEGATIONS TO COUNCIL

Those wishing to appear as a delegation are required to submit a completed [Request for](#)

Delegation form to the Clerk. Delegations are received on a first come, first served basis. Anyone wishing to view, discuss or provide written comments on any by-law (or agenda document) or submit Correspondence for the Council Agenda or submit a completed Request for Delegation form shall provide same to the Clerk no later than 12 Noon on the Wednesday preceding the scheduled Council meeting.

PARKING

A Paid Parking Program is in effect in Tobermory from May 15 to October 15 each year.

Please follow this link for more information:

<https://www.northbrucepeninsula.ca/en/municipal-services/parking.aspx>

For your convenience, parking tickets can be paid online at: <https://www.paytickets.ca/start>

WASTE MANAGEMENT AND RECYCLING

Waste Management information is available at this site.

<https://www.northbrucepeninsula.ca/en/live/waste-management.aspx?mid=16304>

Guide to what can be recycled:

<https://www.northbrucepeninsula.ca/en/live/resources/Documents/Recycle-Often.-Recycle-Right.-Fact-Sheet.pdf>

MUNICIPALITY'S JUNE NEWSLETTER

<https://www.northbrucepeninsula.ca/en/municipal-services/resources/Newsletters/July-2019-Municipal-Newsletter.pdf>

BENEFITS FOR SEPO MEMBERS.

- **Sparlings Propane** offers bulk rate pricing to members of St. Edmunds Property Owners, Inc.
- SEPO is a member of **FOCA** (Federation of Ontario Cottagers' Associations), as such, you as a SEPO member can benefit. Additional information is available on the secure section of <https://sepo.ca/> Recently, you received an email detailing access to the secure section of the website. Please contact us at info@sepo.ca if you need assistance accessing the secure section of the website.

Looking ahead

These are some of the topics to be addressed in future newsletters:

- Septic systems
- Short Term Accommodations (STAs)

MEETINGS IN 2020

SEPO SPRING MEETING

SATURDAY, MAY 9, 2020 9:00 – 11:00 A.M.

Mayor Milt McIver

TOBERMORY COMMUNITY CENTRE

MEMBERSHIP

To join SEPO or to renew your membership, please click on <https://sepo.ca> for our webpage containing information and a link to download a membership application form.

REMINDER The membership form can be completed and submitted **online** and the fee can be paid by Interac e transfer. Of course, memberships can be renewed by mailing the form and cheque to: SEPO, P.O. BOX 152, TOBERMORY, ONTARIO N0H 2R0

SEPO EXECUTIVE

President	David Almack	Directors
Vice-President	Udo Nixdorf	Kevin Doyle
Secretary	Udo Nixdorf	Dave Hartney
Treasurer	Jace Weir	Tom McAfee
		Jack Schenk

**Contact us at: St. Edmunds Property Owners, Inc.
P.O. Box 152
Tobermory, ON
N0H 2R0
OR at: info@sepo.ca**

St. Edmunds Property Owners, Inc.

*Representing property owners in the former Township of St. Edmunds and
the Municipality of Northern Bruce Peninsula*

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