



## 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.

### 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?

**Answer** - Being available to the people of Ward 3 has always been very important to me. I have responded many times to their requests and intend to continue to do so in the future. All anyone has to do is call or email me. I have brought important issues before Council for their consideration. North Frontenac Councillors are assigned a variety of groups of individuals as part of their portfolios. In the last term Lake Associations were not part of my portfolio. That said, I do know that lakefront owners do have common issues different from others especially part time residents. I do look at the information that occasionally has been sent to me from the Lake Associations and I have attended some AGM's and meetings that I have been invited to. All I need is a date and time and the location. If I can attend I will. This is a two-way street issue. I am approachable and will continue to be so.

Please contact me with your concerns.



## 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.

**Answer** - Safe clean septic systems have always been a concern for everyone and me. I am willing work with anyone to ensure that our environment is safe and clean.

Today, if a septic system fails, under the Building Code or the Environmental Act, the property owner would be responsible for clean up and replacement of of the bad septic system and could be charged under the Provincial Offence Act of Ontario for any violations he is responsible for. Some properties have been condemned when unsafe septic systems fails.

The Township of Central Frontenac has had a township-wide mandatory re-inspection program in place for many years and it will continue to take many more years for it to complete one rotation. One problem with this is that that one offending bad septic system can be overlooked causing the damage to the environment that we all fear.

With mandatory re-inspections, the administration with a special bureaucratic board to run this program and enforcement are the biggest problems to over come. We can initiate the mandatory re-inspection for that waterfront property when it is sold or make sure the tank is pumped out regularly. Records need to be kept regarding last re-inspection or pump out, the age of the septic system, and etc. I believe septic re-inspections should be a very detailed and involved process involving completely looking at the septic tank for any flaws, the filter bed to ensure proper water flow and filtration and do ground testing away from the septic system to test the surrounding land and water for possible runoff of escaping fluent or phosphates into the environment.

Education on country septic systems is very important. The most common septic system, tank and filter bed, was designed many years ago and it does work well providing that it is used properly. In a rural area, especially on water front properties, the owner must be aware of how and why it works, especially to understand what to and what not to allow into the septic system. The live bacteria in the septic tank breaks down the solids and the fluent in the tank and moves the liquid into the filter bed and safely allows treated water back into the environment. Harsh chemicals like disinfectants and bleach and even fatty foods will kill the bacteria disabling the septic system. Allowing too much water to move through the system at one time can wash fluent into the environment. Not regularly pumping out the tank can cause problems and back up the whole system. Also, for part time residents, it's better to pump out the septic early in the summer season so that the bacteria created in the tank can survive the winter and not freeze up the septic system causing other failures. There are other more efficient septic systems such as "tertiary septic system" that are designed to hold the fluent longer, oxides it and break it down until it is safer to move on into the environment.

Again, as a property owner, I am very concerned about the health of my septic system. I watch what is put into it to ensure it will continue to stay healthy. To keep it working properly is my responsibility with regular pump outs and using septic tank enhancers.



### 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?

**Answer** - I have read the report from the Short Term Rentals Sub-Committee and I am aware of your concerns. This is a great start and I will support this initiative.

Yes, we can enact a by-law for Short Term Rentals. Compliance from the property owner is essential. Enforcement and administration are the biggest problems to over come. Hiring a by-law enforcement officer is extremely expensive and the OPP are very busy and prioritize criminal offence calls. One way to enforce this is by charging administrative fees to the offender.

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

**Answer** -

A - I will continue to consult with all Ward 3 residents and where possible, I will bring your concerns before Council.

B - Continue to promote protecting our environment with special attention to proper waste disposal and safe septic systems.

C - Ensure that Council will spend your tax dollars responsibly.

D - Work to accelerate the "Broadband One Window" initiative within the Township.

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