

THE CORPORATION OF THE TOWNSHIP OF HORTON

## Beach Sub-Committee Meeting

September 24, 2013

There was a Meeting of the Beach Sub-Committee held in the Municipal Council Chamber on Tuesday September 24, 2013. Present was Chair Mackie McLaren, Councillor Margaret Whyte, Ralph Miller, Sandra Black and Robert A. Johnston. Additional staff present was Kathleen Rogers, Recreation Program Manager. Absent: Steve Osipenko.

1. CALL TO ORDER

Chair McLaren called the Meeting to Order at 9:10 a.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by members of the Committee or Staff.

3. MINUTES OF AUGUST 30, 2013 COMMITTEE MEETING

Chair McLaren asked the Members to review the August 30<sup>th</sup> meeting minutes which had been approved by Council.

4. BUSINESS ARISING

- Comments from neighbours of 25 Farrells Landing

The Chair welcomed a group of property owners who own land that surrounds the property at 25 Farrells Landing Road that Council has added to this Committee to study. He informed the group that this Beach Sub-Committee is a committee appointed by Council to investigate and respond to an extensive Terms of Reference given to the Committee by Council as our mandate. He added that initially the Committee was dealing with one property and at our August 30<sup>th</sup> meeting, a second property located, adjacent to them was added to our mandate.

- Grant Phillips

Grant Phillips was present and he had submitted two letters, dated September 5 and September 21, 2013 which were read into the meeting record by the Chair. Mr. Phillips had several questions following the reading of his letters that were answered by the Committee Members.

Copies of the letters are attached to the minutes.

- Debbie Grantham & Dino Di Pietro

Debbie Grantham & Dino Di Pietro were not present but had submitted a letter dated September 23, 2013 which were read into the meeting record by the Chair.

Copy of their letter is attached to the minutes.

- Janet Johnston

Janet Johnston was present and she read a statement which she left with the Committee and is attached to the minutes. Comments made in the statement and questions following were answered by the Members.

- Terry Johnston

Terry Johnston was present and he read a statement which he left with the Committee and is attached to the minutes. Comments made in the statement and questions following were answered by the Members.

- Todd Chunick

Mr. and Mrs. Todd Chunick were present and Mr. Chunick gave a verbal comment. He informed the Committee that he has small children and had the same concerns with the development of the property that his neighbours have, but that he is not totally opposed to a park/beach being developed.

The Chair and Committee Members responded to further questions from the neighbours following the presentations and at other times during the meeting.

- Option Agreement Executed and Mailed to Owners

The Chair informed the Committee that the Option Agreement between the Township and Joel & Sherri Elliott has been executed and the agreement and deposit have been mailed to the property owners.

- Appraisals – Been Requested but not Received

The Chair reported that he had been in conversation with the Appraiser and was advised that he had the appraisal ready for one property but not for the second property. I asked him not to submit them to the Committee until both appraisals were ready.

## 5. TERMS OF REFERENCE

- Report on activities completed and what still remains to be completed.

The Chair presented a copy of Council's Terms of Reference to the Committee on which he had noted comments to the Terms that have been completed or had some work started on them. A review of each individual term of reference was carried out. Following the review the Chair suggested that approximately 1/3 of the terms have been worked on or completed. Several questions from the neighbours were answered during the review of the Terms of Reference.

## 6. MEMBERS RESPONSIBILITIES

- Is anyone having difficulties getting information for their responsibilities

Chair McLaren asked the Members if they were having any difficulties in researching or providing responses to the individual Terms of Reference that they have been assigned. There was no indication from the Members that they were having any difficulties.

- Members present information gathered since last meeting

The Chair asked the members to submit information now that they have gathered since the August 30<sup>th</sup> meeting. The following information was presented by the Members:

### Margaret Whyte

Presented costs for capital works carried out by the Township of McNab-Braeside for their Burnstown Beach and Red Pine Bay areas.

Presented draft information on costs of annual operating costs and an annual capital budget. Robert A. Johnston noted that we have a look at what volunteerism can do to save operating costs and used grass cutting as an example.

Kathleen Rogers

Advised that the ambulance response time to the Timbertown beach property as being 12 to 15 minutes assuming the ambulance was at the base. The ambulance can negotiate the beach access road. She noted that the response time would be approximately the same for the Farrells Landing property.

Terry Johnston pointed out the issue they have had with 911. Only a few of the carriers can receive the signal and in some cases it is Quebec towers picking up the calls which has been issues in the past for 911 calls where the Quebec call centre does not know where they are or does not send out the emergency service.

Janet Johnston asked if the Township had an estimate in cost to remove the existing house on the Farrells Landing property. The Committee agreed that this cost would be required.

Grant Phillips asked if there had been any consideration to the loss of tax dollars if the Township owned the Farrells Landing property and no one else could erect a large waterfront home. The Chair said that has not been considered and was not part of the mandate.

Sandra Black

Sandra Black acknowledged the assistance of Rose Curley, Administrative Assistant in the Municipal Office who provided her with the Accessibility Ontario information. A report and plan would be required for "small" municipalities by January 1, 2018 under the Provincial Regulations. She pointed out that exceptions can be made if property situations do not lend it to accessibility standards.

Chair McLaren thanked the Members for their reports and encouraged the other Members to work on further reports for the next meeting.

7. DATE FOR NEXT MEETING – note – to be in evening so property owners from Farrells Landing can attend.

Chair McLaren informed the Committee that he had a telephone conversation with Debbie Grantham who wanted to "Skype" into this meeting but the township did not have the facilities to do so. He said he would request that the next meeting be an evening meeting so she and other neighbours can attend.

The Members agreed and decided that the next Committee Meeting would be Wednesday October 23 at 7 p.m. in the Municipal Council Chambers.

8. ADJOURNMENT

Moved by Kathleen Rogers, Seconded by Robert A. Johnston that this Committee Meeting be adjourned at 10:53 p.m.

Carried

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CHAIR

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SECRETARY

433 5980

05 Sep 2013

Grant Phillips  
30 Grantham Rd.  
RR#5 Renfrew, On K7V3Z8

To: Township of Horton  
Attn: Mayor Don Eady

RE: JOEL ELLIOTT PROPERTY ON FARRELLS LANDING RD

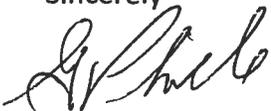
Last week it came to my attention that the committee for waterfront properties was looking at the Elliott property on Farrells Landing Rd. to determine if the property was suitable for a Township park with a beach.

I spoke to Edgar Elliott today who is a friend and we were talking in general and then I asked Edgar if he heard anything from a man and woman that I saw were looking at his property about 2 weeks ago, Edgar said he had no offers. Due to our friendship and that the property is beside mine I was waiting for Edgar to tell me that he had an offer or agreement with Horton Twp. to sell the property for \$200,000. I then said I had heard that he was selling it to the Township subject to a 2<sup>nd</sup> property owned by the Township and suitability. Edgar said that it was a secret and he wasn't suppose to tell anyone and that it was Mayor Eady who asked him about his son's property. This property has been for sale but never listed or advertised.

Edgar purchased the property for his son Joel who never saw it prior to the sale in 2005 for \$150,000 from me. Edgar has maintained and rented the property and I don't believe Joel has ever stayed in it overnight. Edgar is on the same committee for waterfront and I find that this creates a conflict of interest in his son's property. I also understand that Edgar has since removed himself from the committee.

I would like to know what internal discussions have been held and why the secrecy, how did Mayor Eady become aware of the Elliott property being for sale. Is the agreement in writing, and who recommended the committee to consider the property?

Sincerely



Grant Phillips

21 September 2013

Horton Township Mayor Eady &  
Members of Council

Grant Phillips  
30 Grantham Rd.  
RR#5 Renfrew, On

RE: JOEL ELLIOTT PROPERTY 25 FARRELLS LANDING

I am strongly opposed to the Elliott property being purchased by Horton Township and transformed into a public recreational area of any kind. This property is situated directly adjacent to my property on the Ottawa River.

My first letter dated 05 Sep 13, I requested information as to there being a possible pecuniary interest and to date received no response. At the July 30 Special Council Meeting Mayor Eady informed Council Members that he had further information to provide on a proposed land acquisition and Council proceeded to a closed meeting to discuss the land acquisition. The meeting was then reopened one minute after being closed. Mayor Eady informed members of how he learned that the Elliott property was for sale.

On the 07 Aug 13 there was a Special Council Meeting and Edgar Elliott declared pecuniary interest. Mayor Eady informed committee members that approximately 3 weeks ago after a conversation with Edgar Elliott he attended Farrells Landing. While there he found out the Elliott property was for sale. I would like to know how did Mayor Eady find out the Elliott property was initially for sale? Did Councillor Margaret Whyte have any discussions with Edgar Elliott or anyone else prior to 07 Aug 2013? Mayor Eady stated that Council acted quickly as the property was for sale and if it sold it was gone forever (undermining the Rec. Committee). Why was Mayor Eady so concerned when the property has never been listed with Real Estate? Finally why all the secrecy?

The following is my initial response as I'm sure there will be subsequent issues to follow.

When I built my retirement home on the Ottawa River the last thing on my mind was that a public beach/park would be considered by Horton Township. If it was to go ahead I would be loosing the peace and quiet I have become accustom to over the years. People purchasing waterfront property, pay a premium for the land as well as pay higher property taxes. Why then should a beach/park be considered in a waterfront residential area? I'm sure there is no one with waterfront property who would want to see a park going in directly beside their piece of paradise. I would also suggest that this action would also devalue my property.

Barring the aforementioned the following is a list of reasons for consideration of not going ahead with this park/beach development in our residential community;

Complete loss of privacy  
Trespassing onto my beach property

Destruction of wild rice and Geese habitat could be an MNR ISSUE. (who is going to continuously clean up the Geese droppings in the park and beach area)

Muddy bottom that is loaded sharp clam shells (severe cuts to feet) (Not suitable for Children)

Increased noise from adults & children

Public events

Increased boat traffic

Increased vehicular traffic & noise

Weekend parties with alcohol (attending in boats or vehicles)

Controlling of pets and cleaning up after them especially on the beach

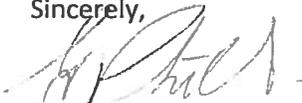
Setting off fireworks in a residential area with no regard for homes catching fire

Increased wild animals from garbage (skunks, racoons, etc.)

It is a known fact that waterfront parks and or beaches attract a lot of people and boats during the summer months. There is also an attraction to the youth which also brings alcohol and drugs. The Ottawa River is a major waterway and during the summer there are a lot of young boaters commonly known as the party boats. These same boats usually go to the sand bar to party, but I can foresee these parties pulling into Farrells Landing given the chance. You can make all the rules and regulations but who is going to frequent the area to enforce them?

I respectfully request that members of the committee/council do not vote in favour of this project.

Sincerely,



Grant Phillips

## Mackie McLaren

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**From:** Debbie Grantham <DGrantham@cbie.ca>  
**Sent:** Monday, September 23, 2013 9:30 AM  
**To:** Mackie McLaren (mjmhorton@xplornet.com)  
**Cc:** Dino Di Pietro (dipperprov1@msn.com)  
**Subject:** Horton Beach-Letter from Debbie Grantham  
**Attachments:** Letter to Horton-Beach-September 23, 2013.pdf

Good Morning Mackie,

Attached you will find a letter from my husband and I regarding the development of the beach next door. Would appreciate if you would share this with Members of Council and the Sub-committee for tomorrow's meeting. I am travelling tomorrow and will be unable to attend the meeting as a result but would appreciate if you could send me any relevant package information by email.

If you have any questions, please feel free to contact me at 613-882-0305 or by email.

Many thanks,  
Debbie

September 23, 2013

Members of Council and  
Township Beach Sub-Committee  
Township of Horton  
2253 Johnston Road, R.R. 5  
Renfrew, Ontario K7V 3Z8

Dear Members:

**Re: Development of Township Beach—25 Farrells Landing**

This letter is in response to the letter from Mackie McLaren dated September 3, 2013 notifying our family about the possible plans to develop a public beach on the property directly adjacent to our property.

Our family has owned property at 26 Farrells Landing Road since the 1940s and our children now represent the fourth generation in Horton Township. We value our peace and privacy and do not support the development of a public beach just a few short steps away from our door.

We raise the following concerns at this time:

- The Township's investment in purchasing and developing a new beach front property will cost the taxpayers hundreds of thousands of dollars. Has there been a demand from a large number of Township residents to support the need for a public beach?
- In reality, public swimming at a beach on the Ottawa River is a recreation that residents can only do for two out of twelve months of the year. Is this large investment the best value of Township funds for such limited use?
- In order for Township residents to gain full benefit from public funds, wouldn't the money be better spent on an indoor swimming pool where residents could use the facility 12 months of the year?
- Due to the size of 25 Farrells Landing Road, its development potential is limited only to that of a beach, therefore, the majority of its use will be during the summer months, i.e. July and August. Whereas, the Timbertown property, which is several acres in size, can be developed into a beach and a park and could also include trails for nature walks, hiking, etc., ideal for early Spring and Fall walks. The property may also be used in the winter for cross-country skiing, snowshoeing and/or ski-dooing.

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- Given that the Township was reconsidering the suitability of the Timbertown property development into a public beach, we wonder why was there no public process implemented to search for a new property that may be more suitable for this purpose, rather than settling on 25 Farrells Landing as the only other possible option?
- The 25 Farrells Landing property only has 78 feet frontage which is a sizable Township investment for such limited swimming capacity.
- The 25 Farrells Landing property has five neighbors that are directly adjacent to the property allowing for no buffer from the noise resulting from children playing and swimming, noise from cars accessing the parking and other Township activities that may be planned on site. It is our understanding there are only two neighbors directly affected at the Timbertown location, with acres of land to act as a buffer between their property and the main beach/park area.
- A public beach will inevitably attract boaters wishing to either visit or pick up people using the beachfront. Has the Township considered the danger that this will pose given limited waterfront access? As well, what security measures will the Township have in place to ensure the property is not accessible after hours, both by car or by water?

While we are unable to attend the next meeting of the sub-committee, scheduled for September 24, 2013, we submit this letter to the committee to highlight our concerns. We will follow this process very closely this year and hope that your decision-making will result in best value for taxpayers in Horton Township while also respecting the historical contribution to the Township made by current adjacent neighbors.

Yours sincerely,



Debbie Grantham & Dino Di Pietro  
Cell: 613-882-0305  
Home: 613-739-0751  
Debra.grantham@gmail.com

Members of Council and Township Beach Sub- Committee

Thank you for allowing me to address you today. (September 24, 2013)

My name is Janet Johnston and my property is 24 Farrells Landing.  
I am one of 5 adjacent owners of 25 Farrells Landing.

Recently I walked the Timbertown Property and was very impressed with its beauty (especially the water frontage) and its size of 5.6 acres. It has fantastic potential And possibilities as a nature/walk trail, picnic/park area and has easy access off River Rd.

With regards to 25 Farrells landing my concerns are:

1. Have you explored the feasibility of making the property a beach – presently not a beach and has rocks and weeds at the frontage.
2. What environmental hoops and clean up would be involved and at what cost?
3. Road access is only 20-22 feet roadway.
4. Option Agreement – Why were not other properties explored and considered? What cost was involved in this agreement??
5. Why were adjacent neighbours not notified of this process??

I believe a better process for alternate property for beach/park area could have been established.

It was very disconcerting to be informed that the property of 25 Farrells Landing Only 20-22 feet across from my recently purchased property ( May 31, 2013 ) of 24 Farrells Landing was being considered for a public beach/park.

How would you feel if you were notified that a public beach/park area was being considered only 20-22 feet from your newly acquired property and at what cost to the taxpayers of Horton Township??

Sincerely,

Janet Johnston

## To the Council and beach committee members

I wish to thank you for allowing me to address you today

I have a copy of Debbie and Dino's letter and I agree to all the points that she has raised in it. I think that there are also some other points to consider

1. The road allowance accessing this property is only 22 feet. I believe that this would be inadequate for handling any volume of traffic, two cars can not pass each other. This would cause a hazard situation.
2. The waterfront is not what you would call beach. There is a small strip of sand at the shore then it turns to round rocks when entering the water. The rocks can be very slippery at certain times of the year. Beyond that at about waist deep you reach the heavy weed growth. This has various kinds of vegetation including wild rice. I am sure that altering any of this will involve Ministry of environment and or Oceans and fisheries.
3. The general topography of the property will require a lot of work to make it conducive to people there is very little shade and the land does not slope gently to the beach.
4. What are the planned hours of operation going to be?
5. Then who will be responsible? Will the whole area be fenced and gated.
6. Due to the fact that this is only about  $\frac{3}{4}$  of an acre it limits the possible usages of it
7. Having owned a property with beachfront for many years I can tell you that people are not using natural beaches like they use to. With parents so concerned that little Johnny might come in contact with germs they prefer to use a pool.
8. In conclusion I believe that if the township develops any property it should not be limited to single use.

Yours Truly

Terry Johnston

Grandview Cottages and Trailer Park