

**CLEAR LAKE COTTAGERS' ASSOCIATION  
ASSOCIATION CHALETS LAC CLAIR  
SUNDAY 02 August 2026  
ANNUAL MEETING MINUTES**

1. Call to order at 1:06 pm – 26 (24 members plus 2 guests )  
Guests - Mayor Thorne-Rochon, Councillor Kaitlynn Nicol  
President Howie was unable to attend the meeting due to family commitments. In Howie's absence, Al Hardiman agreed to chair the meeting. He introduced the guests and Joel McGrory who is a new member of the CLCA board.
2. Adoption of Agenda. Moved by Jean Anawati, seconded by Christian Levesque that the agenda be approved as amended by the group. Approved by All.
3. Approval of Minutes of Annual General Meeting 03 August 2025. Moved by Judy Legault , seconded by Catherine Bacque to accept the minutes as posted. Approved by All.
4. Treasurer / Membership Reports. Joyce Jolley presented a financial report outlining a balance of \$2,830.66 as of 2 August 2026

**Treasurer's Report - 2 August 2026**

|                              | Deposits | Expenses | Balance |
|------------------------------|----------|----------|---------|
|                              |          |          |         |
| <b>Balance August 2 2026</b> |          |          | 2,830.6 |

Total paid up members (2025-2026) : 31

Total paid members (2026-2027) - 19

Joyce reported all members who had paid fees at the time of the report were included in the 19, however several members had advised they would be paying dues immediately after the meeting.

Moved by Yvette Morrison, seconded by Joel McGrory that the Treasurer / Membership Coordinator's report be accepted. Approved by All.

5. **President's Report.** Al Hardiman welcomed our guests from the council. He thanked them for attending CLCA annual meetings and for the service they provide throughout the years on Clear Lake residents' behalf. Al thanked Carole Anne and Steve Friedrich for installing "rest" chairs along Northshore Rd.  
Al explained that CLCA plays a stewardship role over the commons shared by Clear Lake residents, by monitoring lake quality, safety, and animal life. He quoted President Longfellow, reminding members: "If you wouldn't eat it or drink it, please do not put it in the lake." Al also raised other issues on President Howie Longfellow's request. These issues were addressed in the Old and New Business sections of the meeting.
6. **Lake Partner Program (LPP)**– Al Faubert provided an oral report on the lake water testing that was completed to date. Water remains clear to a depth of 4.85 meters and there are no reports of algae. Water temperature rests about 73F, however there are no reports of "swimmers' itch." The lake appears to remain healthy, with lots of bass fishing. Al suggested that, provided owners keep an eye on what enters the lake from their properties, and the municipality monitors use of calcium on roads, Clear Lake should be fine. Mayor Thorne-Rochon suggested that CLCA may get inquiries from the Upper French River Association regarding LPP. That group presently uses "Water Rangers" for testing. Al Hardiman suggested this may be something CLCA could look into.
7. **Neighbourhood Watch** - Bob commended Councillor Nicol for setting up better communication between CLCA and the OPP. They report that there were no "remarkable" incidents (break-ins, vandalism, etc.) around the lake since the last AGM.
8. **Spring Clean-up**- Howie sent a report that only a few residents turned out for the spring cleanup. Residents such as Carole Anne and Steve Friedrich and Peter Bain were commended for keeping roadsides cleaned through the year.  
Howie previously reported that West Nipissing Environmental Services had requested that the annual CLCA clean up be changed to a Sunday. CLCA feels Sunday cleanup would not be safe due to increased traffic. Council representatives clarified that changes would assist Environment Services to address union and insurance issues. Bob once again raised safety concerns and inquired if it would work better for the municipality if CLCA volunteers just left collected garbage next to the road for later municipal collection, or placed collected trash into a trailer or bin left outside the landfill gate on that one day of the year. (During a later discussion over roadside trash collection, Dr. Anawati raised concerns that the landfill is no longer opened on holiday Mondays. He suggested CLCA had successfully lobbied to add Monday to assist seasonal cottagers on holiday weekends. He suggested maybe a trailer or storage container could be left on the landfill driveway on holiday Mondays to assist.) Mayor Thorne-Rochon and Councillor Nicol suggested CLCA send them a letter requesting these changes.

Carole Anne Friedrich raised the issue of property owners piling cut trees and vegetation along the road edge or in the bush near the bus turn-around on Northshore Rd. She reported this is poor practice in light of forest fire concerns. Bob suggested that notice be sent to owners suggesting that debris of this type be taken to the landfill. Councillor Nicol suggested CLCA send a letter requesting public works action to clear the debris.

9. ELECTIONS - Nominations were opened for five (5) director positions .

| Member           | Nominator / Seconded by               | ACCLAIMED |
|------------------|---------------------------------------|-----------|
| JOEL MCGRORY     | Bob Jolley / Joyce Jolley             | X         |
| AL HARDIMAN      | Catherine Bacque / Christian Levesque | X         |
| BOB JOLLEY       | Al Hardiman / Dr. Aniwatti            | X         |
| MARY DOBSON      | Joyce Jolley / Al Hardiman            | X         |
| HOWIE LONGFELLOW | Christian Levesque / Jo Somers        | X         |

## BOARD OF DIRECTORS

**2026-2027**

|                    |      |
|--------------------|------|
| HOWIE LONGFELLOW   | 2028 |
| BOB JOLLEY         | 2028 |
| AL HARDIMAN        | 2028 |
| MARY DOBSON        | 2028 |
| JOEL MCGRORY       | 2028 |
| JOYCE JOLLEY       | 2027 |
| AL FAUBERT         | 2027 |
| MARIE TERRIEN      | 2027 |
| CATHERINE BACQUE   | 2027 |
| CHRISTIAN LEVESQUE | 2027 |

## 10. OLD BUSINESS

Roadside Trash Pickup - Councillor Nicol gave an update on the new GFL roadside recycling pickup and reported that supply of “blue boxes” is now tentatively scheduled for November 2026. Mayor Thorne Rochon reported that GFL has been contracted province-wide to collect recycling, and this initiative has brought about some changes. Clear Lake residents, unlike those in larger urban areas, will retain free use of our local landfill. Tax bills will include a new fee for roadside pickup.

Beach Safety Signage - Members reported several signage deficiencies at the beach. There is no longer a sign outlining “beach bylaw rules” at the gate. Some older signs are covered by foliage. Councillor Nicol volunteered to bring a CLCA letter outlining these concerns to municipal workers.

West Nipissing Official Plan - Mayor Thorne -Rochon explained the new plan which she described as more strategic than operational. It must adhere to Provincial policies which are promoting multi-residential use of existing properties and will allow up to three (3) Additional Residential Units in urban areas. Our lake has no water/sewer services in place therefore the shoreline lots will be limited to only one (1) Additional Residential Unit. Septic and Sewers regulations will be strictly enforced. There will be a minimum setback from the lake. The municipality is attempting to use an 18-metre setback, however provincial standards to date are still set to 30 metres. The final setback will be outlined in a future Zoning bylaw.

West Nipissing Short-term Rental Bylaw - This bylaw at one time had a required distance of 1 km between each Short-term Rental permit. This has been reviewed and reduced to 300 meters, provided that property owners live on the same property as the Short Term Rental. West Nipissing owners may obtain up to three (3) permits. Out of town owners are restricted to one (1) permit.

West Nipissing Zoning Bylaw - This new bylaw (13 August 2026) will address Additional Residential Units (see Official Plan above), Trailers, Storage Units, storage of recreational vehicles, etc. Trailers will have to meet setbacks and have appropriate black/grey water systems in place. Trailers will not be accepted as full-time residences. The new bylaw will not address the number of trailers or recreational vehicles allowed on lots. Those issues have been deferred for further study. Storage Units (sea cans etc.) will be allowed on yards in excess of 1/2 acre. Units must be stored in the back yard in urban settings and will not be allowed between residential structures and water on shoreline residential lots. Setbacks will apply.

Potable Water Pipe - Joel McGrory updated members on the new Municipal Potable water supply that was moved from Coursel Rd. to Bridge St. ( near Comfort Inn). Councillor Nicol confirmed that the new system is intended for recreation vehicles with a minimum cost of \$20.00 for a 200 litre discharge. This cannot be adjusted for smaller purchases. Members can obtain smaller quantities of drinking water at Clear Water Solutions in Sturgeon Falls or obtain free water from the outside tap at the Field Fire Hall or springs on Muskosung and Clear Lake Rd.

11. NEW BUSINESS

New Picture Sign Project - Bob Jolley reported that CLCA has discussed the potential of CLCA helping with creation and installation of a “Sign Picture” at Clear Lake beach with municipal officials. West Nipissing is receptive to CLCA submitting drawings and ideas for future discussion. Howie and Liane Longfellow have offered “artistic talent”, and Tom Pretty of TJ’s Custom Welding is offering free services to keep cost down. Installation, and wood laminating could be done by CLCA volunteers. Initial ideas suggest the sign could be designed to resemble a cottage window with bilingual “Clear Lake” signage and a small historical plaque. The municipality may be able to provide financial assistance. Discussions would be based on a 2027 build date.

New Shade Tree Project - Councillor Nicol reported that a resident has offered free trees to the municipality to plant at the beach. Howie suggested that CLCA may be available to provide volunteers to help with planting. The municipality will determine the best type of trees to plant in further conversations with CLCA in the near future.

Cogeco Fibre Project - Mayor Thorne-Rochon reported that Cogeco is working in the Clear Lake area at present. Buried, or suspended fibre optic cables will soon be available to lake residents. Cogeco suggests that Internet and TV will be available to customers by spring 2027. Costs will be similar to what is presently charged to North Bay customers. Cogeco will offer to wire directly to cottages/homes during this construction period. Members do not have to commit to purchasing a subscription to have the wires brought to their residence for free.

12. Next Meeting Date: Sunday, 01 August 2027

13. Adjournment - Moved by Allan Faubert. that the meeting be adjourned at 2:44 p.m.. All in favour.