

Lake of Bays Association current connection

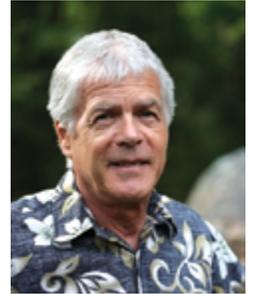
LAKE OF BAYS ASSOCIATION NEWSLETTER VOLUME 31, NUMBER 1

SPRING 2020

The purpose of the Lake of Bays Association is to promote, sustain and enhance a clean and healthy natural environment, a well-serviced community and a safe and peaceful Lake of Bays.

What are Algae doing in Muskoka Lakes?

by Peter Sale,
Environment Scientist and
Executive Committee member,
Muskoka Watershed Council



When spring has sprung ... so do the MOSQUITOES!

by Caroline Konarzewski

Much anticipated springtime will arrive soon. Trilliums bloom, leaf buds swell and burst into green, birds return from their winter retreat—and then the bugs! Blackflies and mosquitoes can wreak havoc on outdoor life, particularly in cottage country.

There are ways to limit the discomfort inflicted by these pesky critters:

- Plant insect-repelling plants like citronella, lavender, garlic, lemon grass, rosemary, basil, catnip, marigolds and petunias around your property;
- Use bug repellent...there are many varieties to choose from;
- Wear long sleeved tops and long pants;
- Wear a bug jacket when the bugs are especially bothersome.

Some people use mosquito control “fogging” services, or DIY products, to control bugs on their property as a whole. Usually these are liquid-based products that are sprayed on targeted, high mosquito-risk areas of the property. Two common products used for fogging are concentrated garlic oil; and pyrethrin which is naturally derived from chrysanthemums or its synthetic version. Both are reported to be effective; however garlic oil is generally thought to have fewer negative side-effects than pyrethrin.

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Responding to considerable community interest, the Muskoka Watershed Council wants to find out what algae are doing in Muskoka lakes.

These tiny single-celled plants thrive in enormous numbers in the waters of every Muskoka lake. If they were not there, our lakes would be remarkably clear (though perhaps still ‘tea-stained’) and remarkably dead! Through their photosynthesis, algae form the base of the lake food-web, supporting the still tiny, but multicellular, zooplankton that provide food for fish and other lake inhabitants. Algae also release oxygen to the atmosphere that we and other animals breathe (worldwide, algae produce half of all atmospheric oxygen). With-

out algae, our lakes would be sterile places essentially devoid of living things, and we’d be panting for breath.

Worldwide, algae produce half of all atmospheric oxygen

The algae are an amazingly rich and varied array of species of several different types, all with fascinating stories to tell. None are closely related to the plants familiar to us, but, like all plants, algae contain chlorophyll, enabling their photosynthesis, and some contain other pigments as well. Their populations can grow very quickly when conditions are favorable, but different algal species require slightly different environmental conditions. As lake conditions

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Shown here, Filamentous Green Algae can be found free-floating in shallow water on the bottom near shore or attached to submerged objects like rocks.

They are typically green in colour, but can vary in shade depending on age and nutrient content. Some species form colonies that appear as cottony clumps, while others form thready, silky, slippery masses that are slimy to the touch.





Some facts about pyrethrin

- Highly toxic to all insects, honeybees, butterflies and dragonflies;
- Used to control mosquitoes, fleas, moths, flies and ants;
- Non-toxic to birds;
- Highly toxic to fish and aquatic insects;
- Can enter lake water from soil through erosion and drift;
- Low potential to move to groundwater;
- Breaks down quickly in soil and water in the presence of sunlight; but breaks down more slowly in the absence of sunlight;
- Does not dissolve in water and tends to bind to sediment;
- Low toxicity to humans and other mammals;
- Infants, children, the elderly and people with sensitive skin and lung disorders are more vulnerable;
- Direct exposure to skin can cause irritation, numbness and tingling at site of contact;
- Direct exposure to eyes can cause irritation, blurred vision, tearing, itchiness;
- When inhaled, symptoms of irritation of the respiratory system, runny nose, coughing, difficulty breathing.

Perhaps it would be best to simply embrace outdoor life in Muskoka—bugs and all. But if you can't stand the mosquitoes, please do your research, ask questions and use products with the least negative impacts on human and environmental health.

For more information about pyrethrins you can visit: npic.orst.edu/

For more information about garlic oil, you can visit: ecommons.cornell.edu/



change through the year, some algae will be becoming quite common while others are languishing or disappearing. Nearby lakes will show different patterns of algal abundance if they provide different conditions or patterns of change.

Occasionally, conditions become so perfect that one or more algal species become hugely abundant, producing a scum of 'stuff' in the surface waters. Such an algal bloom can be noxious in appearance, odor or taste, and sometimes can also release toxins. Blooms typically disappear within days or weeks because the huge numbers of algae use up available nutrients and die. Sometimes, in dying and rotting, they consume all available oxygen in the water. Suddenly fish end up dead and floating at the surface or piled in drifts along the shore.

For people, algae are 'good' (even 'essential') so long as they don't misbehave and bloom. When they bloom, we want them gone. But Nature does not always do what we want and wanting them gone is a lot easier than being able to make them go away. Mostly, we must wait patiently for Nature to 'get back to normal'.

Muskoka's lakes are remarkably free of algal blooms with high-quality waters that are the envy of people elsewhere. Still, blooms do sometimes occur here, and people worry that climate change may alter conditions in ways which make them more likely. Warmer lake temperatures, longer ice-free periods, and declining nutrient

levels all may favor the blue-green algae (or Cyanobacteria), the very species that can be toxic when they bloom; not something we want to see.

So how prevalent are blue-green algae in our lakes and are they becoming more common as climate changes? The short answer is we don't know!

Despite commendable efforts by numerous citizens in monitoring water quality across Muskoka, monitoring of algal abundance has seldom been done except by scientists, particularly MECP scientists based at the Dorset Environmental Science Centre who have monitored a small number of lakes intensively since the 1970s. Why aren't lake associations monitoring algal abundances? Because this is a particularly complex task that had not seemed necessary until recently. But a new project is under way that could change that.

In collaboration with the Leonard Lake Stakeholders Association, Muskoka Lakes Association, Peninsula Lake Association, and Three Mile Lake Association, Muskoka Watershed Council is testing techniques for monitoring algal abundances from early June through mid-October. If successful, the procedure will be offered to interested lake associations to add to their water quality monitoring effort in future years. Stay tuned. 

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Be a Part of the LOBA Team

Team LOBA always needs new players. We would love to welcome you to the team, have you work with us, share your ideas and achieve some goals.

There are opportunities in all aspects that LOBA is about—the environment, local planning and government, membership, safety or communications.

We have new volunteers who are students, looking to develop their areas of interest while making a difference to our surroundings and the enjoyment of our wonderful environment.

We have graduates looking to apply their valuable skills to help LOBA develop and regenerate. It's a changing world. You can help us stay current and impress the next generation of Lake of Bays appreciators.

Every year we welcome many new retirees wanting to become involved in local causes.

Being involved can mean working from home at your own pace any time of the year, or at the lake, in the field or on the water.

If you think you might be interested, or want more information, I invite you to contact me.

Ian White, Chair, Volunteer Relations ian.white@rogers.com or 647-294-5544 

president's MARY ANN PEDEN report

- Open board meeting ■ Water-quality report ■ Langmaid's Island
- Hydro rates ■ Short-term rentals ■ Amalgamation ■ Flooding
- 2020 Municipal Budget ■ Introducing mylakeofbays.ca



We held our Winter Open Board meeting in Baysville on January 18 with a storm on the horizon. Despite the wintry weather, close to 50 people attended, most of whom are permanent residents who consider the Lake of Bays area their home. We were very pleased to have the entire Township of Lake of Bays Council and Mayor Karin Terziano and Councillor Dan Armour from the Town of Huntsville in attendance.

The meeting started with Association Board members presenting updates on our work. Treasurer Kathy Ogryzlo reported that last year's financial statements are being audited and will be presented for approval at the AGM on July 4, 2020. Currently we have just over 1000 members for the year with a goal of 1200, and Action Fund donations sit at \$16,700.

Caroline Konarzewski, Association Environment chair let us know that the 2019 water-quality report will be finalized and posted on our website soon. She provided some preliminary results, which you can read about on page 4. Caroline encouraged people to volunteer for the Lake Partner Program, to collect water samples and do monthly clarity tests. She reported that last summer volunteers with the Lake of Bays Association Aquatic Invasive Species team spent time at public boat launches pointing out CLEAN, DRAIN, DRY signs and educating boat users about the importance of properly cleaning their boats before moving them between bodies of water. The flooding in Spring 2019 was devastating for many and

Caroline reported that the Special Advisor on Flooding, Doug MacNeil, found that the flooding was caused by a combination of weather conditions: colder-than-average winter and spring, higher-than-average snowpack, lack of significant winter thaw, rapid snow melt and significant rain events in the spring; and not human error or negligent operation of water control structures. The provincial government has now

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established the Muskoka Watershed Advisory Group to provide advice and recommendations to develop a comprehensive approach to watershed management. Both the District and Township are working to limit salt use on the roads and Caroline finished her remarks by letting us know about the Muskoka Watershed Council, Summit on the Environment on Building Climate-Resilient Communities to be held on October 17, 2020.

Ian White, LOBA Director and Federation of Ontario Cottagers' Associations' (FOCA) Hydro Liaison updated us on hydro rates. After many years of lobbying,

FOCA is hopeful that the seasonal rate class will not be eliminated, which would have had a significant negative impact on many Association members. Thank you FOCA!

The proposed development of Langmaid's Island continues to be one of the most important issues that the Association is dealing with. Director Wendy Gibson provided an update and you can read the details on page 8.

Fraser Govan, chair of the newly amalgamated planning and government relations committee was unable to attend the meeting, so I provided his update. The Association was relieved that the provincial government did not move forward with amalgamating some municipalities including the District of Muskoka, which we had spoken against. With the volunteer assistance of Bob Lehman of Lehman and Associates we are monitoring the development of the Community Permit Planning System (CPPS), which will consolidate the Development Permit By-law system and Comprehensive Zoning By-law. We are advocating that the restrictions on development in the waterfront zone as written in the Development Permit By-law be maintained in the CPPS. The LOBA Financial team reviewed the 2020 municipal budget and presented data illustrating consistent increases in the township levy rate for the past ten years. As a result, township staff was able to find additional savings that resulted in a reduction of the tax levy increase from 5.95% to 2.9%.

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continued from page 3—President's Report

In Autumn 2019 the Association undertook an informal survey to get input and learn about experiences with Short Term Rental accommodations. We heard from many people with experiences ranging from completely positive to very negative. Staff at the Township are preparing a report for Council and we will keep our members informed on opportunities for further input.

Next on the agenda was Town of Huntsville Mayor Karin Terziano, who spoke about the new Short Term Rentals Accommodation (STRA) licensing by-law being implemented in Huntsville. In order to advertise properties on AirBnB and other sites, STRA premises will need to be inspected and licensed and will be subject to the Municipal Accommodation Tax. Huntsville is the first municipality in Muskoka to implement such legislation and the mayor indicated that other municipalities are watching closely.

Finally, Mayor Glover reported on the many projects he and Township councillors were involved in through 2019. Township-wide access to reliable internet services and increasing the availability of affordable and attainable housing are complex and difficult issues that Council is actively working on.

We were very pleased to have the entire Township of Lake of Bays Council and Mayor Karin Terziano and Councillor Dan Armour from the Town of Huntsville in attendance.

The amalgamation discussions were very stressful, as most Township staff would have lost their jobs in an amalgamated District. Staff and councillors were very involved in helping individuals during the Spring flooding and a \$50,000 flood reserve was added to the 2020 budget. Short term rentals and the CPPS will continue to be important issues requiring further study and public input. St. Paul's Anglican church in Grassmere was deconsecrated and the Township has taken over maintenance of the cemetery. The fire hall in Interlaken had to be closed due to a lack of volunteers.

There are ongoing meetings with the Township of Algonquin Highlands about fair service and cost sharing in Dorset, which lies in both municipalities. Waste management across the District may be changing. In conclusion, Mayor Glover thanked LOBA for their collaborative working style and introduced the mylakeofbays.ca website, designed to engage the public.

Lunch followed the meeting and many took advantage of the opportunity to speak with their Township and Association representatives.

I encourage our members to keep abreast of all these important issues through our electronic Newsflash, Current Connection newsletter and by checking the Association website loba.ca. Please consider volunteering with LOBA. We have an amazing depth of experience and knowledge on our board and committees, but are always seeking more assistance with the many, sometimes complex issues we are dealing with. Please consider helping us out, learning more about and supporting the Lake of Bays community, and meeting and making friends in the process.

Keep healthy and active and enjoy this beautiful winter weather wherever you may be—spring will be here before we know it! ☀️

EXCERPT FROM THE 2019 LAKE OF BAYS

Water quality report

SUMMARY OF RESULTS

The total phosphorus and bacteria data collected by the LOBA in 2019 indicated low nutrients and bacteria concentrations at all sampling sites in the lake. The main results of data analyses from 2019 are as follows:

- The LOBA monitoring program continued to provide high quality phosphorus data, although this year saw a small increase in the occurrence of bad splits and outliers relative to 2018.

- Deep Water sites no longer exhibited the significant increasing trend in total phosphorus concentration that has been identified in past reports.

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Since 2001, the Lake of Bays Association has championed a volunteer-based water quality monitoring program in Lake of Bays. The aim of the program is to characterize phosphorus and bacteria levels as an indication of general lake and watershed health and to compare different sites across the lake.

Volunteers collected samples for analysis of total phosphorus on three occasions during the summer of 2019 (July 1, Aug. 5 and 30) and on Aug. 5 for bacteria (E.coli and total coliforms). The sampling and analytical methods in 2019 were consistent with those used in previous monitoring years.

continued from page 4—Water Quality

■ Significant long-term trends in total phosphorus were detected in the lake at Trading Bay, however the previously identified positive trend at the Fairview Station no longer exhibited a positive trend with the addition of 2019 data.

■ Bacteria levels collected by the Coliplate technique were below the Provincial Water Quality Objectives (PWQO) for recreational use at all sites.

■ Total phosphorus concentrations (mean TP=3.9 µg/L excluding the River sites) continue to be characteristic of lakes with low primary productivity and meet the highest Provincial standards for protection of nuisance aquatic plant growth due to phosphorus of <10 µg/L at all sites, except for a single value of 10.3 µg/L measured at Trading Bay on July 1, 2019.

■ Mean summer total phosphorus concentration in Portage Bay has been consistently low since 2013, representing a decline from elevated concentrations observed in 2012 that coincided with construction activities. Low TP at Portage Bay in 2019 coinciding with low precipitation supports the conclusions of the 2017 and 2018 monitoring report that increased TP was a consequence of higher than average precipitation in 2017 and not long-term construction impacts.

■ As in previous monitoring, no significant difference in phosphorus concentration between the Deep Water, Disturbed and Nearshore Undisturbed sites were found, suggesting that shoreline disturbance is having little impact on summer phosphorus concentrations.

■ Our analysis suggests that changes in total phosphorus concentrations in the lake are the result of regional precipitation and not likely a result of development pressure.

■ We recommend the addition of total suspended solids sampling at River stations to help us better understand the influence of total suspended solids on total phosphorus concentrations. For the entire water quality report, go to <http://loba.ca/wp-content/uploads/2020/02/2019-Water-Quality-report.pdf> 



Jay's Paddle

Frustrated with what we are doing to our planet, Brian Simpson paints a message for his son

Dwight resident and “geographer-at-heart”, Brian Simpson, created Jay’s Paddle as a Christmas gift for his youngest son. Frustrated with what we are doing to our planet, Brian conceived the story and then designed the artwork to convey his message. “I just let my imagination run wild,” he said. Using water-soluble powdered ink for colour and a waterproof sealer to finish, this incredible paddle storyboard came to life.

Brian describes the piece below and you can visit <http://loba.ca/wp-content/uploads/2020/02/Jays-Paddle-the-artwork-explained-.pdf> for a more detailed overview.

This stained ink paddle is a storyboard depicting planet Earth on its journey of existence. It’s carved from Birdseye maple where numerous knots from attempted budding represent the complexity of Earth’s evolution.

The selected wood, its shaping, colours and patterns are allegorical to illustrate a moral truth—our living planet is in a state of jeopardy.

The handle and shaft depict Earth’s origin and evolution; birthed from fiery collisions, cooled and transformed by water, with biotic life adapting, replicating and diversifying to become specialized species. Tectonic cataclysms, fossil fuel origins, geologic eras, the rhythms of gravity, seasonal weather, day and night, and glacial periods comprise this collage.

The human species is depicted with consequence. The entire paddle’s blade represents the Anthropocene epoch where significant human impact is affecting Earth’s geology, climate and ecosystems. Here economic and political decisions determine the state and fate of life-support systems on planet Earth. A chaotic amalgam of colours convey their own stories. Yellow bolts depict enlightenment, innovation, and new technologies. Green and blue swaths reflect the impact of demand for raw materials on our forests, lakes and ecosystems.

Red swirling clouds warn of global warming, yellow—forests burning, white—glaciers melting, tan—expanding deserts, lime—polluted waters, crimson—man’s greed for finite resources, navy—oceans rising, charcoal—world debt and the growing number of refugees.

The noisy and garrulous blue jay is a tribute to activists, risk takers and whistle blowers like Greta Thunberg who warn of the perils if no action is taken. The snow is symbolic of those who minimize or obscure the problem our planet is facing with denial, fake news, and ignorance.

The unstained area at the base of the blade represents the limited time we have to work co-operatively for the benefit of Earth. It’s time we take the Gaia hypothesis seriously and recognize Earth as a living organism.

The blue blade tip represents the depth of understanding needed to guide us on a course for Earth’s sustainability. 

FOCA

Yes, you're a member!

The Lake of Bays Association is a long-time member of the Federation of Ontario Cottagers' Associations (FOCA). That means all of us can access member benefits. But what does that mean?

For more than 55 years, FOCA has been the voice of waterfront Ontario. In 1963, a small group of cottage owners united as a provincial organization that has grown to represent more than 500 lake associations with 50,000 families across the province. Our united voice carries weight on the issues that matter. The issues evolved over time, but the motivation remains the same: to protect the sustainability of Ontario waterfronts and freshwater resources for our kids, and their kids after them.

Over the years, FOCA has played an important advocacy role on environmental and policy concerns. In the 1980s FOCA fought hard for government action on the issue of acid rain and lobbied to stop the use of toxic Dombind as a road-dust suppressant. FOCA secured your right to vote at the cottage in Ontario municipal elections as second-home owners. FOCA's Lake Stewards are at the core of the Lake Partner Program of volunteer water quality monitoring to inform scientific and policy decision-making in the face of a changing climate.

Over the past decade, FOCA has gone to Parliament Hill and Queen's Park to speak out against federal and provincial omnibus bills that gutted protection for our fisheries and fish habitat. FOCA worked with partners to secure landowners' rights during claim-staking after years of behind-the-scenes work on the Mining Act, and FOCA continues to sit as a stakeholder at the table for discussions about the Algonquin Land Claim.

FOCA has lobbied hard in recent years for reforms to water management planning and continues to work to ensure that land use planning is responsible and accountable to community interests. In 2017, after more than 18 months of FOCA's advocacy efforts on the issue of dock permits, Ontario confirmed certain occupations of public land would be enabled without an MNRF permit (subject to conditions, and only

where allowed by municipal bylaw or Federal statute).

FOCA holds intervenor status on the Ontario Energy Board and, on behalf of members across the province, has most recently been lobbying hard against proposed changes to the Seasonal Class of Hydro One customers, that would see many member's annual electricity bills rise by \$1,000! A final decision is pending; watch for updates in the FOCA Eler (e-newsletter). Go to foca.on.ca and click on Sign up for Eler.

FOCA assembled the most comprehensive risk-management program for volunteers in rural environmental groups, through the FOCA Insurance Program. The program insures nearly 400 lake associations across Ontario, to protect volunteer boards with cost-effective liability insurance. Each of you can also access CottageFirst, the first group insurance program for cottage owners, available exclusively to FOCA members through Cade Associates Insurance Brokers. Find out more at cadeinsurance.com/cottagefirst/.

Got a cottage-country question? FOCA publishes a wealth of information online for members. Find fact sheets and brochures about invasive species, climate change concerns, municipal engagement, healthy waterfronts and so much more at foca.on.ca/resources/.

While you're at it, check out all the offers, discounts and other benefits available to you, because of our association's annual membership in FOCA at foca.on.ca/member-services/benefits/.

Lake associations across the province benefit from FOCA's ongoing research, information, and advocacy. FOCA is here to help our association, and to help make continued progress on the issues most important to waterfront residents. The work continues, and FOCA is leading the way toward a sustainable freshwater future for Ontario. 



Lake of Bays Association Director Ian White shares his experiences with high-speed internet at the lake

Many of us on or near the lake experience challenges when it comes to internet access. Sixteen years ago, when we purchased on Lake of Bays, we used our cell phones for voice and data. We also subscribed to a landline dial-up internet service for our laptop. When this source proved too slow, we graduated to data plans with our cell provider combined with a hub to distribute the signal to our household devices. This worked reasonably well but became too slow on weekends and the monthly data limit never seemed enough. We had to prohibit our children, and especially grandchildren, from any access to the hub. Daily or hourly monitoring of internet data usage is not conducive to a summer day's enjoyment. We needed a better way!

With no cable and no upgraded landline in our area, the only solutions we could find were satellite and customized through-the-air services. We had heard that some satellite customers experienced considerable problems and service plans were expensive. Talking to some of my neighbours, it seems that the family next door can have completely different options due to orientation and sight-line-impeding obstacles such as hills and thick tree cover.

In 2018, we contacted one of a handful of providers with websites offering customized service in Muskoka. Our chosen provider appeared to focus on Lake of Bays. We had an antenna installed on the outside wall of the building and modem inside. The installer worked to achieve the optimal orientation of

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GRAVENHURST *Opera House*

Once considered a 'pricey indulgence', Muskoka's oldest entertainment tradition has stood the test of time.

Muskoka is known for many things; beautiful lakes, rocky landscapes, sunsets, beaches; and it is home to one of the finest performance venues in the country. Thanks to its exquisite wooden interior, the Gravenhurst Opera House boasts some of the finest acoustics in Canada. Not only a great place to see a performance but according to any musician who has graced its stage, it is also a beautiful place to play.

Since 1901, the Opera House has been the cultural cornerstone of Gravenhurst and welcomes visitors year-round for professional theatre, award-winning musical talent, school programming, community events and celebrations of every kind.

The name may be deceiving (there was not ever any intention of attracting actual opera performances to Gravenhurst), rather the name was derived from the building being fashioned after the beautiful opera houses of Europe. To this day, you can enjoy just about every genre of music here—except for opera!

In 1934, an actor by the name of John Holden saw Muskoka as the perfect location to create what he had experienced south of the border as 'summer stock'. After touring the U.S., playing small town halls to the stages on Broadway, Holden arrived in Muskoka to visit family. This, the place that boasts lavish resorts attracting visitors from across Canada and beyond, would be the perfect place to begin what is now an 86-year-old legacy of summer theatre in Canada.

Although there were some years when summer theatre did not grace the Opera House stage, this venue has remained important from its humble beginnings in Bala. From The John Holden Players which became The Good Companions and then Actors' Colony Theatre, to the legendary Straw Hat Players and on to The Muskoka Festival, each had an integral part in creating the solid foundation that we, and many other theatres across this country, now build upon. gravenhurstoperahouse.com 

Left from top: Marc Jordan from his CD release of *Both Sides*, on April 6th, 2019. • Thanks to its wooden interior, the theatre boasts some of the finest acoustics in Canada • The 2017 production of *Swing!* by Alan Lund and Howard Cable



continued from page 6—Internet at the Lake

the antenna for the best signal strength. The service uses other antennae in our area that have clear lines of sight from one to another. The new service provides a reliable feed simultaneously for a number of our devices. The monthly data limit is generous and for the first time we can now stream Netflix! Speed does drop on weekends in the summer—probably to be expected. The cost is \$60/month for a minimum of six months per year. Users are permitted to opt out for \$20/month for a maximum of six months.

Recently Bell introduced a new individualized service that will work for many

locations around the lake. Bell has developed a detailed map that provides a fairly accurate prediction of how successful the technology will be for any prospective customer, based on the exact residence location visit Bell.ca/FastInternet. It relies on a clear line-of-site to a Bell cell tower within 6 km. A technician visits to verify the signal strength and installs an antenna and modem/WIFI. Regular price is \$80/month and Bell has been offering a \$20/month credit for the first 6 months. Customers are permitted to suspend the service for a maximum of 6 months per year for a one-time

charge of \$50. Discounts for customers using Bell Satellite TV are available.

More recently, a new Lake of Bays property owner informed us about his own business providing line-of-sight internet to customers in hard-to-reach locations throughout Muskoka. Residents along the south shore are among those now within his system's scope.

My intention, with this article, is to share information so that we can help each other enjoy "a good connected experience". Please send me your success stories to ian.white@rogers.com or call me at 647-294-5544. 

Langmaid's Island

UPDATE

The Local Planning Appeal Tribunal (LPAT) Case Management Conference (CMC) for the Langmaid's Island Corp. appeal was held on Wednesday November 20, 2019. The Lake of Bays Association (LOBA) and the Lake of Bays Heritage Foundation (LBHF) have been granted party status for the appeal proceedings, along with the Township of Lake of Bays, the Town of Huntsville, the District of Muskoka and Kelly Zytaruk who is a resident. Parties can participate fully in the Hearing by receiving written evidence, presenting witnesses, cross-examining the witnesses of other Parties, and making submissions on all the evidence. The Tribunal also granted Participant status to the ten individuals who requested it, which will allow them to provide a written submission.

The Parties have been directed to provide their Issues List and Witness List prior to the second CMC scheduled for February 27, 2020. The purpose of the second CMC will be to approve the Procedural Order, confirm the lists of issues and witnesses and set the date and duration for the Hearing. Due to the complex nature of the appeal and involvement of multiple ruling authorities, the Hearing has been divided into two phases. Phase 1 will address the appeals related to the Official Plan amendment, and zoning and by-law amendments with the Township of Lake of Bays and the Town of Huntsville. Phase 2 will address the appeal related to the Plan of Subdivision with the District of Muskoka. The Tribunal's decision on Phase 1 will determine whether Phase 2 will proceed, and if so, how.

Lake of Bays Association Annual General Meeting



**Save
the Date**

**Sat. July 4, 2020
9:30 am to noon**

**Dwight Community Centre
Look for details on our website soon**

Look for updates on the Langmaid's Island appeal in upcoming Newsflashes. You can check the status of the appeal on the Tribunals Ontario website elto.gov.on.ca/tribunals/lpat/e-status/, case number PL180898 or under L for Lake of Bays.

background

Langmaid's Island Corp has proposed the subdivision of Langmaid's Island into 32 residential lots with mainland access from two waterfront landings on nearby South Portage Road. This development proposal is unique because Langmaid's Island is a designated Muskoka Heritage Area and is recognized as such in the Township of Lake of Bays Official Plan with specified constraints on the creation of new lots.

In November 2018, Langmaid's Island Corp. filed three LPAT appeals on the basis that no decision had been reached by the respective approval authorities (The Township of Lake of Bays, Town of Huntsville and District of Muskoka) within the time limit mandated by the planning act. The appeals were filed a few days prior to council meetings that were scheduled to consider the applications and hear a second round of public comments. The planning staff reports for both the Township of Lake of Bays and the Town of Huntsville had recommended that the applications be denied. LOBA and LBHF support the staff recommendations to deny the development application and chose to seek party status in the appeal in order to defend the policies that protect our local natural heritage and advocate for responsible land use planning that is consistent with the character of the surrounding community.

There is no "one size fits all" solution

- What are your Capital Gains tax owed?
- Where is the money coming from to pay the taxes owed?
- Have you had these family discussions?

We have been working with families since 1997. Our Estate Planning Team understands the importance of keeping memories alive and capturing new memories for yourself and future generations.

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