

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

LOBA NEEDS YOU



LOBA is currently seeking volunteers for:

Planning and Development

With a number of proposed developments on the lake, we are seeking members with a background or interest in planning to monitor and analyze proposals, and advise the Board of Directors and members.

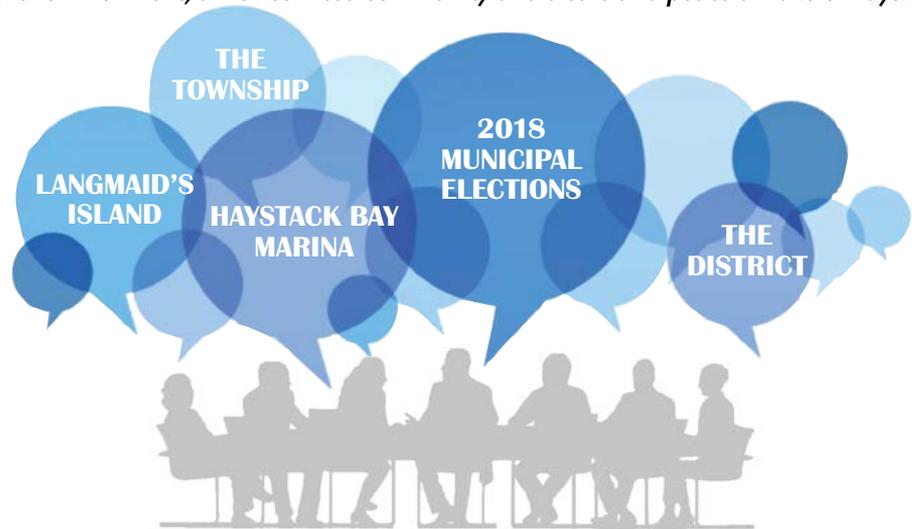
External Affairs

We are in need of members who have an interest in local and District government, and can attend monthly Council meetings. We all have lives that include appointments and travel so our objective is to have a pool of volunteers to attend different meetings.

Election Coordination

In this Municipal Election year, we need volunteers to help arrange candidate meetings and report back to our members. This valuable service helps our members be informed when casting their ballots.

We are fortunate to have so many people who generously give their time and expertise on behalf of LOBA and we thank all of our hard-working volunteers. If any of these positions interest you, or any other volunteer work with LOBA, please contact Ian White, Chair of Volunteer Relations at ian.white@rogers.com or 647-294-5544. 



From the approaching 2018 municipal election to the Langmaid's Island development, here's an update for those who did not attend our open Board meeting

MUNICIPAL ELECTIONS

It is election year in the municipalities and indications are there will be a large turnover at Lake of Bays Township Council, and for the first time Chair of the District of Muskoka will be elected at large. LOBA will be creating a special section on our website to keep you informed of voting and candidate information, we will host at least one all-candidates meeting this summer and provide updates via Newsflashes. Candidates must declare their intention to run by July 27, which will give us lots of time to become familiar with their platforms while most seasonal residents are still using their properties. This year, votes can be cast electronically from October 12 to 22, so there's no excuse for not exercising your right. This is your best opportunity to express your views on how Lake of Bays Township will be governed.

continued next page

Saturday January 20, LOBA hosted our annual open Board meeting in Dwight. Thanks, to the more than 50 people who participated.

LOBA President Ian Beverley, updated members on developments around the lake, changes to the Ontario Municipal Board (OMB), and the 2018 municipal elections. Judith Mills, Lake of Bays Heritage Foundation President updated us on their activities, while Deputy Mayor Nancy Tapley and District Chair John Klinck highlighted local government initiatives and budgets. Retiring Township Councillor Ruth Ross reflected on the fun and learning she has experienced during more than 15 years on council and encouraged others to step up and give back to the community. As District Chair Klinck remarked, "You can really make a difference at this level of government". Some highlights of the meeting follow.

TOWNSHIP OF LAKE OF BAYS

Deputy Mayor Nancy Tapley thanked LOBA for all their work, most particularly in water testing and education. She explained that a tax increase of only \$0.22/\$100,000 assessment has been achieved in 2018 due to a 3.29% assessment increase that offset a 3.4% increase in spending. Significant expenditures for 2018 include expansion of the township office, hiring a full time bylaw officer, website/economic development initiative, contribution to fire department reserves, subsidy to the Dorset Health Hub and increased snow clearing of the Highway 117 bridge in Baysville. The Dwight library is raising money to expand. Tapley brought greetings and remarks from Mayor Bob Young including his concerns about new District staff positions funded by grants, little progress on District Council composition review, ongoing inequities in OPP cost allocation, and downloading of District roads.

DISTRICT OF MUSKOKA

Chairman John Klinck brought greetings from District Council. He applauded the response of associations and citizens to the District Official Plan review. He indicated Council is listening and there is still work to be done. Klinck explained that the District is encouraging the two-tiers of government in Muskoka to share professionals and skills whenever possible to attain efficiencies. Budget discussions were underway at the time of the meeting and are now concluded. This year's tax levy is 1.7% higher than 2017, which represents an increase of \$14.90/\$300,000 assessment.

LANGMAID'S ISLAND UPDATE

Langmaid's Island, owned by the Adamson family for more than 80 years, was sold by the estate of Henry Adamson to Langmaid's Island Corp. in 2017. The new owners intend to subdivide the island into cottage lots. LOBA, along with the Lake of Bays Heritage Foundation (LBHF), is participating in the discourse on the development.

The new owners have hosted two meetings. The first was an invitation only stakeholder workshop in October 2017 to discuss the island's existing features, constraint areas, and public and private objectives for the island. District and municipal planning staff, politicians, LOBA, LBHF, Muskoka Conservancy and others attended.

A public open house (second meeting) took place in December. A proposed plan for development was displayed. The owners, their planners and consultants were on hand to answer questions. The plan proposed at the time was for 37 lots and 2 mainland access points on South Portage Road: Beauview Resort (104 parking spots and 6 boat docking slips); and, a second access point with 20 parking spots and 10 boat docking slips. Access to the island would be provided by shuttle operating from Beauview, which will continue to operate as a resort owned by Langmaid's Island Corp. More than 80 people attended the open house.

Summaries from the stakeholders' workshop and the open house, including all maps presented at the open house are available at langmaidsisland.com, the owners website.

An application for the Plan of Subdivision containing 36 lots on the island property was submitted to the District of Muskoka and Township of Lake of Bays on January 8, 2018 and is available for public review on the Township website www.lakeofbays.on.ca/content/planning-application-notices-2018.

While the island property is in the Township of Lake of Bays, the mainland access points are in the portion of South Portage Road that lies within the boundaries of Huntsville. An application for the two mainland access properties has been received by the Town of Huntsville and will be available for review once deemed complete. Members will be advised when this application is available for public review.

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. Further development on the island beyond what currently exists will require an Official Plan Amend-

ment and Zoning Bylaw Amendment in addition to a Development Permit. Several impact assessment studies are required and peer reviews of these studies will be necessary as part of the application process. This is a complicated application that will require due diligence. How the District of Muskoka and the Township of Lake of Bays intends to respect the Natural Heritage Designation from a planning perspective will be important to this application.

What next?

There will be two statutory public meetings: the District with the Township of Lake of Bays for the island property application; and, the District with the Town of Huntsville for the two mainland access properties. The statutory public meeting is where planning department staff would be bringing forward an Information Report to council. This report would provide an overview of the application and preliminary comments on the reports and impact assessments submitted. Public input is invited at this stage.

LOBA will be advising our members of the notice of any public meetings.

FAIRVIEW ISLAND UPDATE

Fairview Island is situated in Lake of Bays on the East side of Whitehouse Bay, north of Roothog Island, but in the Town of Huntsville. In early May 2017, LOBA became aware that the Konrad Group had put in an offer to purchase the island, conditional on the zoning being changed from residential to CS3, Institutional Camp which is a commercial zoning. Reaction to this was quick, intense and overwhelmingly negative. The owners withdrew their application at that time and held non-statutory open houses to hear concerns. They purchased the property without condition.

A revised planning proposal was submitted to the Town of Huntsville in August and a Clarification of Use and Character Compatibility Analysis was submitted in October. The statutory public meeting was well attended in September. You can view the proposal and reports at the Town of Huntsville website www.huntsville.ca/en/doingBusiness/PlanningNotices.asp?mid=24805.

In addition to the change in zoning, the planning proposal was for the following:

- ◀ Six (6) private cabins each being $\pm 125\text{m}^2$ in area each with its own dock $\pm 45\text{m}^2$,
- ◀ One (1) Service and Storage Building being $\pm 279\text{m}^2$,
- ◀ One (1) Central Accommodation and Facilities Building being $\pm 650\text{m}^2$,
- ◀ One (1) accessory dwelling being $\pm 325\text{m}^2$,
- ◀ Two (2) common use boathouses – (one being the existing two-storey boat-house- 319m^2) and one new boathouse being 175m^2 ,
- ◀ A beach change room being 19m^2 ,
- ◀ One (1) Guest docking facility being no more than 225m^2 ,
- ◀ One (1) Staff and Service Docking facility being 91.5m^2 and two existing docks being 19m^2 and 30m^2 and,
- ◀ A Managed Forest Plan

On February 14, 2018 the proposal was approved by the Town of Huntsville planning committee with the following changes:

Two additional changes to the application were approved by the committee: to recognize an internal pathway and to recognize the two-storey boathouse as a habitable space.

In recognizing the boathouse as living quarters, planning staff recommended the removal of one cottage on the north shore. This was approved.

A request from the applicant to permit an additional deck area to each cottage thereby extending the footprint of 125m^2 to 165m^2 was denied. The approved 125m^2 footprint must include any decks and stairs.

A request from the applicant to have specific height restrictions for each building be replaced with 'controls of the zoning by-law' was denied to ensure the low profile of all buildings. The 9 m height restriction on all cottages limits the possibility of having two-storey structures. The central administration building is the only structure permitted to reach 11m as it will be set back a further 11m from the shoreline and the vegetative buffer is deemed sufficient to obscure it from lake views.

The original plan was to have a mix of cabins in which some would be for the Konrad family seasonal residential use and the rest for hosting staff or clients in a

corporate retreat. The planning committee addressed the commercial institutional zoning as encompassing all habitable buildings so no one cottage can be exclusively seasonally residential for the family. However, the owners can have exclusive use of the accessory dwelling as would be permitted at any institutional camp.

Town of Huntsville staff made the following arguments in favour of the commercial zoning:

By zoning the land commercial institutional rather than residential, lot coverage is reduced to 5% potential whereas it would be 10% if residential. Accessory uses like bungees, sheds and gazebos are not permitted. The actual lot coverage approved stands at 3.2%.

By making the zoning commercial instead of residential there is no plan of subdivision and no possibility of requests for lot severance which would increase the density of buildings and in particular docks and boathouses.

Proposed docks are capped in size and extent, and shoreline activity areas are limited to minimize shoreline development.

LOBA and other residents' groups around the lake opposed the change in zoning.

HAYSTACK BAY MARINA EXPANSION APPROVED

A revised zoning bylaw amendment application by the current owners of Haystack Bay Marina was heard by the Township's Council Planning committee this past December lakeofbays.civicweb.net/Portal/MeetingInformation.aspx?Id=393. The owners wanted to amend the existing Waterfront Service Commercial zone with an Exception to facilitate the redevelopment of the marina's two waterfront lots and to consolidate 7 existing docks into 5 docks with a maximum projection out into the water of 45.7 m (150 ft.) and increase the number of docking spaces to 45 boat slips. The applicant also proposed the construction of a 526.8m^2 (288 sq. ft.) gazebo.

The original application (August 2016) had been met with a barrage of concerned comments and was instrumental in the incorporation of the Port Cunnington Rate Payers Association (PCRA). Con-

cerns focused on: the re-zoning application involved two separate lots that could be sold independently making the business model of a marina problematic; the excessive number of boat slips (64) was not supported with a rationale; the scale of expansion, particularly the length of three docks (175 ft.) greatly exceeded the 66 ft. allowed by the Development Permit By-law; the 70 parking spaces would have an unstudied impact on Port Cunnington's road traffic and safety; and, the increased boat traffic could have a cumulative negative impact on water quality (pollution and erosion), fish habitat, and safety.

The District of Muskoka Planning and Economic Development Department had no concerns related to the revised zoning request for docking changes and stated that a traffic study is not required for this proposal. At the December meeting the applicant proposed to install floating docks for all of the dock extensions and thus the approved footprint on the lake will be seasonal. Regarding parking congestion and road traffic concerns the applicant stated that due to the nature of the business, people coming by boat to access the gas and retail, and drop off/pick up boats do not park a car or require a parking space. As the extension of the docks are away from the near-shore area and lie over deep water, the expansion should not increase or impact shoreline erosion or water quality. The applicant is not proposing any additional refueling at the marina.

End result: Township's Council conditionally approved the proposed development provided the length of dock 3 be reduced to 125 ft. so as to make a common front for all the marina's docks extending into the water (aesthetic uniformity). The approved development rights apply to the two waterfront properties despite the fact that new owners are to take possession of Haystack Bay Marina this Spring. Kudos to the PCRA for taking a pro-active role in monitoring and commenting during this two year application process as lake health and safety benefit us all. 



FROM THE FEDERATION OF ONTARIO COTTAGERS' ASSOCIATIONS (FOCA)



Renting out your cottage? Be responsible!

FOCA recognizes that occasional rental of our cottage properties has become a financial reality for some cottage owners. We hear from members interested in finding out about how to rent (and how to insure for rental), and also from those who have been frustrated by experiences with poorly-managed rental properties in their vicinity. FOCA supports a philosophy of responsible use, that encourages cottage owners to:

- Educate and inform guests about cottage country living and etiquette.
- Work with neighbours to promote harmonious relationships.
- Be environmental stewards by ensuring the sustainable use of cottage properties, recognizing the limits of the existing septic system, road capacity and other community considerations.

Looking for more information on the topic of responsible rental? See the article from our partners at CottageLINK Rental Management, in FOCA's 2017 Lake Stewards Newsletter, page 23: *Cottage Rental: What you should know*. Or go to: foca.on.ca/2017-fo-ca-lake-stewards-newsletter/ 

LAKE OF BAYS ASSOCIATION 2017

photocontest winners

This year we judged more than 100 photos for our 2017 Photo Contest. You'll see the winning shots, along with many other contest entries, in the 2018 Yearbook. Thanks to Aben Graphics, the winning photos will be mounted and exhibited at the Dwight and Baysville Public Libraries this summer.



Landscape:
Ann Morrison

Nature:
Joan Bendon

Life at the Lake:
Bernice Beck



Landscape:
Warren Prince

Nature:
Ann Morrison

Life at the Lake:
Hannah Barker



Landscape:
Paul Dillenberger

Nature:
Hannah Barker

Life at the Lake:
Sheila Labatt



**Don't miss the 100th anniversary tribute
to C.O. Shaw's Anglo Canadian Leather Co. Band**

'Brilliance'—is brilliant!

This year on July 21 and 22, a concert and re-enactment of the historical events related to the Anglo Canadian Leather Co Band will be presented in Huntsville at the Algonquin Theatre. "Brilliance - A Tribute to the Anglo Canadian Leather Co Band" will include a 60-member concert band performance with soloist(s), a tribute to C.O. Shaw and H.L. Clarke, along

with a multi-media presentation of the band's dramatic history and unparalleled legend.

The year was 1918 and the Town of Huntsville was growing rapidly with an economy bolstered by the logging industry, tourism and the presence of the Anglo Canadian Leather Co (ACLC), a thriving tanning business and major employer. The "Tannery", as it was locally known, was owned and operated

continued next page



far left: Charles Orlando Shaw, left, poses beside Herbert L. Clarke, regarded as the greatest cornet soloist in North America. **left:** Looking for recreation after long, hard days of work at The Anglo Canadian Leather Company the Italian immigrant workers formed the band.

Brilliance continued...

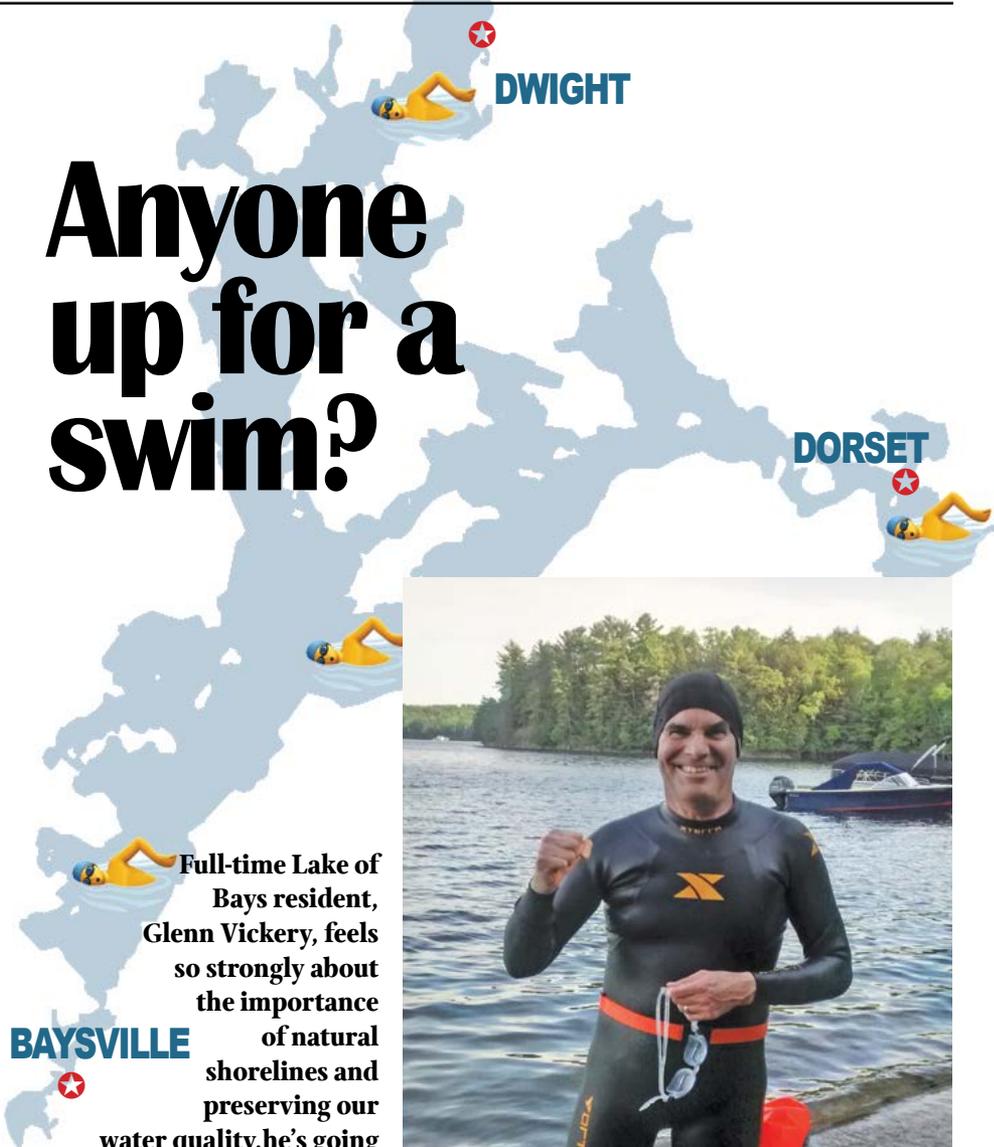
by Charles Orlando (C.O.) Shaw who also built and developed Bigwin Inn on Lake of Bays. In order to fulfill its growing labour requirements, the company brought many Italian immigrants to the community.

Looking for recreation after long, hard days of work at ACLC, the Italian immigrant workers had started a band. Mr. Shaw, himself a talented musician, became interested in the group's development. In 1918, he hired Herbert L. Clarke, regarded as the greatest cornet soloist in North America, to act as musical director of the band; as well as many other fine musicians from all parts of this continent and England. With the acquisition of these players along with the finest teachers, music and equipment, the band made great strides, playing concerts featured on radio and at the CNE bandstand in Toronto. The band became known as one of the greatest success stories in the first half-century of concert band history in Canada—a musical achievement unique in its magnitude. What an accomplishment for a band from a small town the size of Huntsville!

“Brilliance” provides an opportunity to relive a vital and exciting time in Huntsville’s history. Many relatives of the original band members still live in town and will recall the events with nostalgia and pride. This is an event not to be missed!

“Brilliance” is jointly sponsored by the Huntsville Festival of the Arts and the Muskoka Concert Band. Tickets for the two performances will be available from the Algonquin Theatre in Huntsville, starting in April. Go to algonquintheatre.ca 

Anyone up for a swim?



BAYSVILLE Full-time Lake of Bays resident, Glenn Vickery, feels so strongly about the importance of natural shorelines and preserving our water quality, he’s going to swim around the lake to raise awareness. Swimming early mornings when the water is calmest, three times each week in stages of five to eight kilometers, he expects it will take 35 to 40 days to cover the 210 kilometer distance. Glenn plans to start on Saturday May



19 from the South Portage public boat launch, and finish in mid to late August. Glenn has been swimming competitively since he was eight-years-old and has swum in countless lakes in Quebec, Ontario and the United States. “In my opinion, Lake of Bays is the most magical and beautiful of them all and I am passionate about creating awareness in safeguarding its water quality, natural shoreline and beauty for future generations”, explains Glenn. Glenn is looking for volunteers to be boat spotters and companion swimmers for parts of the swim. He will also be looking for waterfront locations where he can start and finish particular segments. If you are interested, contact Glenn at glenn.d.vickery@gmail.com. The Lake of Bays Association supports Glenn in this undertaking, wishes him luck (and good weather) and will keep our members up-to-date on his progress through summer Newsflashes. 

SAVE THE DATE

AGM

Lake of Bays Association Annual General Meeting

Saturday July 7, 2017
9:30 am – noon

Baysville Community Centre
This is an open meeting and everyone is welcome.

Look for details on our website soon.



Ian Beverley

President, Lake of Bays Association



Just a short while ago, we had our annual open Board meeting in Dwight. What a terrific event it was, attended by a different cross-section of our members than come to the Annual General Meeting in July. Many who attended are either or both full-time, retired members who have chosen to make Lake of Bays Township (LOBT) their permanent home now. On a chill, still, bright, white morning in Dwight, it is hard not to be envious of the decision that these people have made. Lake of Bays is so magnificent year-round, so dramatically different in each season, but always brilliant and particularly so on a frosty January morning.

A number of our political representatives were in attendance including LOBT Deputy Mayor Nancy Tapley, District Chair John Klinck, District Councillor Shane Baker and Township Councillors Terry Glover and Ruth Ross. Nancy, Ruth, Terry, Shane and John serve our Township well and they deserve our thanks for their dedicated service.

At this time of year we begin the search for new volunteers to refill our ranks. Please see Ian White's article for details. For anyone who has even the hint of an interest in volunteering, please give Ian a call. I believe I can speak for all of the members of our Board in saying that participating in LOBA activities is an extremely satisfying and interesting experience. The breadth and scope of issues that LOBA is involved in is truly inspiring, exciting and rewarding, whatever your background or interest.

So, please, don't be shy-jump in! It will be worth it and you'll work together with great people to good ends.

Happy Spring. 

Congratulations . . .

To our Early Bird Membership draw winners—and thanks to our generous sponsors! More than 900 members who joined LOBA or renewed their membership by December 15, 2017 were entered in our Early Bird draw. We thank our generous sponsors for their prize donations and encourage our members to support these local businesses.

- Murray & Beverly Hall * [Bigwin Island Golf Club](#) ~ Golf for 4, value \$800
 Sheldon & Cheryl Rudolph * [Rafters](#), Baysville ~ \$100 gift certificate
 Blake & Roxieanne Walker * [Season 2 Season Garden Market](#), Baysville ~ \$75 gift certificate
 Barry & Donna Stephens * [Clark's on Main](#), Dorset ~ \$50 gift certificate
 Andrew & Joy Montgomery * [Oxtongue Craft & Cabin Gallery](#), Dwight ~ \$50 certificate
 Jean Robertson * [Lake of Bays Brewing Company](#), Baysville ~ \$40 gift certificate
 Roger & Betty Dymont * [Dwight Garden Centre](#), Dwight ~ \$25 gift certificate

Have you renewed?

Remember to be included in the 2018 Yearbook, you have to renew by March 31. If you haven't yet, go to our website, www.loba.ca, click on RENEW and follow the instructions to renew and pay, online or by mail. If you're not sure if you have renewed or have questions, contact Beverley Govan at 705-767-3395 or info@loba.ca. 

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2017



water testing overview

Bacteria no Problem; Phosphorus Increasing

By Deb Cumming

The water quality testing program produced clear, consistent and concise results for the summer of 2017. Bacteria levels were low on all sampling events at all sites, well below the Province's water quality standards for recreational use. The phosphorus monitoring program has continued to provide high quality data (although we have to continue to be vigilant in our procedures) and its numbers are characteristic of lakes with low primary phosphorus productivity and fall well within the Province's and District's range for 'excellent' phosphorus levels (e.i. low).

Although we always consider annual numbers, the significance and value of our program is that it provides an opportunity to see if our water quality, in terms of phosphorus, clarity, and bacteria, is changing over time. And here we are able to make some interesting observations (no hard and fast conclusions yet; science is very cautious and conservative about making conclusions, particularly in the area of water quality!)

The significance and value of our program is that it provides an opportunity to see if our water quality, in terms of phosphorus, clarity, and bacteria, is changing over time.

Bacteria is close to a non-issue for Lake of Bays. While you cannot safely drink untreated lake water (repeat: this is **NOT** an endorsement of drinking Lake of Bays water!), we have been testing bacteria since 2000 and the levels in the lake are not increasing/changing and consistently remain at or very close to background levels (i.e. pre-human impact). Bacteria is present in the lake because waterfowl and wildlife are present on and in



the lake and not because of human impacts. Let's keep it that way with good quality and well-maintained septic systems and a water quality monitoring program that can identify problems.

Phosphorus is interesting and, as usual, not quite as clear-cut as the bacteria findings. While phosphorus levels continue to remain well within the range established by both the Province and the District of Muskoka as 'excellent', numbers were a little higher in 2017, BUT...our consultants are comfortable that these higher phosphorus concentrations are related to natural variability caused by summer precipitation. Scientists are very cautious about identifying trends, but, this year with the new data, Hutchinson is declaring a significant long-term upwards trend. They have put effort into identifying an underlying cause for the increase, and with their analysis,

above: Deb Cumming right, with daughter Charlotte Anderson collecting samples.

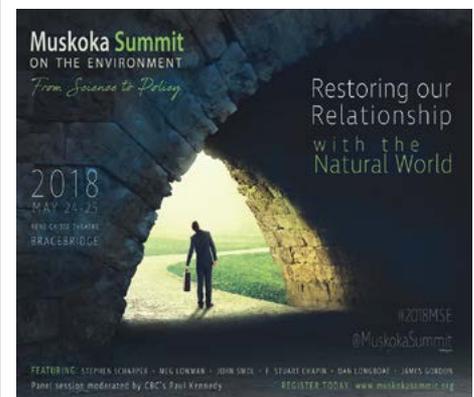
have concluded that the trend is the result of high regional precipitation flushing additional phosphorus into the lake and not likely a result of development pressure. Needless to say, our intention is to continue to monitor phosphorus closely!

So—the conclusions to be drawn from the water quality program over time are relatively clear:

- Bacteria is not a problem.
- Increasing phosphorus is a natural trend, occurring as a result of precipitation and **NOT** as a result of development pressures.

However, we have to stay vigilant regarding phosphorus in particular. The volatility in weather, which most scientists are attributing to climate change, is creating dramatic rain events and while our phosphorus is not seemingly impacted by shoreline development, it IS impacted by the watershed and...humans impact the watershed. I am also concerned about the impact that higher temperatures could have on algal blooms and on the cold-water fishery, which is critical for lake health in its contribution to biodiversity. So...ever and always onward with the water quality program. Many, many thanks to the hard-working volunteers who are the backbone of this program.

To see the full 2017 *Water Quality Testing* report, go to loba.ca/programs/environment/read-more/ 



Coming events



- April 21** Dwight Lions dinner & cancer fundraiser
- May 5** Dorset pitch in community clean up
- May 5** Baysville community garage sale
- May 6** Dorset outdoor 3-D target archery tournament
- May 19** Glenn Vickery begins his round-the-lake swim (see article on page 5)
- May 19** Dorset Heritage museum, Winter Camp diorama unveiling (11 a.m.)
- May 26** Baysville Friends of the Library dinner & silent auction fundraiser

June 9 SS Bigwin community BBQ

*Check out our calendar on loba.ca/events/



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CURRENT CONNECTION is published periodically by The Lake of Bays Association for the information of its members. Suggestions, inquiries, manuscripts, photos, etc. can be sent to: Lake of Bays Association P.O. Box 8, Baysville ON P0B 1A0 ■ Phone: 705-767-3395 Fax: 705-767-1044 ■ info@loba.ca ■ www.loba.ca ■ facebook.com/lobaontario/



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