

2018 Lake Joseph North Association Newsletter

THE LAKE JOSEPH NORTH ASSOCIATION was established in 1996 to represent the interests of shoreline residents on the Seguin section of Lake Joseph, including Portage Lake. The Association is focused on building our lakeside community, safeguarding our water quality and natural environment, advocating for fair taxes and reasonable development, and educating members on responsible and safe boating activities.

2018 AGM
Saturday, August 4th

8:30 to 10:30 at
Gordon Bay Marine

Hear Updates from the Board and
Get Ready for the Municipal Elections
Meet the Candidates and your Neighbours.

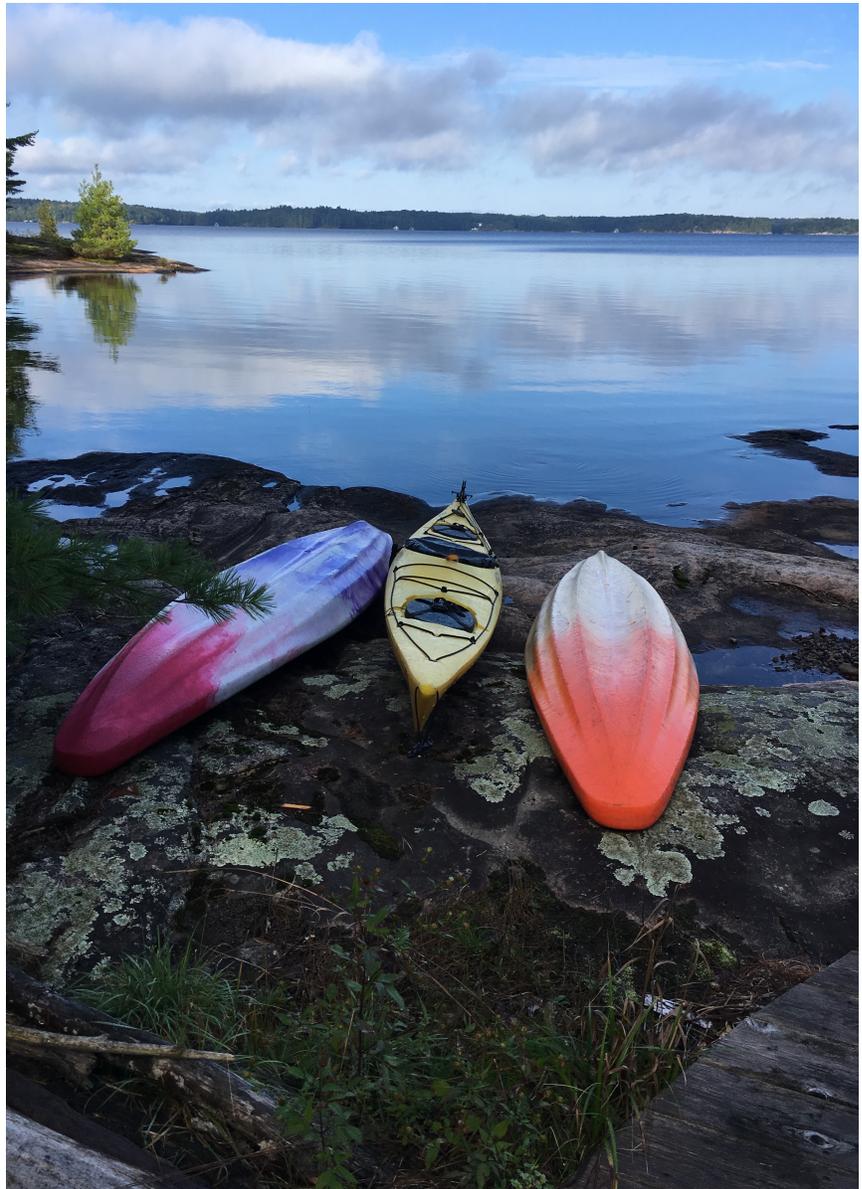


Photo by: Stephen Goldhar

President's Message:

Fellow Lake Joseph Residents and Cottagers

Sitting on my dock, or out on the boat on our beautiful lake, it feels great to be back in summer mode. And what a start to the summer! Last year, at this time, we were wondering if it would ever stop raining. This year, the water temperature off our dock was over 80F for several days running – already!

Looking forward, 2018 is a municipal election year. The board will be very active contacting cottagers in North Lake Joseph to encourage them to vote. In this newsletter, we are including flyers from the candidates. Each candidate for mayor or for councilor in our wards (3 & 4) who had declared by July 1st was given this opportunity. All of these candidates are invited to present at this year's AGM. We feel it is important for you to hear from them directly.

It has been an active year:

- News of the oil spill in Hamer Bay in early April was a shock. We remain confident that clean up has proceeded as well as, or maybe even better than, can be expected. This accident is a reminder that we are all interconnected on the lake and should take great care when using or storing hazardous materials on our properties. An update from Alex is included below.
- We have changed our financial year-end to March 31st. This will enable us to shift the membership renewals to earlier in the season with the goal of having all members paid by the end of the summer.
- We sourced, built and launched a revised website and new membership platform. We chose the Wild Apricot system, a Canadian based supplier. Beyond managing the renewal process it has many features for us to explore including, potentially, a membership directory, ability to add graphics to our emails, a blog and social media interface.
- We hosted the joint lake associations meeting in June together with the president of the Otter Lake Association. And we are co-hosting an all candidates meeting on Saturday October 6th (Thanksgiving weekend) with several other associations.
- We were very impressed by the participation and the many comments in response to the survey on Short Term Rentals this winter. More details in Frances' report.
- We participated, with many others, in providing input to the new Waterfront Design Guidelines. We think this handbook is a very useful tool for presenting an overview of the policies, by-laws, building codes, and best practices for developing land on the lakes.
- Membership has increased to over 160 members. Your support is very important to us. Working together we can continue to advocate at the township level for reasonable development policies that preserve the water quality, enable reasonable shoreline development and fair taxes.

After many years on the board, Paul Morrison will be leaving the board at this AGM. Emilie Hayhoe is also stepping down. We know they will stay in touch. We thank them for their commitment to the lake and wish them well in their next adventures.

My thanks to my fellow Board Members for their thoughtful counsel and dedication. We are always looking for fresh faces and ideas. Current needs include: municipal planning, website content editor, newsletter help, AGM organisers. The most important qualification is a passion for our lake. If you are interested in helping out, please contact me at info@ljna.org.

I look forward to seeing you at our AGM on Saturday, August 4th, 8:30 am.

Nancy Cohen

Proposed Directors for 2018/19

Nancy Cohen - President
Mike Finley - Secretary
Frances Carmichael -Municipal Affairs
Harris Ord- Treasurer
Elizabeth Jennings -Membership Director
Alex Magditsch- Water Quality Director
Andrew Watson- Water Quality Director
Shawn Gordon - Director
Bruce Hatherley - Director
Cecil Hayhoe - Director

Thank You to the following volunteers for their support throughout this year

Carly Hoffman – Graphic Design
Miles Langstaff - Dock Drop Co-ordinator & AGM A/V set-up
Nick Pemberton – Website Coordinator

And, many thanks also to the volunteers who hand delivered this newsletter to your dock, help with the water testing, do set-up and clean-up and registration at the AGM.

Also thanks to fellow LJNA members: Terry Fellner, Shawn Gordon and Craig Reith for their contributions to the Seguin Finance Committee.

And, last but not least, thank you, once again to Gordon Bay Marine and to The Lakeside at Gordon Bay for hosting our AGM.

Municipal Matters:

2018 Municipal Elections this October.

Your vote is very important. Residents of Seguin Township have been fortunate that the Seguin mayor and Council have been excellent. Seguin is in very good financial condition. Property taxes (mill rate) are lower than surrounding townships such as TML. The Seguin Official plan puts the “environment first“. And this policy is carried out by measures such as Recreational Carrying Capacity.

Bruce Gibbons, our current mayor is not standing for re-election. We thank Mayor Gibbons for his leadership. His replacement will have a crucial role in guiding Seguin for the next four years. Currently there are three candidates for Mayor: Mario Buszynski, Ann MacDiarmid, and Mark Stivrins. They have provided a piece of campaign literature for this dock drop. All will be presenting at our AGM, Saturday Aug 4th. It is critical that local residents understand what these candidates stand for, how they feel about the issues that are important to you, and what they are prepared to do over the next four years. **Come to the August 4th meeting, listen, learn, and ask questions. Encourage your neighbors to come. The meeting is for all cottagers, not just LJNA members.**

Most cottagers in North Lake Joe are in Ward 4, where the cottage population carries the majority of votes. Susan Adams is the current Ward 4 Councilor. Currently no one has come forward for Ward 4. Some residents are in Ward 3, where Rod Osborne is the incumbent and he has declared his candidacy. Julia Sek is also a candidate for Ward 3. Rod and Julia, and any candidates for Ward 4 will also be at the Aug 4th meeting. The nomination period closes on July 27th.

There will be two other opportunities to attend an all candidates meeting: on Sept 1st organized by the Three Lakes Association, and on Oct 6th organized by a group of lake associations including LJNA. Look for more information in future emails.

Seguin will once again be implementing telephone and internet voting. Voting will be open from Oct 9 to 22. Information on using this process will be mailed to you and is available on the Seguin website: www.seguin.ca www.seguin.ca. However, before July 27th you should verify that you are on the voters list. Go to www.voterlookup.ca to do this easy check. The voters list is compiled in August. Changes, corrections can be made from Sept 4 to Oct 22....but easier to do it now, before July 27.



Short Term Cottage Rentals

Seguin Council continues to discuss this issue. Last year Seguin requested public input on short term cottage rentals. In February 2018, we provided this input based on a survey of our members. Over 200 of you participated in the survey which we sent out by email. The results reveal that our members see a clear distinction between traditional rentals of owner-occupied cottages, versus short term rentals of properties which are purchased primarily to rent for commercial profit. Over 18% of respondents rent their cottage. Almost every respondent believes that the longstanding tradition of renting the family cottage should continue to be allowed. Many survey respondents stressed that owners and renters should be made aware of existing noise and nuisance by-laws as well as boating rules, regulations and etiquette.

However there was concern about commercial rentals. The survey indicated that the path forward was for Seguin to use existing by-laws, such as the noise by-law, to control commercial rentals, and if this is not sufficient to modify the bylaws to expressly prohibit them.

Frances Carmichael

Water Quality Report:

The MLA's Water Quality Initiative is underway again in 2018. On behalf of all the members, the board of directors of the LJNA would like to thank the team of volunteers who collected water samples in 2017. Thank you Cecil Hayhoe, John Offutt, Elizabeth Jennings, Paul Tyers, Juliana Magditsch, Lynda McCarthy, Zoey Forte and Alex Magditsch.

The water quality at the north end of Lake Joseph continues to be the envy of the rest of Muskoka. Our position at the top of the watershed ensures that we have very few concerns in our area and as individual property owners we must make every effort to keep it that way.

This means:

- maintaining a vegetated shoreline (don't clear shrubs and trees away from the shore)
- avoid using fertilizers
- ensure your septic system is properly maintained and is operating well.

In 2017, the Muskoka Lakes Association's (MLA) Water Quality Initiative program again tested water in four areas around north Lake Joseph. The results of the sampling are presented in a report prepared by Beacon Environmental, titled 2017 Water Quality Initiative Report, which can be found on the MLA's website: <http://mla.on.ca/>. The 2017 results are within typical ranges for the areas and no concerns were noted.

Additionally, LJNA has for many years retained consultants to sample the creek discharging from the Rocky Crest property to augment the data collected by the MLA. This continued

vigilance is important to assist in our understanding of the contributing factors to the phosphorous load in Hamer Bay.

Alex Magditsch

Hamer Bay Oil Spill

As was reported, an oil spill occurred into Hamer Bay sometime between February and April 3, 2018 when it was discovered. The spill originated from 9A Appledale Road, a property owned by Jonathan Boulard, sometime after a fire that occurred in February. Upon discovery of the spill the appropriate agencies were contacted and cleanup was immediately initiated. Adams Brothers Construction, a Ministry of the Environment and Climate Change (MOECC) approved company, was retained and quickly cleaned up any obvious oil and installed floating booms to absorb any additional oil that seeped into the bay. Subsequently, an official clean up order was issued by the MOECC and Stantec, an engineering consulting firm with experience in oil spill clean up, was retained by the insurer to design and oversee the balance of the remediation efforts. The clean up, remediation and assessment of impacts has been ongoing.

Seguin advised the LJNA immediately and asked us to pass along the Health unit advisory to our members. We decided to form a small group to monitor the progress and to keep the members informed by email updates. Thank you to Hamer Bay cottagers Jennifer and Keith Martin for making many calls to the various officials and for providing reports to keep the board and the membership informed. These early and detailed reports helped to confirm that appropriate measures were underway.

The remediation has been substantially completed and, as noted above, monitoring is ongoing. LJNA expects to receive a final report from Stantec and the MOECC when the cleanup is completed which we will share with all members. In the meantime, if anyone has any concerns or information or would like updates on the progress of the drinking water sampling program being completed within Hamer Bay, please contact Stantec at HamerBay-LakeJoseph@stantec.com

Alex Magditsch

LJNA Treasurer's Report for the year ended March 31st, 2018:

In an effort to shift the membership renewals to earlier in the season with the goal of having all members paid by the end of the summer, we have changed our fiscal year-end to March 31st.

As a result of the change in year-end, expenses for the year were reduced by \$4,500. We have decided to use this to start a reserve fund for consultants for water, planning and legal issues. This will enable us to act quickly should the need arise. This will be a discussion topic at the AGM, followed by a vote for approval.

Membership continues to increase - thank-you! This year we hit 165 which is 1/3 of the lake.

Highlights for the 9 months ending March 31st are:

Total membership and voluntary contributions	\$ 24,925
Expenses	<u>\$ 14,866</u>
Excess Receipts over disbursements	\$ 10,059
Less transfer to new reserve fund for	(\$ 5,000)
Surplus July 1, 2017	<u>\$ 2,066</u>
Surplus March 31, 2018	\$ 7,125

Number of online payments: 65

Additional contributions:

Water Reserve	\$ 1,065
Muskoka Conservancy	\$ 975
Safe Quiet Lakes	\$ 790

Complete financials will be presented at the AGM.

Harris Ord

Safe Quiet Lakes

Safe Quiet Lakes had an outstanding 2017, reaching thousands with messages about safe and responsible boating. There were over 3300 respondents to the “Your Lakes, Your Views” survey including over 200 from North Lake Joseph. These responses gave us clear guidance on the issues affecting you and how you want them addressed. Based on this, and input from the April 2018 Stakeholder meeting we have reinforced our commitment to education and awareness. We are undertaking specific education programs on wakes by promoting “Slow Down, Bow Down”, on speed too close to shore by developing new media, and on effective complaints to the OPP. Here are highlights of these campaigns;



Campaign to reduce speed and wakes on the Muskoka Lakes

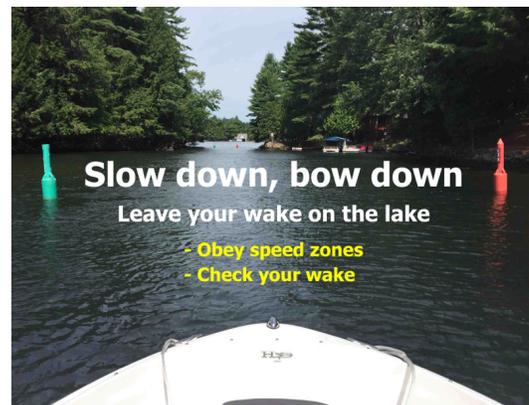
For the third summer, our local OPP marine units and Safe Quiet Lakes will be working together to educate boat operators on ways to operate their vessels safely, quietly and respectfully. In combination with a media campaign and our outreach program to marinas, lake associations and at events, we will be encouraging boaters to reduce speed close to shore and eliminate excessive wakes and the safety and environmental hazards they create.

The OPP will be giving out our materials at the over 3700 safety checks and intercepts and Safe Quiet Lakes representatives will be at boating events and working with lake and resident associations across the region. Over 60 marinas, including Gordon Bay and Hamer Bay, and resorts in the Muskoka region are also promoting the Boaters Code at their gas docks and boat launches

New “Slow down Bow Down“ campaign to educate boaters on how to eliminate damaging wakes:

Operating at slow speeds can generate a large, damaging wake if running bow-high. Here are three easy steps to follow for eliminating a boat's wake:

1. When slowing down for no-wake zones, throttle back to idle for approximately 10 seconds
2. Wait for the bow to drop and the boat to level out before proceeding at the regulated speed
3. Monitor the wake until clear of the no-wake zone.



New campaign on reporting boating too close to shore, wakes, noise or other safety issues

1. The OPP want to hear from the community about dangerous boating and boats without mufflers
Call 1-888-310-1122 to report boating too close to shore, excessive wakes and noise or other safety issues.
2. Gather as much information as possible by taking detailed notes or video including: boat registration number, colour, make, model, time, frequency and location of incident and a description of the operator.
3. Call 911 if it's an emergency.

I would like to thank LJNA, Seguin Township, and many individuals in North Lake Joseph for their generous financial support.

Frances Carmichael, Chair - Safe Quiet Lakes

Ruth Dare Health Clinic: Rosseau Nursing Station

The Nursing Station is open to all and provides vital services to the entire community, providing Primary Care to over 1,300 patients. The number of patient visits rises by 57% in mid-summer.

We are so pleased to announce we have received additional funding as a NURSE PRACTITIONER LED CLINIC!!! (NPLC). This means we will have even more Team Members to Provide Care for you in YOUR community!!! For more information about what this means for us please visit our webpage: www.wps hc.com/nursingstations

Thanks to community support, the Station will be open every weekend including holiday Mondays, from July 1st weekend until Labour day. Having the weekend hours has enhanced service delivery immensely.

For information on the Nursing Station or to make an appointment, call (705) 732-1095.

To support the summer hours program please drop off a cheque made out to WPSHC Foundation at the clinic or donate online at www.WPSHCF.com. Please specify "Summer Hours". Receipts will be provided from the Foundation.

Ruth Dare Health Clinic Hours of Operation

Monday- Thursday : 8:30 am-3:30 pm
(By appointment)

Friday: 8:30 am- 12:00 pm
(By appointment)

**Saturday/ Sunday/Holiday Mondays,
July and August only**: 8:30 am-3:30 pm
(Walk-in)

The Lakeside offers the best food on Lake Joseph - made from fresh, locally-sourced ingredients daily!

From gourmet burgers and incredible wraps, to chef-made salads, heaping ice cream cones and a delicious breakfast, The Lakeside offers gourmet food in a casual setting.

You don't have to dress up to go out and eat amazing food prepared by a chef. Just step off the dock, into your boat, and cruise over to The Lakeside for a five-star breakfast, lunch, dinner or an ice cream treat. You don't even have to wear your fanciest bathing suit.

WEEKDAY HOURS:
12 pm - 7 pm Mon-Fri

WEEKEND HOURS:
11 am - 7 pm

NEW BREAKFAST HOURS:
8 - 11 am on Sat & Sun

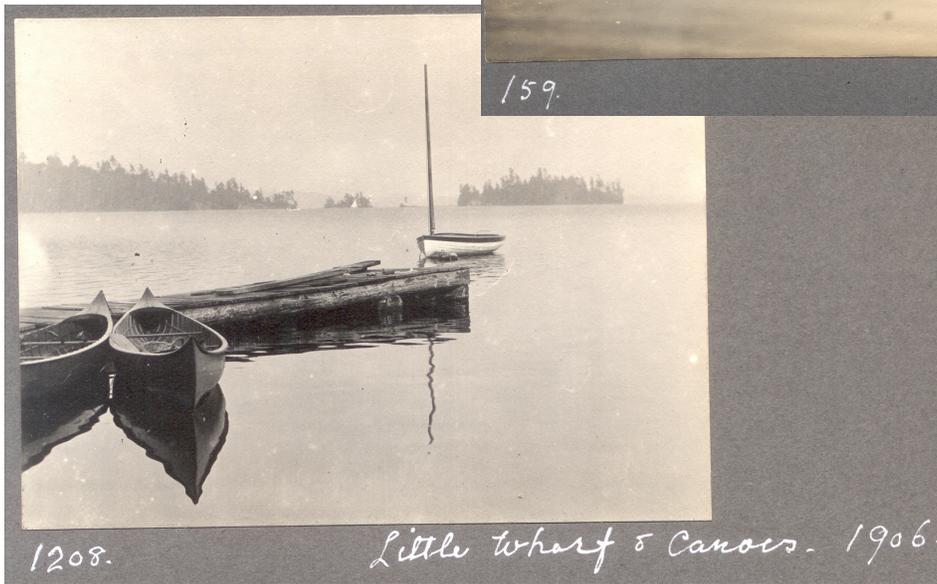
WE OFFER TAKE OUT & CATERING
Call: 647-216-8620

*we only cook with hormone-free beef and free-range chicken

Photos from Dahwamah - Then and Now



Above: Paddling out from Gordon Bay looking at the North end of Dahwamah, about 60 years before the marina was built.



Left: Looking out from Dahwamah at Gitchie Island!



Left: The historic cottage and boathouse date to 1902 and are to be restored

Next Page: An aerial view from last year.



Dahwamah Island Conservation project reaches completion:

We are excited that the entire shoreline and interior lands of Dahwamah Island have been permanently preserved with the granting of a Conservation Easement to the Muskoka Conservancy. The north western 2/3rd's of the Island has been placed into permanent non-development status, while the 1/3rd south eastern portion has development restrictions to preserve the integrity of the existing historic boathouse and cottage while permitting two adjacent cottages and boathouses, subject to certain size limitations.

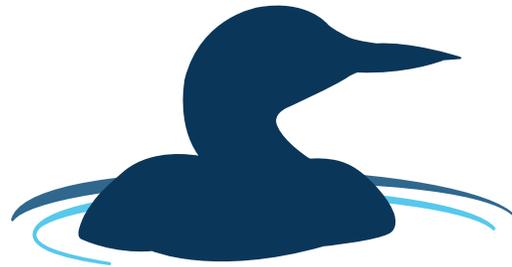
The Pemberton Coulter family, whose Families have been on the Island since 1900, donated the bulk of the value to enable this preservation project to be brought to completion. In addition, to assist the Family in the financial arrangement, 20 Families on Lake Joe North donated a total of \$700,000 to the Muskoka Conservancy which was used to partially compensate a family member for their holding with the remainder allocated to transaction costs, a defence fund to be held by the Conservancy and to assist in the restoration of the historic boathouse.

The Dahwamah Conservation project protects in total over 6,400' of shoreline, with 4,300' being granted permanent non development status and the remaining 2,100' having permanent development limitations. The northern portion of Lake Joseph now has five properties preserved via donations to the Muskoka Conservancy: Island K, mainland lot across from Island K, northern portion of Chief's Island, a portion of Yoho Island and, all of Dahwamah Island. In addition there is a 1,500' shoreline property on Portage Lake similarly preserved.

These properties total approximately 19,000' shoreline of which a majority is preserved as non-development while the remainder has development restrictions in large part to retain the integrity of the historical boathouses and cottages and limit further development. The Muskoka Conservancy oversees these properties which include annual visits by their Technical Teams to ensure the properties are kept in their preserved state, according to the easements granted.

Please learn more about the Muskoka Conservancy at www.MuskokaConservancy.org

Cecil Hayhoe



LJNA

- A N N U A L -
GENERAL MEETING

IN THE GORDON BAY SHOWROOM

SAT. AUG. 4TH

8:30am to 10:30am

**MEET CANDIDATES FOR
2018 MUNICIPAL ELECTIONS**

**CHECK LJNA.ORG
FOR MORE INFORMATION**

