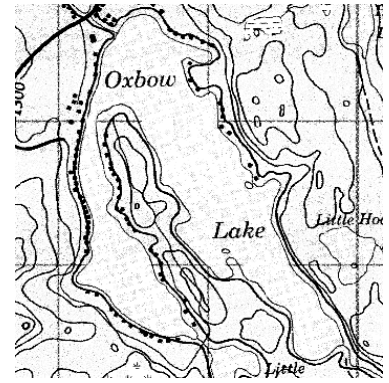


Oxbow Lake Cottagers' Association

2022 ANNUAL MEETING

Saturday, July 2, 2022, 10:00 am, OLCC Lodge

Carol Speers welcomed everyone to the old Oxbow Lodge. It is the 23rd summer for this Oxbow Lakeside Community Club. They also rent to the travelling public. There are lots of stories and memories from the Lodge's past for many on the lake.



Present (42): Markus & Ann Herten, Andrew & June Smyth, Carol Speers, Jim Vigmond, Cheryl & Kent Harris, Monika & David Forrest, Darlene Dodds/Kingstone, Nina Lowe, Calvin Goldenberg, Angie & Peter Heydon, Wendie Leest, David Wylie, Agnes VanRyn, Bill Wylie, Barb & Paul Singleton, Joyce Fleck, Evan Cambray, S Ball, Karen Nasmith, Tony & Doris Camilleri, Kevin Still/Barclay, Keith McRobbie, Joanne & Steve Gordon, Johnny Love, Neil Cambray, Murray & Lynda Arnold, Robert & Gloria Poirier, Macy Poirier, Phil Guselle, Nick Mosgrove, and District Councillor Mike Peppard and Township Councillor Rick Brooks.

- 1) President, Markus Herten thanked the OLCC for the use of the old 'Lodge' and welcomed everyone, opening the meeting with the statement acknowledging the indigenous people as the original owners of the land, and the Oxbow Lake Motto of Respecting, Preserving & Enjoying.
- 2) Moment of silence was offered for cottagers who have passed away:
Lewis Barclay, Mary Wittenberg, Vivian Wiley, Ray Krizman (husband of Cathy Wylie), Ian McLean, David Mortimer and Robin Nasmith.
- 3) Special Guests: District Councillor Mike Peppard and Township Councillor Rick Brooks (report attached); Regrets: Mayor Terry Glover (report attached)

District Councillor Mike Peppard

The Muskoka area fared well through COVID. Retirements have created openings with staff continuing to do their best. Upgrading to better broadband continues. Supporting the arts groups around LOB is encouraged. The Sinclair Transfer station has great staff there. The Reuse Shed will be moved closer to entrance for better monitoring. Garbage left outside the gates is an issue with staff responding as quickly as they can. The roads are in good shape. The Muskoka Watershed Council offers lots of programs and invites new members.

Township Councillor Rick Brooks' report includes information sent on short term rentals (a living document at this point). The area roads have been resurfaced per the schedule and sand from the winter is removed with yearly alternation between south and north ends of the Township. Brushing has started. Staffing continues to work efficiently in spite of the challenge to fill positions.

Sinclair/Finlayson Council meetings are open to others.

- Johnny Love mentioned issues with the Oxbow Lake Boat ramp when the water level is low. There is a 'lip' which impedes launching and retrieving boats. This will be looked at. LOB has a portal where issues can be registered.

- 4) Secretary's Report:

MOTION 1: Lynda Arnold/ Angie Heydon

be it resolved that the July 1, 2021 Annual Meeting Minutes be approved as distributed. Carried

Markus thanked all the volunteers who tended to a number of issues and areas over this past year.

- 5) Summer events:

- Singleton Fireworks – aiming for next year with time considerations to apply for an exemption.
- Lake Social: Saturday, July 16th, 2022 from 1:30 – 4:00 pm, hosts Nina & Calvin at 1291 West Oxbow Lk Rd

- Lake Regatta: Sunday, July 31st, 2022 starting at 1:30 pm on the shores of the OLCC – Angie & Peter Heydon are organizing with events for all ages.

6) Treasurer's Report: June Smyth (see attached)

Opposition to the proposed development raised \$5000 last year with some of the reserve also used. Dues are proposed to be raised from \$45 to \$50.

MOTION 2: Jim Vigmond/Carol Speers

That the 2021-2022 finance report and proposed 2022-2023 budget be accepted. CARRIED

7) Lake Reports:

a) No Wake Committee – Carol Speers

Carol extended thanks to everyone who is aware and slows in the narrows.

Slowing close to shore also will keep docks from being damaged. Cottagers are encouraged to remind their guests. We will see no nesting loons unless the shoreline is less disrupted by boat wakes.

b) Lake Stewards' Report – Phil Guselle (Angie & Peter Heydon, Marc Lichtenberg)

Phil reported on Oxbow Lake's water quality. See attached report.

He noted that phosphorous is quite stable at this point. The criteria have been changed.

Potentially we are in a marginal position.

Nitrogen is at a disturbing level. The Canada Goose population can contribute to this rise.

Dissolved Oxygen is critical to trout habitat with a minimum of 7mg/L. Currently Oxbow's is around 4.8 mg/L at 18m depth.

c) FOCA, of which we are a member, offers great resources to members. *A rep from OLCA is needed.*

d) OLCC Rep – Carol Speers – see opening welcome.

e) Roads Report – Neil Cambray, Jim Vigmond

Roads are in great shape. (Report attached)

Neil also commented on the winter logging on West Oxbow Rd that resulted in leaking of machinery fluid which was reported to the Ontario Spills Action Centre and cleaned up. Oxbow's website has the contact information found at the bottom of each page, to report various kinds of pollution.

f) Communications/Lake Website – Lynda Arnold

Emails are sent out regularly keeping members informed and up-to-date. Appreciation by the membership was expressed for this.

Noted that not everyone is on our email list... so if someone is not getting the email communications, they should be encouraged to become members of the association.

Lake website had a 'refresh' look this past year with certain areas of the website being updated, cleaner looking and easy to find, a work in progress.

A few Loon Booklets are still available. Our appreciation goes to Mary Ann Raidel for gathering the information and putting these together last year.

The Dwight Library flyer plus other info from them will be posted with the minutes on the web.

g) West Oxbow Entrance Sign Board & Garden - Neil Cambray, Andrew Smyth

Thanks is offered to Neil Cambray and Susanne Goodhand for the weeding/mulching tidy up in the spring. New names have been added, thanks to Evan Cambray/FASTSIGNS.

8) Proposed Board Structure is continuing to evolve with some streamlining.

MOTION 3 – Keith McRobbie/Ann Herten

That the following structure and the Slate of Officers for 2022-23 be approved. Carried

Slate of Officers 2022 – 2023 for Election:

President	Markus Herten	West Arm Rep	Nina Lowe
Vice President	~vacant~	East Arm Rep	Phil Guselle
Vice President (1 yr interim)	Jim Vigmond	OLCC Rep	Carol Speers
Treasurer	June Smyth	Membership	~vacant~
Secretary	Carol Speers	Member at large	Nick Mosgrove
Communications	Lynda Arnold	Member at large	Neil Cambray

Reps for Appointment: The following individuals have volunteered to stand for 2022-2023.

- Lake Steward – Marc Lichtenberg
- Roads Representative – Neil Cambray, Jim Vigmond
- Regatta Marshalls – Angie & Peter Heydon
- Lake Marker Volunteers – Nickie & Keith McRobbie
- Councilor’s Advisory Rep – Murray Arnold
- Boating Safety - ~vacant~
- FOCA – ~vacant~

It was agreed that the Board fill vacant positions, if possible, and confirm at the 2023 AGM. Markus and the membership thanked Lynda for her 13 years of service as secretary.

9) Business Arising:

a) Update on the proposed peninsula development – Jim Vigmond and Markus Herten

Jim outlined the process and the concerns

- Peer Review was deficient and looked at a very small part of our concerns.
- At the May Public meeting, OLCA was represented by Jim Vigmond.
- The Staff Report went to Council on June 28, 2022 where Councillors deferred approval (Marie Poirier and Markus Herten represented OLCA).
- No decisions have been made at this point.

After the joint meeting of District/Township, the planner/CAO gathers input and checks how it fits with the Official Plan. Helena Craymer, the Township ‘Planner’ is not a registered planner and does not have the level of training needed.

- Marie Poirier was hired by OLCA as their registered planner who prepared our report for the June 28, 2022 meeting and represented OLCA.
- Our concerns are legitimate and this was recognized by the majority on Council.
- Environmental, water quality and other concerns have not yet been addressed by either the peer review or by staff.
- For ‘at capacity’ lakes there can be no new lot creation unless certain strict criteria are met.

Johnny Love, an Oxbow cottager and fisherman came to Oxbow in 2005 at which time he was catching 18-20 lake trout during the year. He reports that he caught no lake trout last year and none this year. Bass has also deteriorated due to the pike now in the lake.

In his opinion “it doesn’t make sense to have any more development on the lake”.

The developer had a soil analysis conducted, but not by a soil engineer.

The Peer Review of soil analysis showed some of the chemistry is not sufficient to support development. Other tests, studies and required analysis are missing.

Councillor Peppard recognizes that many of the 27 recommendations in the Applicant's EIS (Enviro Impact Study) are unenforceable. Jim also mentioned that permission to subdivide must never be given until all the required engineering and studies have been done.

The Developer has not done a very good job in reporting how some of the critical areas will be addressed (roads, Type 1 fish habitat, etc.).

It is felt that our voice is being heard.

District Councillor Mike Peppard that there is a time limit for the municipalities to respond to these applications. Often the developer/applicant can appeal to the LPAT (Local Planning Appeals Tribunal).

Next steps by the Lake Committee: Jim, Phil, Markus, Lynda and the Planner Marie Poirier include:

- Exposing the deficiencies in the process to date.
- A letter to LOB to clarify various misleading claims made by the applicant.
- Strategy is based on possible scenarios.

Q&A

Q: If applicant is misleading, shouldn't they be dismissed?

A: OLCA will try to set the record straight.

Q: Where should the onus be on getting the facts needed?

A: District may hire their own peer reviewers in the future.

Q: Why should we have to pay what is really responsibility of the municipality or the applicant?

A: It's a partnership between concerned citizens and government.

Q: Who previously owned the property in question?

A: A family from the States owned it for decades previously and sold it to the present developer in 2019. A zoning change (from 'open space' to 'waterfront residential') was made to accommodate one residential lot. The applicant has a pattern of subdividing property for development in the area (An example is the upstream on Dotty Lake, another 'at capacity' lake).

Q: Why did the government stop selling lots?

A: Historically the Crown was releasing land and eventually as it got closer to Algonquin Park, more crown land was left undeveloped.

Angie Heydon pointed out that a priority is maintaining the quality of the environment, even without this development, it is showing degradation. What could we, who are on the lake, be doing to help in this? What are the implications going forward?

Phil Guselle stated that LOB are signatories to the climate change and have to take a diligent look at further development in Muskoka.

Dave Wylie noted that a lot of work has been put in by this committee and recommends supporting and backing as we are all able.

Jim Vigmond volunteered to be a rep on the Muskoka Watershed Council. They produce papers on toxins, road salt, etc. and need help with research and looking at the environment in general.

10) New Business – None

11) Adjournment – Keith McRobbie/Jim Vigmond