

MAY, 1973

THE CABIN

What is this fragrant home of ours
Beneath the pine that starward towers?

To our returning hearts it seems
A port for caravels of dreams,

A magic bourne of calm release
Where burdens fall and troubles cease,

With door flung wide to lake and sky,
And, when the outdoor day is done,

A shelter stored with love and life,
Enwrapped in velvet vasts of night.

adapted, with apology, by Don J. Dodsworth
from Arthur Guiterman's "Brave Laughter"

Winterproof

All is as should be -
The pump is drained; the propane flame has died.
Every chair and couch correctly covered;
Shutters closed and tied.
So, we lock the door.

Good night, dear house;
May no storms that round you sweep
No intrusive chipmunk, scampering squirrel
Disturb your sleep. Rest well
While drifts enfold our rocks and pines
And safely hold all the happy hours,
To greet us, when returning
We light the fire upon your hearth again!

adapted, with much apology, by Don J. Dodsworth
from Arthur Guiterman's "Brave Laughter"

As the season approaches, we hasten to remind everyone that Buoys and Markers are placed as navigational aids and it should not be assumed that their absence indicates deep or safe water. And the Association map is primarily for identification of cottages and the absence of detail on the map does not necessarily indicate a safe channel. Until you know the lake thoroughly, you should proceed with caution at all times.

Hi Junior Loons:

Now that the long-awaited Spring has arrived, how about taking a short break from lawn fly-casting or bath-tub snorkeling and drop us a line. We'll soon be at the Lake involved in summer activities and, if you'll remember those rare moments when there was "nothing to do" or no-one to "goof around with", you'll know what this section is about. This is your special chance to meet other Junior Loons in the same boat. If we can get you all together for some worthwhile, beautify-the-lake project, you'll be surprised at the new friends you can meet.

We've had a couple of interesting replies to our February column, so let's have a real response this time. Drop us a line giving your Name, Age, Lot Number and ideas (or just say 'hello'). We hope, in the next issue, to come up with time and place for a couple of possible summer events; so keep those cards, letters and ideas coming (and we'll make you an offer you can't refuse).

Hootifully yours,

Eleanor and Bill Weaver.

Congratulations to Mr. Ted Carr of "Tanglewood". Mr. Carr has been elected councillor for Denbigh, Abinger and Ashby Townships.

The following report on the re-sale of property for taxes is from Mr. Carr.

Re Sale of Property for Taxes

In past years, an owner had three (3) years, plus 1 year and 1 day, in which to redeem his property before it was sold for taxes. The cost to redeem the property was the arrears in taxes, interest and normal sale costs.

The new regulations are that you have only two (2) years, plus 1 year and 1 day, before the property is sold for taxes. The property is transferred to the Municipality after two (2) years and all documents are registered in the Municipality's name. The cost to redeem now is arrears in taxes, interest, registration fees, postage, tax

bookkeeping costs, and all expenses incurred in the change over:-- Considerably more than before.

The onus is on the property owner to see that his taxes are paid every year; even if you don't receive a tax bill. Non-Resident owners (all cottage owners) are sometimes very difficult to track down but your municipal office is always in the same village or area.

To American Owners

Please pay your taxes in Canadian funds by postal money order or Bank Draft payable at par in Toronto, Ontario, Montreal, Quebec, or Bank of Montreal, Tweed, Ontario.

Mr. Ted Carr.

TAX BREAK FOUND IN SALE OF COTTAGES

Qualifies as a principle residence

A new interpretation of the capital gains regulations will mean a substantial tax saving for thousands of Canadian cottage owners if they ever sell their cottages for a profit.

Under the capital gains regulations, an individual is allowed to claim only one residence as a principal residence. Profits made from the sale of a principal residence are not subject to the gains tax.

Cottages, on the other hand, would normally be classified as an individual's secondary residence and subject to the tax if sold. The amount of profit realized on such a sale would be calculated from a basic value established for all property on Canada's Valuation Day, Dec. 31, 1971.

For example, a cottage valued at \$10,000 on V-Day, and sold five years later for \$15,000 would result in \$2,500 being added to an individual's taxable income for the year of the sale as a capital gain. (only half the capital gain is taxable.)

Now, however, the Department of National Revenue's technical interpretations division has decided that a cottage, even though it is not lived in year-round, can qualify as an individual's principal residence.

The decision is the result of a new interpretation of a sentence in the regulations which defines an individual's principal residence as one that is "ordinarily inhabited by the taxpayer in the year....."

Originally, cottages were thought to be excluded from this definition.

However, Harold Forsythe, a Department of National Revenue interpreter of taxation regulations in Ottawa, says that cottages can now qualify under the Income Tax Act as a principal residence and thereby avoid the capital gains charge.

But, he cautioned, the rule that only one principal residence can be claimed by an individual taxpayer during a year remains in force.

However, there are ways of circumventing the one-man, one-residence rule:

- A married couple, with a house and a cottage, can list one property in the husband's name and one in the wife's name. With title to each property listed, in one individual's name, each can claim one of the properties as a principal residence. No capital gains tax would accrue to the sale of either property under this arrangement.

- The same couple could avoid half the capital gains tax by listing both properties as jointly owned. Through this system, however, each party would be liable for half the applicable tax should a profit be made on a property sale.

- Any individual living in a rented apartment can show a cottage as a principal residence and avoid the tax.

- Any individual, with a house and a partnership in a cottage, would be liable for only half the capital gains charge.

In effect, the new interpretation means that practically all cottage owners can avoid the possibility of paying a capital gains tax as the result of a profitable sale of their property if they take the necessary title transference precautions or if they live in a rented dwelling.

MINUTES OF THE ANNUAL MEETING OF THE
 LAKE WESLEMKOON CONSERVATION ASSOCIATION
 HELD AT THE ASSOCIATION'S MEETING GROUNDS
 AT 2.30 P.M. 29 JULY 1972

1. It was moved by Bill Ogan and seconded by R. Massey that the minutes of the last annual meeting be accepted. Carried.
2. The special guests were introduced:

Constable Brian Turner, OPP
 Dave Atkins, County Health Unit
 Eric Gage, District Forester
3. Dave Atkins spoke briefly on the condition of the Lake. There had been two water quality surveys made. It appears that Lake Weslemkoon is in a youthful stage. There is some aging and evidence of nutrient enrichment. During July the survey showed a considerable amount of bacteria and also quite a high nutrient level.

268 camps were surveyed. 44 were satisfactory. 38 were questionable. 181 were not satisfactory and 5 were direct polluters. 6 shoreline water samples were unacceptable. There are 188 privys.

Stan Gott is on the team of advisors to the people having poor systems.

Acceptable systems and suitable septic systems were described by Dave.

He also mentioned that in the Thousand Islands and Stoney Lake in the Kawarthas, holding tanks were being used.
4. Constable Brian A. Turner gave a brief talk on water safety. Due to an emergency, no boat was available for demonstration purposes.
5. The Financial Report was presented by Cliff Noble. It was moved by Peter Betts and seconded by Bruce Graham that the report be accepted. Carried.
 (Copy attached)
6. It was pointed out that everyone should put their camp number on their dock. Also they should advise the executive of any change in their address.

7. Ted Carr spoke briefly on garbage and fire prevention. He mentioned that there was too much garbage and possibly that incinerators should be used. A permit must be obtained to use one. He mentioned the two fires one at Thompson's cottage and one at the Battleground. He also mentioned that Channel 22 should be kept open.
8. The President Jack Dempsey made several remarks. He mentioned that members should write to the township officials re garbage, roads and fire protection. He also apologized regarding the private property mentioned in the spring press releases as places to picnic and see. Comments were made regarding funding to promote better facilities on the lake. i.e. LIP, etc.
9. Peter Botts spoke regarding the use of the Battlegrounds. He welcomed people using the sand beach but requested that no fires be built.
10. Gordon Plotts, reeve of Denbigh, Abinger and Ashby spoke briefly. He mentioned the proposed road to Ashby Lake, a garbage disposal area and expressed support for funds to fix up the meeting ground.
11. Eric Gage from the Ministry of Natural Resource spoke briefly.
12. Hans Von Rosen spoke re fish program. Excellent fishing for lake trout. The season would remain the same.
13. Cliff Noble distributed a questionnaire to obtain information for the history of the Lake. (Copy attached)
14. Don Mackenzie awarded the Order of the Cockeyed Loons to the following:

Cleve Caverly
 Brian Caverly
 Ray Grant
 Verl Gunter
 Percy McCrae
 Jack O'Flynn
 Rev. John Wilson
 Roy Whitmore

Junior Loon Certificates were presented to the following:

Steve Dempsey
 Scott Dempsey
 Steve Inglis
 Dave Olson
 Ian Mackenzie
 Gordon Tuer
 Paul Armstrong

15. Don Mackenzie submitted the list of existing directors as nominees to serve another year. It was moved by Harold Heath and seconded by Bill Fry that nominations close. Carried.
16. It was moved by Peter Betts and seconded by Bill Ogan that Al Finnamore serve as Vice President and Graham Richards serve as Treasurer and Membership. Carried.
17. It was moved by Bill Ogan and seconded by Ron Rein that Dr. Frank Walker and E. Eddington be appointed auditors. Carried.
18. Mrs. R. Dion agreed to take on the position of Secretary.
19. The cake from Mr. & Mrs. Foster was acknowledged by the President.
20. Mr. Bill Fry spoke briefly on taxes. It was moved by W. Fry and seconded by B. Baker that a report on the total assessment and a full breakdown on how tax dollars are spent, and for what purpose, should be obtained by the executive of the Association and passed on to the membership. Carried. (copy attached)
21. The meeting was then adjourned.

C. A. Finnamore, P.Eng.
 Secretary.

A longtime resident of Lake Weslemkoon, Mr. Carman B. Roblin, died this winter at his home in Toronto. He will be greatly missed by his many friends and we extend our sincere sympathy to his wife, Vera, daughter Lillian, son-in-law Alan and grandchildren Jean, Neal Lynn and John

NOTICE PAGE

FOR SALE: LAKEFRONT LOT on LAKE WESLEMKON located between H. Dickinson property and R. Booth property (No. 330). Frontage approximately 305 feet, containing approximately 60,100 square feet.

Write or call: Barton Grubbs, II
912 Frick Building
Pittsburg, Pennsylvania, 15219

Office - 412-261-4050
Home - 412-681-2584

FOR SALE: Cottage, 20' x 40', 2 floors, sauna, 7 sliding glass doors to decks, stone fireplace, 980' shoreline; fibreglass trihull, 75 motor.

Write or call: R. G. Dixon,
19 Irwin Avenue,
Toronto 189.

Telephone - 966-3424

FOR SALE: Cottage - Mackie Bay - knotty pine planking; 3 bedrooms; furnished, flush toilet, screened verandah, permanent extra large dock.
\$15,000.00 - terms

Write or call: J. McKinnon
45 Rodda Blvd.,
West Hill.

Telephone - 282-6291

Items of interest or notice of articles for sale or rent will be accepted for this page, approximately 25 words, Until June 15th, 1973.