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April 21, 2021

ONTARIO HERITAGE TRUST

APR 30 2021

Via Regular Mail

Ontario Heritage Trust
Executive Director's Office
10 Adelaide Street East
Toronto, ON M5C 1J3

RECEIVED

Dear Sir or Madame:

Re: Notice of Heritage Designation (Savage Den - Dawson Property)
By-law #2021-005
Property Roll No.: 4427-010-016-05802
Civic Address: 1755 Port Cunnington Road

Pursuant to the Ontario Heritage Act, R.S.O., as amended, please be advised that the Council for the Corporation of the Township of Lake of Bays adopted By-law #2021-005, designating the above noted property on February 2, 2021.

The by-law was registered on April 8, 2021 as #MT243906 and a copy of the registered Application to Register By-law, together with By-law #2021-005 are enclosed.

Notice that the designation by-law was adopted was published in the February 11, 2021 and February 18, 2021 edition of the muskokregion.com newspaper and made available on the township website at <https://lakeofbays.civicweb.net/document/70792>.

I trust this submission to be satisfactory for your requirements to register said property on the Provincial Register.

Should you have any questions or concerns please do not hesitate to contact me at cward@lakeofbays.on.ca or by phone at (705) 635-2272, ext. 224.

Yours truly,



Chelsea Ward,
Deputy Clerk

Enclosures.

Copy to: Philip Dawson, Savage Den Society

Properties

PIN 48063 - 0239 LT
Description PCL 20897 SEC MUSKOKA; PT LT 20 CON 3 FRANKLIN AS IN LT1603 EXCEPT PT 2
BR189; PT RDAL ADJOINING LT 20 CON 3 FRANKLIN AS IN LT62959 EXCEPT PT 1
BR189; LAKE OF BAYS ; THE DISTRICT MUNICIPALITY OF MUSKOKA
Address DWIGHT

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS
Address for Service 1012 Dwight Beach Road
Dwight, Ontario
P0A 1H0

This document is being authorized by a municipal corporation Mayor, Terry Glover, and Clerk, Carrie Sykes.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Nathalie Diane Tinti 232 Manitoba Street acting for Signed 2021 04 08
Bracebridge Applicant(s)
P1L 2E1

Tel 705-645-1989

Fax 705-645-1436

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

TINTI LLP 232 Manitoba Street 2021 04 08
Bracebridge
P1L 2E1

Tel 705-645-1989

Fax 705-645-1436

Fees/Taxes/Payment

Statutory Registration Fee \$65.30

Total Paid \$65.30

File Number

Applicant Client File Number : 66105

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 2021-005

BEING A BY-LAW TO DESIGNATE THE PROPERTY LOCATED ON CONCESSION 3, PART OF LOT 20, TOWNSHIP OF FRANKLIN, NOW IN THE TOWNSHIP OF LAKE OF BAYS; DISTRICT MUNICIPALITY OF MUSKOKA AND KNOWN MUNICIPALLY AS 1755 PORT CUNNINGTON ROAD AND BEING PROPERTY ROLL NO. 4427-010-016-05802-0000, UNDER PART IV OF THE ONTARIO HERITAGE ACT. (Heritage Designation) (Savage Den - Dawson Property)

WHEREAS Part IV of the Ontario Heritage Act, R.S.O. 1990, as amended, provides that by-laws may be passed by Council to designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS Savage Den (Dawson property) is located on Concession 3, Part of Lot 20 in the former Township of Franklin, now in the Township of Lake of Bays, District Municipality of Muskoka and known municipally as 1755 Port Cunningham Road and being Property Roll No. 4427-010-016-05802-0000 has been identified by the Township of Lake of Bays Heritage Advisory Committee as being eligible for designation under Part IV of the Ontario Heritage Act.

AND WHEREAS Notice of Intention to pass a Designation Bylaw was given in accordance with Section 29 of the Ontario Heritage Act in the manner as set out in Schedule "A" of this By-law;

AND WHEREAS the property owner supports the heritage designation process;

AND WHEREAS the Council of the Corporation of the Township of Lake of Bays deems it expedient to designate Savage Den (Dawson property) as a property of cultural heritage value and interest under Part IV of the Ontario Heritage Act;

THEREFORE the Council of the Corporation of the Township of Lake of Bays enacts as follows:

1. THAT the reasons for designation are hereby included within the Notice of Intention to pass a Designation Bylaw and are attached hereto in Schedule "A".
2. THAT Savage Den (Dawson property) as legally described in Schedule "B" is a property of significant cultural heritage value and interest.
3. THAT the Clerk shall cause a copy of this By-law, together with its Schedules to be registered against the property in the Land Registrar's Office and shall serve a copy of the By-law together with its Schedules upon the property owner and the Ontario Heritage Trust.
4. THAT the By-law shall take force and effect upon final passage hereof.

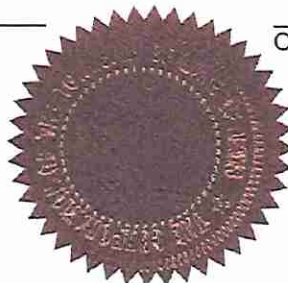
READ a FIRST, SECOND, THIRD time and finally passed this 2nd day of February 2021.



Mayor – Terry Glover



Clerk – Carrie Sykes



CERTIFIED A TRUE COPY OF
By-law 2021-005 (5 pgs)
March 3, 2021
Deputy Clerk: Ed David
TOWNSHIP OF LAKE OF BAYS

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 2021-005

SCHEDULE "A"

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays intends to designate the following municipal address as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.

1755 PORT CUNNINGTON ROAD

Description of Property

"Savage Den" is located on Port Cunningham Road, Lake of Bays on 3.95 acres consisting of a two-storey cottage, boathouse and launch house.

Statement of Cultural Heritage Value or Interest

The property was purchased by Samuel Edward Young, a Presbyterian Minister and his wife Constance from Pittsburgh, Pennsylvania from Boyce Cunningham in 1904.

The Young family would travel by train, steamer, hay wagon and rowboat to reach their property. After the purchase of the property, the Young's constructed a two-storey cottage that same year and in 1905, the launch house, which also known as "The Juanita", was established. The launch house was the first constructed launch house on Lake of Bays. Through the years, the property became a generational cottage where their family would spend their summers. The cottage design is a representation of an early 20th century Colonial Revival style.

The property continues to exhibit a simple life with the exception of electricity and an indoor washroom that was installed in the cottage. Other than the previous mentioned items, the property remains in its original state.

Description of Heritage Attributes

Cottage:

- Exterior Features:
 - Gable pitched roof and dormers;
 - Sash style windows;
 - Regency style windows surround;
 - Cedar columns;
 - Cedar veranda rails;
 - Upper Canada farmhouse style veranda;
 - Birch bark messaging on interior of veranda
 - Classic 4 panel doors;
 - Ships bell;
 - Cedar fire escape ladder
- Interior Features:
 - ✓ Original hardwood flooring;
 - ✓ Original hardwood wall panels, stairs and ceiling;
 - ✓ L-shaped staircase;
 - ✓ Barn door thumb latch handles;
 - ✓ Copper door handles;
 - ✓ Original brick fireplace

Boathouse

- Exterior Features:
 - ✓ Salt box style with slight angular break roof;
 - ✓ Original pine siding;

- ✓ Original 'Savage Den' sign;
 - ✓ Steel roof;
 - ✓ Original steel strap door hinges;
 - ✓ Sash style windows;
 - ✓ Georgian style windows surround
- Interior Features:
 - ✓ Trap door providing access to lake

Launch House

- Exterior Features:
 - ✓ Gable pitched roof;
 - ✓ Original red 'Savage Den' sign;
 - ✓ Original steel roof;
 - ✓ Original cedar siding placed on a 45°-55° angle

Objections to the proposed designation must be received by the Clerk of the Township of Lake of Bays by Registered Mail or hand-delivered together with a statement of the reasons for the objection and all relevant facts, not later than **4:00 p.m. on the 30th day of December 2020**. Objections will be referred to the Conservation Review Board for a hearing and report.

Carrie Sykes, Clerk,
1012 Dwight Beach Road,
Dwight, Ontario P0A 1H0

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 2021-005

SCHEDULE "B"

Legal Description

PIN #48063-0239(LT)

PCL 20897 SEC MUSKOKA; PT LOT 20 CON 3 FRANKLIN AS IN LT603 EXCEPT PT 2
BR189; PT RDAL ADJOINING LOT 20 CONC 3 FRANKLIN AS IN LT62959 EXCEPT PT 1
BR189; LAKE OF BAYS; THE DISTRICT MUNICIPALITY OF MUSKOKA

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 2021-005

SCHEDULE "C"

AFFIDAVIT

I, Carrie Sykes, Clerk of the Corporation of the Township of Lake of Bays, hereby swear or affirm that Notice of Intention to pass a designation by-law for Savage Den (Dawson Property) located on Concession 3, Part of Lot 20, in the former Township of Franklin, now in the Township of Lake of Bays and known municipally as 1755 Port Cunnington Road and being Property Roll No. 4427-010-016-05802-0000, under Part IV of the Ontario Heritage Act was given in accordance with Subsection 29(3) of the Act, as follows:

1. Notice of Intention was published in the November 26th, 2020 and the December 3rd, 2020 edition of the muskokaregion.com newspaper; and
2. Notice of Intention sent to:
 - a) Property Owner on November 18th, 2020
 - b) Ontario Heritage Trust on November 20th, 2020
3. Notice of Intention was posted on or before November 26th, 2020 on the Township Municipal Website.
4. Notice of Intention was provided in the Council Agenda package for the November 17th, 2020 Council meeting.

SWORN OR AFFIRM before me
At Dwight, Ontario in the Township of Lake of Bays,
In the District of Muskoka
This 2nd day of February, 2021



Commissioner of Oaths



Clerk

Chelsea Ward, Deputy Clerk,
by virtue of office, is a Commissioner
for taking Affidavits in the Township of
Lake of Bays, District of Muskoka