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THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 11-126

BEING A BY-LAW TO DESIGNATE THE PROPERTY LOCATED ON CONCESSION 13, PART OF LOT 9, TOWNSHIP OF RIDOUT, NOW IN THE TOWNSHIP OF LAKE OF BAYS; DISTRICT MUNICIPALITY OF MUSKOKA AND KNOWN MUNICIPALLY AS 1099 WOLFKIN LAKE ROAD AND BEING PROPERTY ROLL NO. 4427 030-013-01500-0000, UNDER PART IV OF THE ONTARIO HERITAGE ACT. (Heritage Designation)(Dukoff)(1099 Wolfkin Lake Road)

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 the Dukoff property is located on Concession 13, Part of Lot 9 in the former Township of Ridout, now in the Township of Lake of Bays, District Municipality of Muskoka and known municipally as 1099 Wolfkin Lake Road and being Property Roll No. 4427 030-013-01500-0000 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 the Dukoff 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 Dukoff property located on Concession 13, Part of Lot ^{9 CS} ~~13~~ in the former Township of Ridout, now in the Township of Lake of Bays, District Municipality of Muskoka is a property of significant cultural heritage value and interest.
2. THAT the reasons for designation are hereby included within the Notice of Intention to pass a Designation Bylaw and are attached hereto in Schedule "B".
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 AND SECOND time this 20th day of **December, 2011.**

Mayor

Clerk

READ a THIRD time and finally passed this 20th day of **December, 2011.**

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER ~~10-112~~ 11-126

SCHEDULE "A"

AFFIDAVIT

I, Michelle Percival, 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 the Dukoff Property located on Concession 13, Part of Lot 9, in the former Township of Ridout, now in the Township of Lake of Bays and known municipally as 1099 Wolfkin Lake Road and being Property Roll No. 4427 030-013-01500-0000, 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 September 28th, 2011 edition of the Huntsville Forester, and
2. Notice of Intention sent together with a copy of the proposed Designation By-law and Schedules on September 23rd, 2011 to:
 - a) Property Owner
 - b) Ontario Heritage Trust
3. Notice of Intention was posted on or before the 23rd day of September, 2011 on the Township Municipal Web Site.
4. Notice of Intention was provided in the Council Agenda package for the September 20th, 2011 Council meeting.

SWORN OR AFFIRM before me
At Dwight, Ontario in the Township of Lake of Bays,
In the District of Muskoka
This 20th day of December , 2011



Commissioner of Oaths



Clerk

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 11-126

SCHEDULE "B"

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.

1099 WOLFKIN LAKE ROAD

Description of Property

The Dukoff cabin is a late 19th century two-storey log homestead located on the serene shores of Wolfkin Lake in Dorset on 6.8 acres of well vegetated land with a mix of mature deciduous trees and wetlands to the south.

Statement of Cultural Heritage Value or Interest

This log cabin was built in the late 1890's out of materials harvested and sourced from the property exhibiting cultural heritage value as an example of the early style vernacular plank architecture that was indigenous to this specific area and time period.

Representative of associative value the land was timbered through the early part of the 20th century supplying a large quantity of cord wood for the many fireplaces at the Bigwin Inn, a historical landmark on the Lake of Bays.

The Dukoff log cabin displays contextual value as it offers a glimpse into the lives of the early settlers, and is characteristic of the development in the Muskoka and Haliburton area and represents the foundation of the economy, culture and land use patterns.

Description of Heritage Attributes

Dukoff Cabin

- Interior Features:
 - ✓ Rough cut plank paneling;
 - ✓ Original hardwood floors;
 - ✓ Double-hung windows;
 - ✓ Narrow, steep staircase to second storey;
 - ✓ Walkout tool shed to back stoop;
 - ✓ No electricity or indoor plumbing.
- Exterior Features:
 - ✓ Two storey vernacular style dwelling with no foundation or basement;
 - ✓ Open, post style front porch;
 - ✓ Board and batten siding;
 - ✓ Gabled roof with dormer windows on second storey;
 - ✓ Traditional style screen doors; and
 - ✓ Colonial style single pane door on the front entrance.

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 October, 2011**. Objections will be referred to the Conservation Review Board for a hearing and report.

Michelle Percival, Clerk,
1012 Dwight Beach Road,
Dwight, Ontario P0A 1H0

For further information please contact:
Carrie Sykes, (705) 635-2272, ext 236