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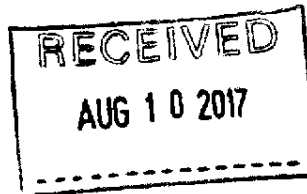
COMPRISING - THE FORMER TOWNSHIPS OF FRANKLIN, MCLEAN, RIDOUT, SINCLAIR AND FINLAYSON.

## *Township of Lake of Bays*

RR#1, 1012 DWIGHT BEACH RD., DWIGHT  
MUSKOKA, ONTARIO P0A 1H0

PHONE: (705) 635-2272  
FAX: (705) 635-2132

August 4<sup>th</sup>, 2017



*Via Regular Mail*

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

Dear Sir or Madame:

**RE: Notice of Heritage Designation (Hemmingsen Property) – By-law #2017-054  
Concession 10, Part of Lot 11 (Township of Franklin)  
Property Roll No.: 4427-010-008-04900-0000  
Civic Address: 1154 Dwight Beach Road**

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Pursuant to the Ontario Heritage Act, R.S.O., as amended, please be advised that the Council of the Corporation of the Township of Lake of Bays adopted By-law #2017-054, designating the above-noted property on June 20<sup>th</sup>, 2017.

The by-law was registered on July 11<sup>th</sup>, 2017 as #MT185747 and a copy of the registered Application to Register By-Law, together with By-law #2017-054 are enclosed.

Notice that the designation by-law was adopted was published in the June 29<sup>th</sup>, 2017 edition of the MuskokaRegion.com newspaper and made available on the township website at <https://lakeofbays.civicweb.net/document/41431>

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 the undersigned by email at [ecole@lakeofbays.on.ca](mailto:ecole@lakeofbays.on.ca) or by telephone at (705) 635-2272 ext. 224.

Yours truly,

Erica Cole  
Clerk's Assistant

Enclosures

c.c. Piers Hemmingsen

COPY

LRO # 35 Application To Register Bylaw

Received as MT185747 on 2017 07 11 at 16:42

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 6

### Properties

**PIN** 48067 - 0493 LT  
**Description** PT LT 11 CON 10 FRANKLIN PT 1 RD302; LAKE OF BAYS  
**Address** 1154 DWIGHT BEACH ROAD  
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  
R. R. #1  
Dwight, Ontario  
POA 1H0

This document is being authorized by a municipal corporation Nancy Tapley, Deputy Mayor, and Carrie Sykes, Clerk.

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	300-151 Ferris Lane Barrie L4M 6C1	acting for Applicant(s)	Signed	2017 07 11
Tel 705-792-6910				
Fax 705-792-6911				

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

### Submitted By

BARRISTON LLP	300-151 Ferris Lane Barrie L4M 6C1	2017 07 11
Tel 705-792-6910		
Fax 705-792-6911		

### Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

### File Number

Applicant Client File Number : HEMMINGSEN HERITAGE DESIGNATION 82378

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 2017-054

BEING A BY-LAW TO DESIGNATE THE PROPERTY LOCATED ON CONCESSION 10, PART OF LOT 11, TOWNSHIP OF FRANKLIN, NOW IN THE TOWNSHIP OF LAKE OF BAYS; DISTRICT MUNICIPALITY OF MUSKOKA AND KNOWN MUNICIPALLY AS 1154 DWIGHT BEACH ROAD AND BEING PROPERTY ROLL NO. 4427-010-008-04900-0000, UNDER PART IV OF THE ONTARIO HERITAGE ACT. (Heritage Designation) (Lemmon House - Hemmingsen 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** the Lemmon House (Hemmingsen property) is located on Concession 10, Part of Lot 11 in the former Township of Franklin, now in the Township of Lake of Bays, District Municipality of Muskoka and known municipally as 1154 Dwight Beach Road and being Property Roll No. 4427-010-008-04900-0000 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;

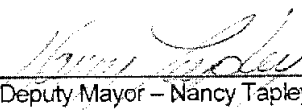
**AND WHEREAS** the property owner supports the heritage designation process;

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

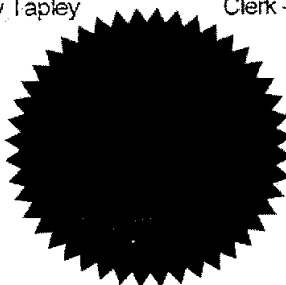
**THEREFORE** the Council of the Corporation of the Township of Lake of Bays enacts as follows:

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 the Lemmon House (Hemmingsen 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 20<sup>th</sup> day of June, 2017.**

  
Deputy Mayor – Nancy Tapley

  
Clerk – Carrie Sykes



**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS**

**BY-LAW NUMBER 2017-054**

**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.

**1154 DWIGHT BEACH ROAD**

**Description of Property**

The Lemmon House property is located at the intersection of Dwight Beach Road and Dwight Bay Road in the village of Dwight, on 0.23 acres consisting of a two storey dwelling, with an attached garage and covered porch.

**Statement of Cultural Heritage Value or Interest**

The property's cultural heritage value is represented by its association with Mr. William Hood, one of the founding families of Dwight, who hired Mr. Frank Keown to build the two storey dwelling between 1913 and 1915. The structure was originally designed to be a store with living quarters. However, with the outbreak of World War I, the store fixtures were sold and it became a residential home. For a brief time in 1915, Mr. Hood acted as postmaster and operated the post office out of his home, while a new post office was being re-built after it was destroyed by fire.

The property has design value as it is representative of the saltbox style, featuring a two storey structure, with 2-over-2 sash pane wood-framed windows and a vernacular gable roof. The building materials and birch hardwood floors were locally sourced from Quinn's Mill.

Contextual value soundly resides with the dwelling being centrally located in the heart of Dwight, along the old Huntsville and Bobcaygeon Road. From the front porch, you can see Dwight Beach, where the SS Mohawk Belle and SS Joe delivered supplies and passengers daily in the early 20<sup>th</sup> century. Until the more recent growth of Dwight, this property has been located in the hub of the community, surrounded by the necessities of a rural village, including a public school, church, and post office. The Lemmon House property is a fixture in the community, demonstrating the unique lifestyle of early communities that developed around the lakes in Muskoka.

**Description of Heritage Attributes**

- Exterior Features:
  - ✓ White Wood siding;
  - ✓ Vernacular Gable style roof;
  - ✓ A total of 13 wood framed single pane, 2-over-2 sash windows clad 3 exterior walls, specifically:
    - 6 positioned on the front of the house;
    - 4 positioned on the east side of the house;
    - 3 positioned on the west side of the house.
- Interior Features:
  - ✓ Original birch hardwood floors;
  - ✓ Tongue and groove ceilings;
  - ✓ Steep, narrow wooden staircase to second storey;
  - ✓ Decorative Heating Grate Register in second floor (x 3);
  - ✓ Second storey Gambrel ceilings;
  - ✓ Hatch door used to access the basement.

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, no later than **4:00 p.m.** on the **29<sup>th</sup>** day of **May, 2017**.

Objections will be referred to the Conservation Review Board for a hearing and report.

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

For further information, please contact:  
Erica Cole, (705) 635-2272 ext., 224  
Or at [ecole@lakeofbays.on.ca](mailto:ecole@lakeofbays.on.ca)

**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS**

**BY-LAW NUMBER 2017-054**

**SCHEDULE "B"**

**Legal Description**

PIN #48067-0493(LT)

PT LT 11 CON 10 FRANKLIN PT 1 RD302; LAKE OF BAYS

**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS**

**BY-LAW NUMBER 2017-054**

**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 the Lemmon House (Hemmingsen Property) located on Concession 10, Part of Lot 11, in the former Township of Franklin, now in the Township of Lake of Bays and known municipally as 1154 Dwight Beach Road and being Property Roll No. 4427-010-008-04900-0000, 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 April 27<sup>th</sup> 2017 edition of the muskokaregion.com newspaper; and
2. Notice of Intention sent together with a copy of the proposed Designation By-law and Schedules on April 21<sup>st</sup>, 2017 to:
  - a) Property Owner
  - b) Ontario Heritage Trust
3. Notice of Intention was posted on or before the April 26<sup>th</sup>, 2017 on the Township Municipal Website.
4. Notice of Intention was provided in the Council Agenda package for the April 18<sup>th</sup>, 2017 Council meeting.

SWORN OR AFFIRM before me  
At Dwight, Ontario in the Township of Lake of Bays,  
In the District of Muskoka  
This 20<sup>th</sup> day of June, 2017

  
\_\_\_\_\_  
Commissioner of Oaths

Samantha Woods, Deputy Clerk, by virtue  
of office, is a Commissioner of taking  
Affidavits in the Township of Lake of  
Bays, District of Muskoka

  
\_\_\_\_\_  
Clerk