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Ontario Heritage Trust

# Public Notice: Adoption of Heritage Designation for Hambleton Resort Property

Posted on Wednesday, January 10, 2024

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## Notice of Adoption of By-law No. 2024-005

1431 Port Cunnington Road to be of Cultural Heritage Value and Interest pursuant to the provision of the Ontario Heritage Act R.S.O. 1990, Chapter 0.18

### Details:

Hambleton Resort Property

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays passed By-law No. 2024-005 under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, to designate the property located on Concession 6, Part of Lot 20, Township of Franklin, now in the Township of Lake of Bays; District Municipality of Muskoka and known municipally as 1431 Port Cunnington Road, Lake of Bays to be of cultural heritage value and interest.

For further information and a complete version of this document, including all related materials, please contact the Deputy Clerk, Laura Vaisanen, at (705) 635-2272 or at [lvaisanen@lakeofbays.on.ca](mailto:lvaisanen@lakeofbays.on.ca)

## Contact Us

### Township of Lake of Bays

1012 Dwight Beach Road

Dwight, Ontario, Canada

P0A 1H0

Office Hours: 8:30am - 4:00pm

T: [705-635-2272](tel:705-635-2272)

Toll Free: [1-877-566-0005](tel:1-877-566-0005)

F: [705-635-2132](tel:705-635-2132)

**Properties**

*PIN* 48063 - 0998 LT  
*Description* 1STLY PART LOT 20 CON 6 FRANKLIN DESIGNATED AS PART 1 PL 35R24750;  
2NDLY PART RDAL IN FRONT LOT 20 CON 6 FRANKLIN (CLOSED BY MT153225)  
DESIGNATED AS PART 2 PL 35R24750; TOWNSHIP OF LAKE OF BAYS  
*Address* 1431 PORT CUNNINGTON 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, Dwight,  
Ontario P0A 1H0

This document is being authorized by a municipal corporation Terry Glover, Mayor and Carrie Sykes, Director of Corporate Services/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**

Sarah Anne Forrest 151 Ferris Lane, Suite 202 acting for First 2024 02 28  
Barrie Applicant(s) Signed  
L4M 6C1

Tel 705-792-9200

Fax 705-792-6911

Sarah Anne Forrest 151 Ferris Lane, Suite 202 acting for Last 2024 03 08  
Barrie Applicant(s) Signed  
L4M 6C1

Tel 705-792-9200

Fax 705-792-6911

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

**Submitted By**

BARRISTON LLP 151 Ferris Lane, Suite 202 2024 03 08  
Barrie  
L4M 6C1

Tel 705-792-9200

Fax 705-792-6911

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$69.95  
*Total Paid* \$69.95

**File Number**

*Applicant Client File Number :* 109331

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

**BY-LAW NO. 2024-005**

**BEING A BY-LAW TO DESIGNATE THE PROPERTY LOCATED ON CONCESSION 6, PART OF LOT 20, TOWNSHIP OF FRANKLIN, NOW IN THE TOWNSHIP OF LAKE OF BAYS; DISTRICT MUNICIPALITY OF MUSKOKA AND KNOWN MUNICIPALLY AS 1431 PORT CUNNINGTON ROAD AND BEING PROPERTY ROLL NO. 4427-010-015-01900-000, UNDER PART IV OF THE ONTARIO HERITAGE ACT. (Heritage Designation) (Hambleton Resort 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** Hambleton Resort Property is located on Concession 6, 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 1431 Port Cunnington Road and being Property Roll No. 4427-010-015-01900-0000 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 Hambleton Resort Property as a property of cultural heritage value and interest under Part IV of the Ontario Heritage Act;

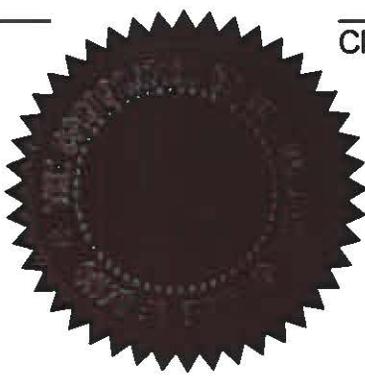
**THEREFORE** the Council of the Corporation of the Township of Lake of Bays enacts as follows:

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 Hambleton Resort 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 and PASSED** this 9th day of January 2024.

  
\_\_\_\_\_  
Mayor – Terry Glover

  
\_\_\_\_\_  
Clerk – Carrie Sykes



# THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NO. 2024-005

## 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.

#### **1431 PORT CUNNINGTON ROAD**

**Description of Property** Hambleton Resort Property is located on Port Cunnington Road, Lake of Bays on 2.66 acres consisting of two cabins with attached decks, two framed sheds and two docks.

**Statement of Cultural Heritage Value or Interest** The property was purchased by Archie Hambleton, an industrial arts teacher and his wife Mildred, who taught home economics from Buffalo, New York in 1928 where they built a one-story log cabin called "Birch Cabin" in 1932. In 1934 Archie completed a two-story cabin called the "Hemlock Cabin". By the early 1940's the property they named Totem Lodge was a fully running camp with five cabins in total (Spruce, Birch, Hemlock, Cedar, and Forest).

The Hambleton Resort Property demonstrates contextual value as it was an example of early European settler log cabin construction with unique style and craftsmanship. The property has historical value through its connection to early tourism in Dwight. As an industrial arts teacher, Archie planned every building he constructed. He made a miniature model of each cabin before any construction. Original chinking and oakum, windows & doors of both cabins allows for the property to continue to exhibit a simple life with the exception of electricity and an indoor washroom that was installed in the cottage. Other than the previously mentioned items, the property remains in its original state.

#### **Description of Heritage Attributes**

##### Birch Cabin:

- Exterior Features:
  - ✓ Handcrafted 1-story log cabin;
  - ✓ Plain horizontal log & chinking of plaster;
  - ✓ Fixed & small-paned windows;
  - ✓ Handcrafted wooden shutters
  - ✓ Wooden front door with brass thumb latch handle;
  - ✓ Brass door knocker;
  - ✓ Front - Gable pitched roof;
- Interior Features:
  - ✓ Original hardwood flooring;
  - ✓ Plain horizontal log & chinking walls;
  - ✓ Original hardwood ceiling;
  - ✓ Barn door thumb latch handles;
  - ✓ Copper door handles;
  - ✓ Original stone & brick fireplace
  - ✓ Original wooden wardrobe

# THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

## Hemlock Cabin:

- Exterior Features:
  - ✓ Hand-crafted 2 story log cabin with dormers;
  - ✓ Dove-tail cornered;
  - ✓ Fixed & small-paned windows;
  - ✓ Handcrafted wooden shutters
  - ✓ Log front door with brass thumb latch handle;
  - ✓ Woodpecker door knocker;
  - ✓ Side - Gable pitched roof;
  
- Interior Features:
  - ✓ Hand-hewn hemlock staircase
  - ✓ Single tree stair railing
  - ✓ Birds-eye kitchen countertops, dining table with built in benches;
  - ✓ Pully-system dormer windows
  - ✓ Wooden stair railings

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 13th day of October 2023**. 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  
1012 Dwight Beach Road,  
Dwight, Ontario P0A 1H0

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

**BY-LAW NUMBER 2024-005**

**SCHEDULE "B"**

**Legal Description**

PIN #48063-0998(LT)

1STLY PART LOT 20 CON 6 FRANKLIN DESIGNATED AS PART 1 PL 35R24750; 2NDLY PART RDAL IN FRONT LOT 20 CON 6 FRANKLIN (CLOSED BY MT153225); LAKE OF BAYS; THE DISTRICT MUNICIPALITY OF MUSKOKA