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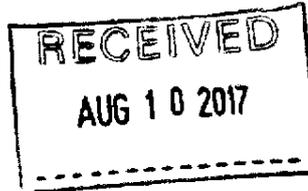
COMPRISING - THE FORMER TOWNSHIPS OF FRANKLIN, MCLEAN, RIDOUT, SINCLAIR AND FINLAYSON.

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 4th, 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**

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 20th, 2017.

The by-law was registered on July 11th, 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 29th, 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 or by telephone at (705) 635-2272 ext. 224.

Yours truly,

Erica Cole
Clerk's Assistant

Enclosures

c.c. Piers Hemmingsen

COPY

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

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 acting for Signed 2017 07 11
Barrie Applicant(s)
L4M 6C1
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 2017 07 11
Barrie
L4M 6C1
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;

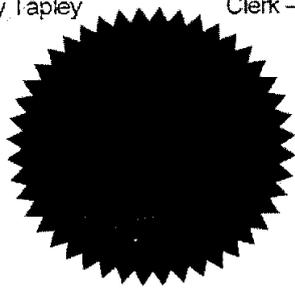
THEREFORE the Council of the Corporation of the Township of Lake of Bays enacts as follows:

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 20th 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 20th 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 **29th** 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

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 27th 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 21st, 2017 to:
 - a) Property Owner
 - b) Ontario Heritage Trust
3. Notice of Intention was posted on or before the April 26th, 2017 on the Township Municipal Website.
4. Notice of Intention was provided in the Council Agenda package for the April 18th, 2017 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 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