

# **NOTICE OF ADOPTION OF BY-LAW NO. 09-33**

## **Notice of Designation**

**1211 Mansell Rd 2 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:**

**Sunset Log Cabin / Kid Brother Log Cabin / Twin Brother Cabin / Two-Seater Log Privy**

**TAKE NOTICE** that the Council of the Corporation of the Township of Lake of Bays passed By-law No. 09-33 under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, to designate the property located in Part Lot 5, Concession 6, Part 16 of RP BR1207, Township of Sinclair, now in the Township of Lake of Bays; District Municipality of Muskoka and known municipally as 1211 Mansell Road 2, Rebecca Lake to be of cultural heritage value and interest

For further information and for a complete version of this document, including all related materials, please visit [www.lakeofbays.on.ca/public\\_notices.htm](http://www.lakeofbays.on.ca/public_notices.htm) or contact Carrie Sykes, (705) 635-2272, ext 236 ([clerkasst@lakeofbays.on.ca](mailto:clerkasst@lakeofbays.on.ca)).

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 09-33

Being a by-law to designate the property located in Part Lot 5, Concession 6, Part 16 of RP BR1207, Township of Sinclair, now in the Township of Lake of Bays; District Municipality of Muskoka and known municipally as 1211 Mansell Road 2, Rebecca Lake and being Property Roll No. 4427 020 006 02101 0000, under Part IV of the Ontario Heritage Act.

**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 Mansell buildings are located in Part Lot 5, Concession 6, Part 16 of RP BR1207, Township of Sinclair, now in the Township of Lake of Bays and known municipally as 1211 Mansell Road 2 and being Property Roll No. 4427 020 006 02101 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 on the 19<sup>th</sup> day of January, 2009;

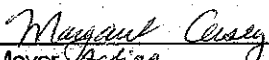
**AND WHEREAS** the property owner supports the heritage designation process;


**AND WHEREAS** the Council of the Corporation of the Township of Lake of Bays deems it expedient to designate the Mansell buildings 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:

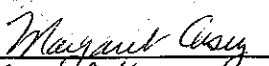
1. THAT the Mansell heritage buildings located in Part Lot 5, Concession 6, Part 16 RP BR 1207, Rebecca Lake, Township of Sinclair, now in the Township of Lake of Bays; District Municipality of Muskoka is a property of significant cultural heritage value and interest.
2. THAT the reasons for designation 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 10<sup>th</sup> day of March, 2009.

  
\_\_\_\_\_  
Mayor, Acting

  
\_\_\_\_\_  
Clerk

**READ** a THIRD time and finally passed this 10<sup>th</sup> day of March, 2009.

  
\_\_\_\_\_  
Mayor, Acting

  
\_\_\_\_\_  
Clerk

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 09-33

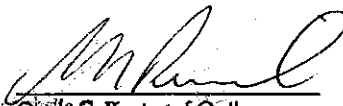
SCHEDULE "A"


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 Mansell buildings are located in Part Lot 5, Concession 6, Part 16 of RP BR1207, Township of Sinclair, now in the Township of Lake of Bays and known municipally as 1211 Mansell Road 2 and being Property Roll No. 4427 020 006 02101 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 January 19<sup>th</sup>, 2009 edition of the Huntsville Forester, and
2. Notice of Intention sent together with a copy of the proposed Designation By-law and Schedules on January 19<sup>th</sup>, 2009 to:
  - a) Property Owner
  - b) Ontario Heritage Trust
3. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were posted on or before the 19<sup>th</sup> day of January, 2009 at the following locations:
  - a) Township of Lake of Bays Library branches (Dwight and Baysville)
  - b) Township Municipal Web Site
4. Notice of Intention was provided in the Council Agenda package for the January 13<sup>th</sup>, 2009 Council meeting.

SWORN OR AFFIRM before me  
At Dwight, Ontario in the Township of Lake of Bays,  
In the District of Muskoka  
This 10<sup>th</sup> day of March, 2009

  
Commissioner of Oaths  
a Commissioner, etc., Clerk  
The Corporation of the Township of  
Lake of Bays

  
D) Clerk

# THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

## BY-LAW NUMBER 09-33

### 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.

#### 1211 MANSELL ROAD 2

##### **Description of Property**

This Mansell property is part of an early 20<sup>th</sup> century family development located on the pristine shores of Rebecca Lake that is representative of the rustic Muskoka heritage and of a valued family legacy. The 1.96 acre property comprises of the following hand-crafted log cabins:

- "Sunset Cabin" a traditional one and one half storey log cabin,
- "Kid Brother" a basic one-storey utilitarian log cabin,
- "Twin Brother" a basic one storey wood structure,
- "Two-seater log privy"

##### **Statement of Cultural Heritage Value or Interest**

The property purchased in 1912 was used as a fishing and hunt camp with lodging provided by a three-room canvas tent which was typical of that era and representative of the historic development of Muskoka and Lake of Bays in particular as a tourist resource and retreat.

The existing, almost century old hand-crafted log cabins were built by materials harvested and sourced from the property in 1915 by local craftsmen exhibiting the vernacular architecture that was indigenous to this specific area and time period.

The Mansell family property is characteristic of the development in the Muskoka area and represents the foundation of the economy, culture and land use patterns which exist today.

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

Key attributes that express the value of the Mansell property dwellings as an example of the early 20<sup>th</sup> century vernacular style that reflects alterations and adaptive reuse include:

- Hand-crafted log cabins were constructed in a interlocking saddle notch method of hand-hewn spruce trees harvested from the property and weather sealed with mortar chinking in the form of tuck-pointing between the logs;
- Original icehouse structure that was transported by skidding it across the frozen lake by a team of horses;
- Associative cultural heritage value is exhibited as the tuck pointing was done by Richard Mansell who is also attributed with doing the tuck pointing on Toronto's famed Casa Loma.
- Contextual value is demonstrated with the orientation and design of the "Sunset Cabin" such that during the summer solstice, the sunset is perfectly aligned between the front entrance and the rear entrance of the cabin, hence the name.
- Considered a landmark as the Mansell family complex was one of the first permanent cottages on Rebecca Lake.
- Interior Features:
  - ✓ Hand-made fieldstone fireplace and chimney stack featuring tuck-pointed mortar chinking and hand-crafted wood mantle which has hand carved into it, "Chop your own wood, it will warm you twice;"
  - ✓ Original windows, window sills, doors, trim of windows and doors;
  - ✓ Original Aladdin and Angle fuel lamps;
  - ✓ Original hardwood floors;

- ✓ Hand tools used in the construction of the log cabins remain fixtures on the interior walls.
- Exterior Features:
  - ✓ Veranda style front porch facing the lakeshore and a single triangular roofed stoop built off of the kitchen of the main log cabin;
  - ✓ Poured concrete foundations from materials sourced from the property and nearby lands;
  - ✓ Pitched roofs with ridge and gable ends.

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 **19<sup>th</sup>** day of **February 2009**. 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  
Or at [clerkasst@lakeofbays.on.ca](mailto:clerkasst@lakeofbays.on.ca)