

Notice of Intention to Pass a By-law to Designate

The following property to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)

Take Notice that the Council of Corporation of The Township of Leeds and the Thousand Islands intends to pass a by-law under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

186 Main Street (PT LT 6 CON 8 LEEDS PT 2 28R1496; LEEDS/THOUSAND ISLANDS), known as the Hotchkiss-Chapman House:

The Hotchkiss-Chapman House at 186 Main Street is located on the north side of Main Street, west of Simpson Side Road and east of the village of Seeley's Bay, on Lot 6, Concession 8, in the former Township of the Rear of Leeds and Lansdowne, now part of the Township of Leeds and the Thousand Islands in the United Counties of Leeds and Grenville. The property is approximately 0.33 hectares and contains a one-and-a-half storey sandstone farmhouse constructed between 1822 and 1850. A two-storey modern frame addition, constructed in the late 20th century, is located on the rear (north) elevation of the stone farmhouse. The Hotchkiss-Chapman House has design and physical value as an early surviving example of a well-constructed vernacular sandstone farmhouse influenced by Georgian architectural traditions. The farmhouse's one-and-a-half storey massing with side gable roof and a symmetrical façade is archetypal of the Georgian style. The property has contextual value for its role in maintaining and supporting the historic rural character of Main Street, east of the village of Seeley's Bay. This section of Main Street, extending from Simpson Road to the intersection with Mill Street at the village's edge, is defined by its agricultural landscape, including 19th century housing, agricultural buildings and cultivated fields. While some modern land division and residential development have occurred in the area, the farmhouse at 186 Main Street remains an important visual and contextual element that contributes to the continuity of the street's historic rural character. Local research suggests that the Hotchkiss-Chapman House is constructed from sandstone quarried from a small deposit on Lot 7, Concession 8, approximately 700 metres east of 186 Main Street. The site was later owned by James McCutcheon, and the same sandstone deposit provided stone for the construction of the McCutcheon House at 221 Highway 15. The shared use of this distinctive local material establishes a tangible connection between these properties. Its heritage attributes include the one-and-a-half storey massing with side gable roof; coursed rubble sandstone walls; wooden eaves (soffit and fascia) with small cornice, frieze board and returns on gable ends; original window openings, the ground floor windows having stone voussoirs; and original entrance opening with stone voussoirs.

Additional information, including a full description of the reasons for designation is available upon request from Lindsay Lambert, Senior Planner, Planning & Development

at 613-659-2415, extension 226, or at seniorplanner@townshipleeds.on.ca during regular business hours, or by visiting the Township of Leeds and the Thousand Islands website at www.leeds1000islands.ca/living-here/heritage-and-culture

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the Township Clerk within 30 days of the first publication of this notice.

Dated at the Township of Leeds and the Thousand Islands

This 21st day of May, 2026

Michelle Hannah, Clerk

Township of Leeds and the Thousand Islands