

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2010 - 093

A BY-LAW TO DESIGNATE 121 KING STREET, WOODVILLE, "STODDART HOUSE"

Recitals

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law designating a property within the boundaries of the municipality to be of cultural heritage value or interest.
2. Notice of Intention to Designate the exterior of "121 King Street Woodville, now in the City of Kawartha Lakes, described further in Schedule "A", has been given in accordance with Section 29 of the Ontario Heritage Act.
3. No objection to the proposed designation has been served on the Clerk of the Municipality.
4. Reasons for Designation are set forth in Schedule "B".

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2010-093.

Section 1.00: Definitions and Interpretation

1.01 **Definitions**: In this by-law:

- (a) "**By-law**" means this by-law, as it may be amended from time to time. The Recitals to, and the Schedules attached to this By-law are considered integral parts of it.
- (b) "**City**" means The Corporation of the City of Kawartha Lakes.
- (c) "**Clerk**" means the person within the administration of the City which fulfils the function of the City Clerk as required by the Municipal Act 2001 S. O. c.25.
- (d) "**Council**" means the municipal council for the City.
- (e) "**Director of Development Services**" means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council;
- (f) "**Heritage Victoria**" means the municipal heritage committee established by By-law 2002-49 pursuant to the Ontario Heritage Act.
- (g) "**Foundation**" means the Ontario Heritage Foundation
- (h) "**Property**" means property as set out in Section 2.01.

1.02 **Interpretation Rules**:

- (a) Wherever this By-law refers to a person or thing with reference to gender or the gender neutral, the intention is to read the By-law with the gender applicable to the circumstances.
- (b) References to items in the plural include the singular, as applicable.
- (c) The word "include" is not to be read as limiting the phrases or descriptions that precede it.

1.03 **Statutes**: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 **Severability**: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Designation

- 2.01 The exterior of 121 King Street, Woodville , “STODDART HOUSE”, in the City of Kawartha Lakes, is designated as being of historic interest and value, described further in Schedule “A”. This designation shall not preclude any changes that may be deemed necessary for the efficient use of the building but that any and all such changes shall be in keeping with the original and present character of the building and in consultation with the municipal heritage committee.
- 2.02 The Municipality is hereby authorized to cause a copy of this by-law to be registered against the property described above in the proper Land Registry Office
- 2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the newspaper.

Section 3.00: Administration and Effective Date

- 3.01 **Administration:** The Director of Development Services is responsible for the administration of this by-law.
- 3.02 **Effective Date:** This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 25th day of May, 2010.

Mayor

Clerk

SCHEDULE 'A' TO BY-LAW 2010-093

BEING A BY-LAW TO DESIGNATE PARTS OF THE EXTERIOR OF 121 KING STREET, WOODVILLE, "STODDART HOUSE", SITUATED ON PLAN 119, LOTS 13 AND 14, GEOGRAPHIC TOWNSHIP OF WOODVILLE NOW IN THE CITY OF KAWARTHA LAKES, AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

THE LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PIN 63180-0134(LT) - LT 13 S/S KING ST AND W/S AGNES ST PL 119 LT 14 S/S KING ST AND W/S AGNES ST PL 119 S/T A29215, KAWARTHA LAKES

SCHEDULE 'B' TO BY-LAW 2010-093

BEING A BY-LAW TO DESIGNATE, 121 KING STREET, WOODVILLE, "STODDART HOUSE" AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

Description of Property

121 King Street , Woodville, contains a brick house and is located on the south side of King Street in Woodville, now in the City of Kawartha Lakes.

Statement of Cultural Heritage Value or Interest

Known as the "Stoddart House", this house was built in the 1870's by Dr. Grant with solid brick exterior walls on field stone foundation. The property is in original condition. The house is one of the oldest and ornate Victorian homes in Woodville. It originally served as the Doctor's house. The house features a wrap around porch on three sides, porch brackets and ginger bread trim and has two sets of ornate stain glass windows

Description of Heritage Attributes

- Wraparound porch, which is in Queen Anne revival style, the porch brackets, gingerbread trims, and railings. Slat of gingerbread trim between posts and brackets that are part of the posts are of Queen Anne revival style and have eclectic stick and ball design, which are original to the house.
- Two sets of ornate stained glass windows on the front of building and North facing.
- One ornate stained glass window at the rear of the house.
- Transoms above the windows on the front of building, second floor.
- Brick work and quoining.