

The Corporation of the City of Kawartha Lakes

By-Law 2024-173

A By-law to Designate 97 King Street, Village of Woodville in the City of Kawartha Lakes

A By-law to designate 97 King Street in the Village of Woodville in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

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 to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.
2. A Notice of Intention to Designate 97 King Street, Village of Woodville 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 City.
4. Council has consulted with its Municipal Heritage Committee.
5. Reasons for Designation are set forth in Schedule A.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2024-173.

Section 1.00: Definitions and Interpretation

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

“alter” means to change in any manner and includes to restore, renovate, repair, erect, demolish, and disturb; and **“alteration”** and **“altering”** have corresponding meanings;

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“City Clerk” means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City;

“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;

“Municipal Heritage Committee” means the Kawartha Lakes Municipal Heritage Committee which makes recommendations to Council and is established under Section 28 of the Ontario Heritage Act;

“Ontario Heritage Act” or **“the Act”** means the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended or any successor thereof;

“Property” means property as set out in Section 2.01.

1.02 Interpretation Rules:

(a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

(b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

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 of Property

2.01 97 King Street, Village of Woodville is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations that may be deemed necessary for the efficient use of the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the 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 Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

3.01 Enforcement: This by-law may be enforced by every municipal law enforcement officer and police officer.

3.02 Offence and Penalty: It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with

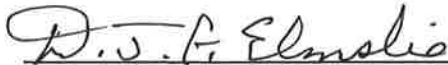
the provisions of the Provincial Offences Act, the Ontario Heritage Act and to any other applicable penalty.

Section 4.00: Administration and Effective Date

4.01 **Administration of the By-law:** The Director of Development Services is responsible for the administration of this by-law.

4.02 **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 27th day of August, 2024.



Doug Elmslie, Mayor



Cathie Ritchie, City Clerk

Schedule A to By-law 2024-173

Being a By-law to designate 97 King Street, Village of Woodville in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

97 King Street, Village of Woodville

Section 2: Location of Property

Located on the south side of King Street at the intersection of King Street and Agnes Street

Section 3: Legal Description

PT LT 1 S/S KING ST AND E/S AGNES ST PL 119 AS IN R308632 S/T R308632

Section 4: Location of Heritage Features

The primary heritage feature of the property is a late nineteenth century commercial building constructed to the north, east and west lot lines of the property.

Section 5: Statement of Reasons for Designation

Design and Physical Value

97 King Street has design and physical value as a representative example of an Italianate commercial building and the largest extant example of this architectural style in Woodville. The building, which was constructed in 1892, demonstrates key features of this style which was the most popular architectural style for downtown commercial buildings in Ontario throughout the second half of the nineteenth century. These features include its two-storey construction, ground floor storefronts, upper storey windows and decorative brickwork and it is representative of the execution of this style in Woodville in the later decades of the nineteenth century.

Historical and Associative Value

97 King Street has historical and associative value through its historic relationship with the development of Woodville as a local commercial centre in the late nineteenth century and the village's economic growth. As a downtown commercial property occupied by a range of historic businesses, the property speaks to the economic growth of the community in the late nineteenth century. The property also has historical associations with two local fraternal organizations, the Loyal Orange Lodge and the International Order of Oddfellows, who were both active in Woodville throughout the late nineteenth and early twentieth century. The property was used by both these organizations and yields information regarding their role in Woodville and the surrounding area around the turn of the twentieth century.

Contextual Value

97 King Street has contextual value as a contributing feature to Woodville's

historic downtown. The property is historically and visually linked to its surroundings as part of the commercial core of the community where it forms part of a collection of nineteenth century commercial properties constructed during the height of Woodville's nineteenth century growth. The downtown area includes a variety of commercial structures dating from about 1870 to 1900 and, taken together, these form a cohesive downtown landscape. In addition to its contribution to the downtown, it helps define the overall character of Woodville as a hamlet area within the wider rural landscape.

Section 6: Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Attributes

The design and physical attributes of the property support its value as a representative example of an Italianate commercial building in downtown Woodville.

- Two storey red brick construction
- Rubble stone foundation
- Flat and sloped roof
- Cornice
- Rounded parapet
- Fenestration including:
 - Upper storey sash windows
 - Ground floor commercial unit windows
- Polychromatic brickwork including:
 - Quoins
 - Coursing
 - Arches
 - Voussoirs
- Herringbone brickwork
- Dog tooth coursing

- Two ground floor commercial units including:
 - Central entrances
 - Middle entrance to upper units with transom
 - Picture windows
 - Brick and decorative pilasters
 - Cornice
 - Brackets

Historical and Associative Attributes

The historical and associative attributes of the property support its value in its association with the late nineteenth century development of Woodville and its connection to the local branches of the Loyal Orange Lodge and International Order of Oddfellows.

- Association with the late nineteenth century development of Woodville
- Early use as a dry goods business
- Historic use of the upper storey by the local Loyal Orange Lodge and International Order of Oddfellows

Contextual Attributes

The contextual attributes of the property support its value as a contributing feature to the downtown historic streetscape of Woodville.

- Orientation towards King Street
- Construction to the lot line on the front and side elevations
- Physical connection to 93 and 95 King Street
- Views of the property from King Street and Agnes Street
- Views of King Street and Agnes Street