

The Corporation of the City of Kawartha Lakes

By-Law 2025-003

A By-law to Designate 2 King Street West, Village of Omemee in the City of Kawartha Lakes

A By-law to designate 2 King Street West in the Village of Omemee 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 2 King Street West, Village of Omemee 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 2025-003.

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 2 King Street West, Village of Omemee 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 28th day of January, 2025.



Doug Elmslie, Mayor



Cathie Ritchie, City Clerk

Schedule A to By-law 2025-003

Being a By-law to designate 2 King Street West, Village of Omemee in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

2 King Street West, Village of Omemee

Section 2: Location of Property

Located at the southwest corner of the intersection of King Street and Sturgeon Street

Section 3: Legal Description

LT 1 S/S KING ST AND W/S STURGEON ST PL 109 & PT LT 2 S/S KING ST AND W/S STURGEON ST PL 109 BEING PART 1 PL 57R10537

Section 4: Location of Heritage Features

The primary heritage feature of the property is the historic residential building located on the northeast corner of the property.

Section 5: Statement of Reasons for Designation

Design and Physical Value

2 King Street West has design and physical value as a unique, early and large, example of an Arts and Crafts style house in Omemee. Constructed in 1910, the property displays key characteristics of this popular early twentieth century architectural style. These characteristics include its asymmetrical massing, simplified design elements and plentiful windows which were typical of this style which sought a more naturalistic and less ornate style of architecture compared to its Victorian predecessors. It is the largest and most prominent examples of this architectural style in Omemee, where the Arts and Crafts style was primarily used in smaller, more modest Craftsman bungalows throughout the 1910s and 1920s. The house was originally constructed as a parsonage for the adjacent Methodist, now United, church and is known locally as the John McCrea Memorial Parsonage, having been built in memory of John McCrea, a prominent Methodist lay leader and Omemee businessman.

Historical and Associative Value

2 King Street West has historical and associative value as the former parsonage for the Omemee Methodist Church, now Trinity United Church, and in its association with local businessman and Methodist lay leader John McCrea and his daughter Flora McCrea Eaton, later known as Lady Eaton. Flora Eaton had this house built in 1910 in memory of her father, a prominent lay leader in the Methodist Church in Omemee and a respected local citizen and businessman who had died the previous year in 1909. The property yields information regarding McCrea's role in late nineteenth century Omemee as well as the role of the Methodist church in the community at this time when it was a prominent and important local institution.

Contextual Value

2 King Street West has contextual value as a local landmark and as a contributing feature to the historic landscape of the village of Omemee. The property is prominent located in the village at the southwest corner of Omemee's primary intersection and is a well-known local landmark for its distinctive Arts and Crafts architecture and for its former role as the Methodist, later United, Church parsonage. It supports the broader character of King Street which includes a variety of commercial, institutional and residential buildings which speak to the village's historic development throughout the nineteenth and early twentieth centuries. It has direct historical, visual and functional relationship to adjacent Trinity United Church, constructed in 1876 as the Omemee Methodist Church, as the former parsonage for the church, as well as to Coronation Hall across the road through the connection of both structures to the Eatons.

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 unique example of Arts and Crafts residential architecture in Omemee.

- Two-and-a-half storey buff brick construction
- Irregular massing
- Gable roof
- Chimneys
- Rubble stone foundation
- Two-storey bays
- Sunporch including:
 - Hipped roof
 - Multi-pane windows
 - Coursing
 - Rubblestone knee walls
 - Stairs
 - Pilasters
 - Door
- Brackets
- Decorative brick coursing
- Fenestration including:
 - Irregularity placed and sized windows
 - Lug sills
 - Leaded and coloured glass
- Rear porch
- Date stone

Historical and Associative Attributes

The historical and associative attributes of the property support its value in its association with John McCrea and Flora McCrea Eaton, as well as its association with the Methodist Church in Omeme.

- Association with John McCrea and Flora McCrea Eaton
- Association with the Methodist, later United Church, in Omeme
- Location adjacent to Trinity United Church
- Commemorative panel with text "John McCrea Memorial Methodist Parsonage, Omeme, Ontario, 1910"

Contextual Attributes

The contextual attributes of the property support its value as a contributing feature to the historic village landscape of Omeme, its relationship to Trinity United Church and Coronation Hall, and its role as a local landmark.

- Location at the southwest corner of Sturgeon and King Streets adjacent to Trinity United Church
- Views of the property from Trinity United Church, Coronation Hall, King Street and Sturgeon Street
- Views of Trinity United Church, Coronation Hall, King Street and Sturgeon Street from the property
- Orientation of the house towards Trinity United Church
- Relationship to Trinity United Church and Coronation Hall