# The Corporation of the City of Kawartha Lakes
# Agenda
# Kawartha Lakes Municipal Heritage Committee Meeting

KLMHC2020-05

Thursday, September 10, 2020

5:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Councillor Ron Ashmore
Ann Adare
William Bateman
Dorothy Carroll
Jim Garbutt
Athol Hart
Rob Macklem
Ian McKechnie
Wayne Purdy
Joan Skelton
Michael Sloboda

**Note: This will be an electronic participation meeting and public access to Council Chambers will not be available. Please visit the City of Kawartha Lakes YouTube Channel at https://www.youtube/c/CityofKawarthaLakes to view the proceedings.**

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.

| | | Pages |
|---|---|---|
| **1.** | **Call to Order** | |
| **2.** | **Administrative Business** | |
| 2.1 | Adoption of Agenda | |
| 2.2 | Declaration of Pecuniary Interest | |
| 2.3 | Adoption of Minutes | 4 - 10 |
| **3.** | **Presentations and Deputations** | |
| 3.1 | Deputation from Janice Stange, owner of 4983 Monck Road, Kinmount, regarding alterations to the property | 11 - 13 |
| **4.** | **Reports** | |
| 4.1 | Report KLMHC2020-20 37 Adelaide Street North Site Plan - 2nd Submission | 14 - 24 |
| 4.2 | Report KLMHC2020-22<br>Report KLMHC2020-22 City Hall HVAC Plans | 25 - 26 |
| 4.3 | Report KLMHC2020-18 Heritage By-law Amendments | 27 - 39 |
| 4.4 | Report KLMHC2020-15<br>Report KLMHC2020-15 Designation of 28 Boyd Street | 40 - 61 |
| 4.5 | Report KLMHC2020-17<br>Report KLMHC2020-17 Old Mill HCD Update | 62 - 66 |
| 4.6 | Report KLMHC2020-16<br>Report KLMHC2020-16 Heritage Conservation District Permitting Process | 67 - 81 |

| | | |
|---|---|---|
| 4.7 | Report KLMHC2020-21 | 82 - 84 |
| | Report KLMHC2020-21 Update on The Grand | |

**5. Subcommittee Updates**

5.1 Heritage Designation Subcommittee

5.2 Outreach Subcommittee

**6. Correspondence**

**7. New or Other Business**

**8. Next Meeting**

**9. Adjournment**

# The Corporation of the City of Kawartha Lakes

# Minutes

# Kawartha Lakes Municipal Heritage Committee Meeting

**KLMHC2020-04**
**Thursday, August 6, 2020**
**4:00 P.M.**
**Economic Development Boardroom**
**Economic Development**
**180 Kent Street West, Lindsay, Ontario**

**Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.**

## 1. Call to Order

W. Bateman called the meeting to order at 4:01 p.m. with the following members present Councillor R. Ashmore, A. Adare, J. Garbutt, A. Hart, R. Macklem, I. McKechnie, W. Purdy, and J. Skelton. E. Turner informed the Committee that M. Sloboda had resigned from the Committee.

Staff Present: E. Turner, Economic Development Officer - Heritage Planning, A. Yurick, Facility Project Delivery Coordinator, and J. Gill, Supervisor, Capital Projects Delivery.

## 2. Administrative Business

2.1 Adoption of Agenda

New items were added to the agenda:

Item 7.1: discussion of the recent sale of the Grand

Item 7.2: update on the Fenelon Lakes Club Development

Item 7.3: update on the City's pandemic response

Item 7.4: National Trust bursary

Item 7.5: formal thanks to Mike Sloboda

**KLMHC2020-21**
**Moved By** R. Macklem
**Seconded By** J. Garbutt

**That** the agenda be adopted as amended.

**Carried**

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

**KLMHC2020-22**
**Moved By** A. Hart
**Seconded By** I. McKechnie

**That** the minutes of the Municipal Heritage Committee meeting held on March 5, 2020, be adopted as circulated.

**Carried**

## 3. Deputations

There were no deputations.

## 4. Reports

4.1 KLMHC2020-07 Building and Property Update

Building and Property staff A. Yurick and J. Gill provided an update on a number of projects on City-owned heritage designated buildings. These included City Hall, the Old Gaol, Maryboro Lodge and Coronation Hall.

**KLMHC2020-23**
**Moved By** J. Garbutt
**Seconded By** A. Adare

**That** Report KLMHC2020-07, **Building and Property Update**, be received; and

**That** the update from Building and Property staff be received for information.

**Carried**

4.2 KLMHC2020-11 Listing Properties on the Heritage Register

The Committee discussed the proposed list of properties for addition to the Heritage Register. Councillor Ashmore asked for clarification on the notification process. E. Turner confirmed that owners of the properties are to be notified prior to the list going to Council for consideration.

W. Purdy suggested that an additional property, 100 Front Street East in Bobcaygeon, be added to the list because of its associations with the Boyd family.

**KLMHC2020-24**
**Moved By** A. Hart
**Seconded By** A. Adare

**That** Report KLMHC2020-11, **Listing Properties on the Heritage Register**, be received; and

**That** the proposed list of properties for inclusion on the Heritage Register, attached in Appendix A, and including 100 Front Street East, Bobcaygeon be endorsed; and

**That** this recommendation be forwarded to Council for consideration.

**Carried**

4.3 KLMHC2020-12 Heritage By-law Amendments

E. Turner presented the proposed by-law amendments to the Committee.

**KLMHC2020-25**
**Moved By** R. Macklem
**Seconded By** W. Purdy

**That** Report KLMHC2020-12, **Heritage By-law Updates**, be received; and

**That** the proposed by-law amendments be forwarded to Council for adoption.

**Carried**

4.4 KLMHC2020-013 56 King Street Woodville Alteration Application

E. Turner presented the proposed alterations to the property at 56 King Street, Woodville.

**KLMHC2020-026**
**Moved By** J. Garbutt
**Seconded By** Councillor Ashmore

**That** Report KLMHC2020-13, **56 King Street, Woodville Alteration Application**, be received; and

**That** the proposed alterations be approved.

**Carried**

## 5. Subcommittee Updates

5.1 Heritage Designation Subcommittee

A. Adare provided an update on the potential designation of the dry stone wall in Bobcaygeon. She and E. Turner are going to meet with staff from Case Manor later in the month to discuss. E. Turner confirmed that the background research for the designation was in progress.

E. Turner presented a proposed designation of the O'Connel Cemetery in Manvers to the Committee. This request was received recently. She is going to do some more research on the site and report back to the Committee in September.

J. Garbutt raised some questions about how the heritage permit process worked for HCD properties, particularly in downtown Lindsay. E. Turner confirmed that approvals were delegated to staff and will report back to the Committee in September about the application process and applications received and approved to date.

5.2 Outreach Subcommittee

I. McKechnie and E. Turner provided an update on Doors Open. The in person event for September 13 has been cancelled due to the pandemic and social distancing restrictions. The Ontario Heritage Trust has launched a Digital Doors Open program and the City is going to be participating. They are currently working on developing additional content that can be accessed online. A request was made for Committee members to share any relevant digital content they might have which can be added to the online platform.

The Committee discussed the Osprey Heritage Awards which were supposed to be held in November. It was decided to postpone the awards and event until 2021 due to the pandemic.

## 6. Correspondence

E. Turner received a copy of Ontario Heritage and the Community Heritage Ontario newsletter but these are in paper copies. They will be available for the Committee to review when they are able to meet in person again. She has requested to receive digital copies of the CHO newsletter in future.

## 7. New or Other Business

The Committee discussed several new items.

7.1 The Grand Hotel

E. Turner provided the Committee with an update on the Grand Hotel which was recently sold and had been subject to a development application which would include the demolition of the building. J. Garbutt also provided the Committee with an update from his information on the sale of the property.

A. Hart asked if the new owners would have to apply for a new heritage permit to be reviewed by the Committee if they proposed a new project for the site. E. Turner confirmed that they would have to do that although, at this point, the intentions of the new owners were not known.

7.2 Fenelon Lakes Club Development

A. Hart asked for an update on the status of the proposed Fenelon Lakes Club development. E. Turner confirmed that the zoning change for the property to allow for the construction of a multi-residential development had been approved

by Council and that the site plan, when received, would be circulated to the Committee for comment.

7.3 City Pandemic Response

E. Turner provided the Committee with an update on a number of items regarding the City's pandemic recover and response including: Council and committee meetings; planning, building and heritage application submission; the Economic Recovery Task Force; budget reductions to address the deficit; the Million Dollar Makeover program; and the new Shop Local and Tourism Marketing campaigns.

7.4 National Trust Bursary

E. Turner brought to the attention of the Committee a bursary from the National Trust for heritage volunteers to attend the Trust's yearly conference.

7.5 Formal Thanks for M. Sloboda

W. Bateman suggested that the Committee extend a letter of formal thanks to Michael Sloboda for his years of service on the Committee. E. Turner noted that she would check with the clerk's office to see if there was a formal process for that and otherwise the letter could come from W. Bateman on behalf of the Committee.

**KLMHC2020-27**
**Moved By** J. Garbutt
**Seconded By** J. Skelton

**That** correspondence be prepared to thank Mike Sloboda for his long and valued service to the Municipal Heritage Committee.

**Carried**

## 8. Next Meeting

The next meeting will be Thursday, September 10 at 4:00 p.m. with location to be determined.

## 9. Adjournment

**KLMHC2020-28**
**Moved By** R. Macklem
**Seconded By** A. Adare

**That** the Municipal Heritage Committee Meeting adjourn at 6:18 p.m.

**Carried**

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-19**

---

**Meeting Date:** September 10, 2020

**Title:** 4983 Monck Road, Kinmount Alteration Application

**Description:** Alteration application for 4983 Monck Road in Kinmount

**Ward Number:** 2

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-19, **4983 Monck Road, Kinmount Alteration Application**, be received; and

**That** the proposed alterations be approved.

## Background:

Under the City of Kawartha Lakes' delegated authority by-law for the alteration of designated heritage properties (By-law 2019-154), approvals for minor alterations to properties designated individually under Part IV of the Act are delegated to staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Minor alterations are defined in the by-law and include changes to the property including, but not limited to, the replacement of exterior elements, additions, the construction of accessory structures, hard landscaping, and the installation of utilities.

The property at 4983 Monck Road in Kinmount is designated individually by By-law 2008-082. The home is designated because of its historical significance as the site of the creation of a quilt commemorating the visit of King George VI in 1939 and, architecturally as a good example of an Ontario Gothic cottage.

The owners would like to construct a new garage at the rear of the property. The construction of accessory buildings is delegated to staff for approval in consultation with the committee in the delegated authority by-law.

## Rationale:

The alterations proposed at 4983 Monck Road include the construction of a new garage. They do not include changes to the designated house itself.

The site plan and additional details regarding the application will be presented to the committee at the meeting.

## Other Alternatives Considered:

There are no other recommended alternatives.

## Financial/Operation Impacts:

There are no financial impacts as the result of the recommendations of this report.

## Consultations:

N/A

## Attachments:

N/A

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-__**

---

**Meeting Date:** September 10, 2020

**Title:** 37 Adelaide Street North Site Plan Approval – 2nd Submission

**Description:** 37 Adelaide Street Site Plan 2nd submission submitted for comments

**Ward Number:** 5

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-20, **37 Adelaide Street North Site Plan Approval – 2nd Submission**, be received; and

**That** comments be provided to Planning staff regarding the application.

## Background:

The proposed development at 37 Adelaide Street North is a new 5-storey retirement home with 176 suites, with a range of uses including Memory Care Assisted Living and Independent Living units. The proposed development includes one U-shaped building, exterior landscaped space, a large parking lot and two entrances onto Adelaide Street North.

The proposed development is near, but not directly adjacent to, 23 Adelaide Street North which is designated individually under Part IV of the Ontario Heritage Act. The property is designated by By-law 2018-145, which is an updated version of its original designating by-law, Town of Lindsay By-Law 1990-71. The new building is located in an area which includes both older, residential development and a number of new developments, including an apartment building at 53 Adelaide Street North.

The applicant submitted their first site plan submission in March 2020. The second site plan application was circulated to commenting agencies on August 17, 2020. Copies of the revised site plans and elevations are attached for the Committee's review.

## Rationale:

The first circulation for this application was circulated by Planning to commenting agencies, including the Municipal Heritage Committee on March 10, 2020. Due to the COVID-19 pandemic, the site plan application was circulated to the Committee by email, as opposed to as a regularly scheduled meeting, to allow for the comments to be submitted to Planning staff in a timely manner. The Committee provided comments on the application, noting that:

- The Committee is generally supportive of the application and look of the building
- Aesthetically, the exterior finishes are appropriate and fit with other buildings in the surrounding area although there is scope for additional details at the top of the building that would increase its aesthetic value
- The Committee is satisfied that the development will not have a significant impact on the nearby designated property (23 Adelaide Street North)
- The Committee would like to see an interpretive plaque or similar integrated into the design, either inside or out, to commemorate the history of the site as Fountain Park and part of the former Lindsay Fairgrounds

The applicant has indicated that they are amenable to the addition of a historic plaque and will reach out to staff to discuss what the best solution for this would be.

Should the Committee wish to add to or expand on its previous comments, it may do so at this time.

## Other Alternatives Considered:

The Committee may choose not to provide additional comments if it feels the comments it provided in the first site plan submission are sufficient and concerns have been addressed.

## Financial/Operation Impacts:

N/A

## Consultations:

Planning

## Attachments:

Appendix A – Proposed Elevations

MTCO - Lindsay - A300 - Elevations-A2

Appendix B – Proposed Site Plan

MTCO - Lindsay - Site Plan -Aug 05-20

Appendix C – Vegetation Management Plan

19261 LPd_SPA_30JUL20.pc

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

## UNIT BREAK DOWN PER FLOOR

| | Memory Living | | | Assisted Living | | | Independent Living | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Studio | 1 Bed | Sub Total | Studio | 1 Bed | Sub Total | Studio | 1 Bed | 1+Den | 2 Bed | Sub Total |
| Ground Floor | 27 | | 27 | | | | | | | | |
| Second Floor | | | | 23 | 2 | 25 | 1 | 7 | 0 | 5 | 13 |
| Third Floor | | | | | | | 9 | 22 | 2 | 4 | 37 |
| Fourth Floor | | | | | | | 9 | 22 | 2 | 4 | 37 |
| Fifth Floor | | | | | | | 9 | 22 | 2 | 4 | 37 |
| Sub-Total: | 27 | | 27 | 23 | 2 | 25 | 28 | 73 | 6 | 17 | 124 |
| TOTAL UNITS PROPOSED: | | | | | | | | | | | 176 UNITS |

## GROSS FLOOR AREA

| | Sq.m | Sq.ft |
|---|---|---|
| Underground | 1,767.9 | 19,030 |
| Ground Floor | 2,689.1 | 28,946 |
| Second Floor | 2,324.8 | 25,025 |
| Third Floor | 2,324.8 | 25,025 |
| Forth Floor | 2,324.8 | 25,025 |
| Fifth Floor | 2,324.8 | 25,025 |
| Sub-Total: | 13,756.2 | 148,070 |

## SITE PLAN LEGEND

- BF — Barrier Free Primary Entrance
- Primary Entrance
- Secondary Entrance

## KEY PLAN

## Zoning

11.3.7

RH1-S5(H1) Zone Notwithstanding the permitted uses and zone requirements for the RH1 zone, on land zoned RH1-S5(H1) the following requirements shall apply:

a. The only permitted uses shall be an apartment building, Senior Citizens' Home and an accessory convenience retail and/or personal service establishment in a permitted use containing more than 15 dwelling units.

| | Permitted | Provided |
|---|---|---|
| b. | Minimum lot frontage 45.0 m | 102.6 m |
| c. | Minimum front yard setback 12.0 m | 24.7 m |
| d. | Minimum exterior side yard setback 3.0 m for each storey | N/A |
| e. | Minimum interior side yard setback 1.5 m for each storey | 7.5 m |
| f. | Minimum rear yard setback 12.0 m | 13.5 m |
| g. | Maximum building height 18.0 m | 17.54 m |
| h. | Maximum lot coverage 45% | 26.8% |
| i. | Maximum gross floor area as % of lot area 150% (17,279.67 sm) | 13,756.2 sm |
| j. | Maximum density per gross hectare 125 dwelling units | Complies |
| k. | Minimum landscaped open space 40% | 44% |

Parking Calculation

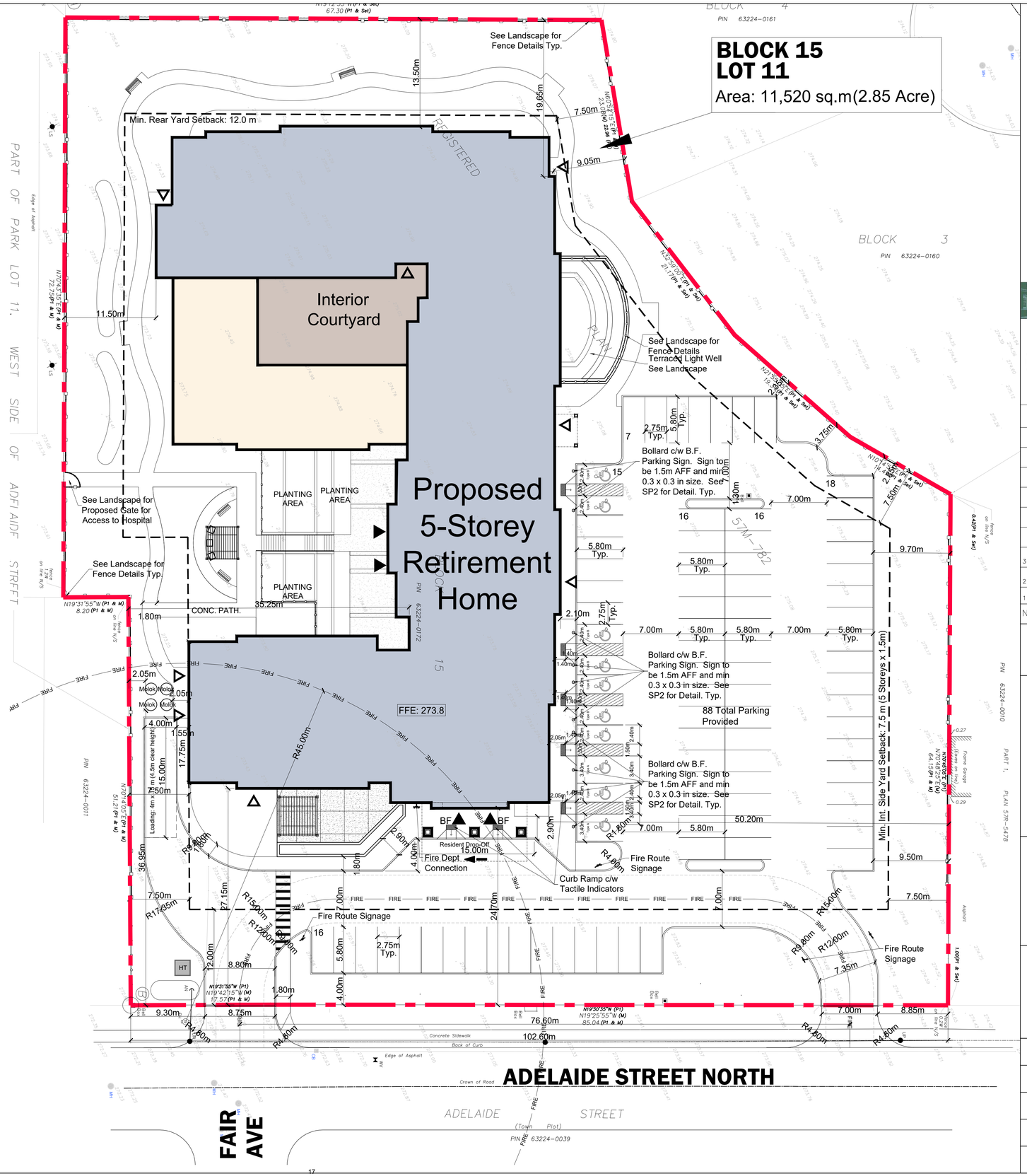
Total Stalls Required:
Memory Care: 27 x 0.25* = 6.75 Stalls
Assisted Living: 25 x 0.25* = 6.25 Stalls
*Per MTCO Parking Standard
Independent Living: 124 x 0.5 = 62 Stalls

Total Required: (per clients rqmts) 75 Parking Stalls
Total By-Law: (per zoning rqmts) 88 Parking Stalls

Total Stalls Provided: 88 Parking Stalls
(includes 2 Type A, and 8 Type B BF Spaces)

Area Calculation

| | |
|---|---|
| Site Area | 11,519.8 sm (100.0%) |
| Building Area | 3,088.7 sm (26.8 %) |
| Landscape Area | 5,104.3 sm (44.4 %) |
| Paved Area | 3,322.7 sm (28.8 %) |




MSAi

MICHAEL SPAZIANI ARCHITECT INC
6 Helene Street N, Suite 100
Port Credit, Mississauga ON L5G 3B2
t 905 891 0691 f 905 891 0514

| NO: | REVISIONS: | ISSUED: |
|---|---|---|
| 3 | | |
| 2 | Issed for SPA Re-Sub | Aug. 05, '20 |
| 1 | Issued for SPA Submission | Dec. 11, '19 |

NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "issued for construction".

CLIENT:
Lindsay Seniors LP

Lindsay, Ontario

PROJECT:
Lindsay Retirement Residence
37 Adelaide Street North
Lindsay, Ont.

SHEET TITLE:
Proposed Site Plan

| | |
|---|---|
| PROJECT NO. C9036 | |
| SCALE: 1:250 | DATE: Oct 2019 |
| DRAWN: —— | SHEET NO: SP1 |
| CHECKED: msai | |
| FILE NO. C9036 | |

1 A201 South Elevation

Scale: 1:150

2 A201 North Elevation

Scale: 1:150

3 A201 East Elevation

Scale: 1:150

4 A201 West Elevation

Scale: 1:150


MSAi

MICHAEL SPAZIANI ARCHITECT INC
8 Helene Street N, Suite 100
Port Credit, Mississauga ON L5G 3B2
T 905 891 0691 F 905 891 0514

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL SPAZIANI
LICENCE
3631

| NO: | REVISIONS: | ISSUED: |
|---|---|---|
| 2 | Issued for SPA Re-Sub | Aug 05, '20 |
| 1 | Issued for SPA | Dec. 11, '19 |


NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "issued for construction".


CLIENT:

Lindsay Seniors LP

Lindsay, Ontario

PROJECT:

Lindsay Retirement Residence

37 Adelaide Street North
Lindsay, Ont.

SHEET TITLE:

Proposed Elevations

PROJECT NO.
C9036

SCALE:
1:150

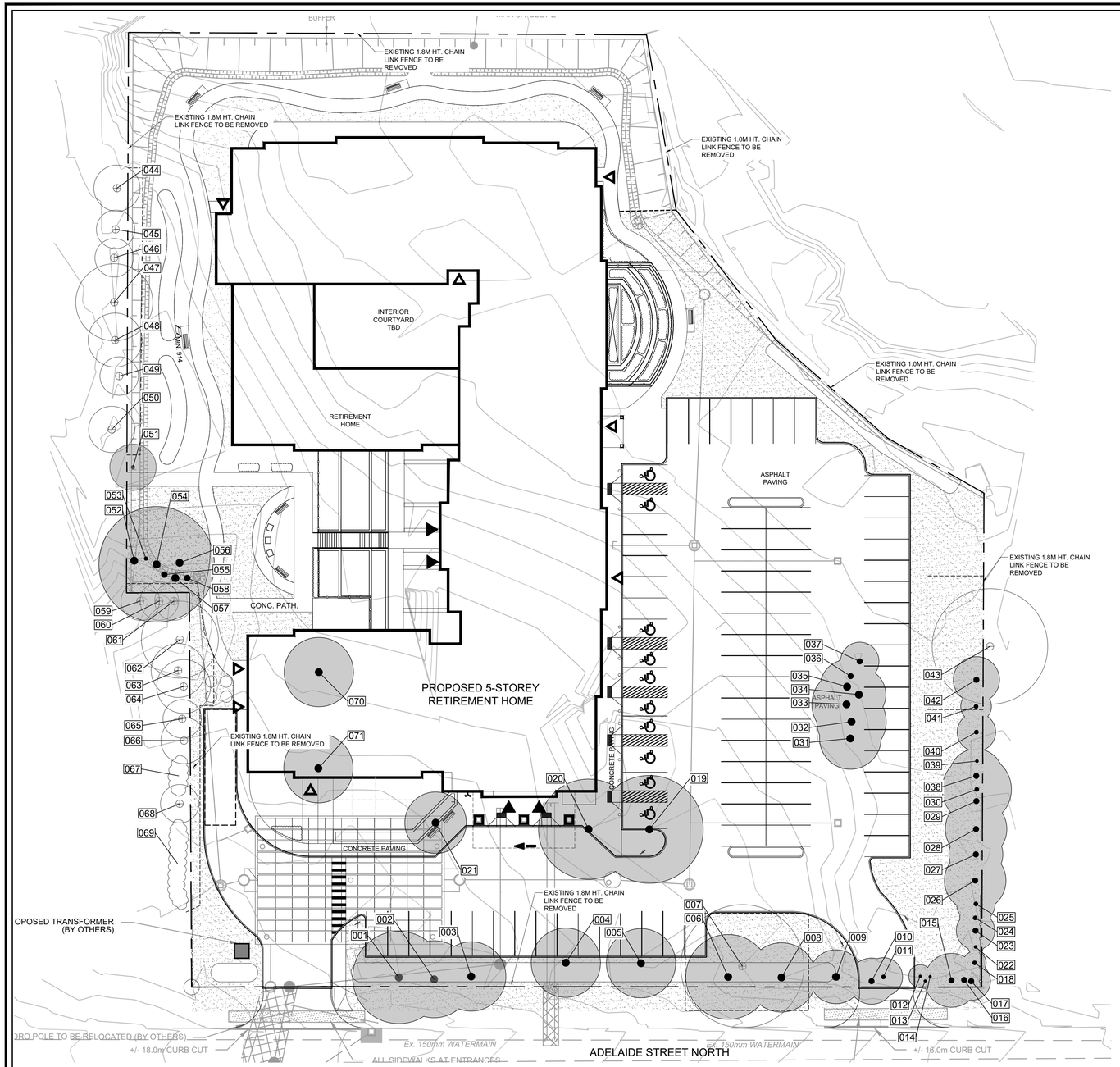
DATE:
October 2019

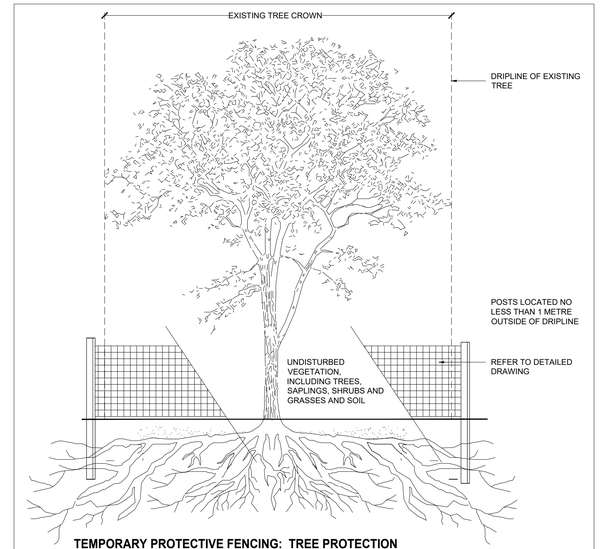
DRAWN:
-

SHEET NO:
A201

CHECKED:
msai

FILE NO.
C9036

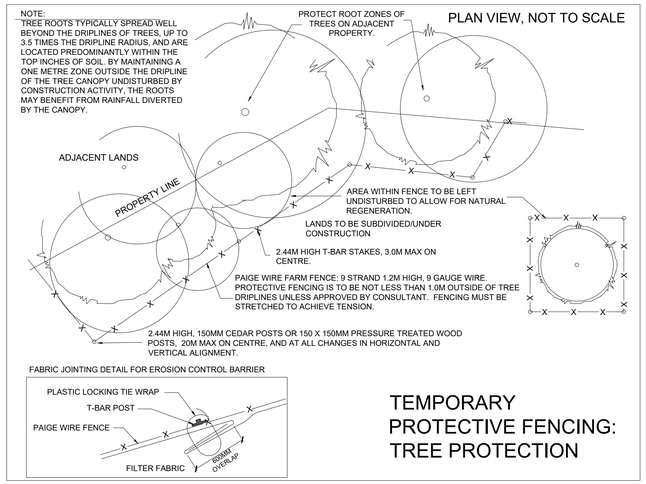



**TEMPORARY PROTECTIVE FENCING: TREE PROTECTION**

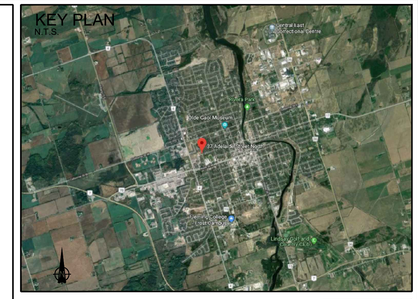
NOTE:
1. THE AREA WITHIN THE DRIPLINE OF ALL EXISTING TREES SHALL BE PROPERLY PROTECTED WITH TEMPORARY FENCING.
2. THE AREA WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT ACCESS AND STORAGE OR PROJECT RELATED GARBAGE.
3. TREE PROTECTION MEASURES SHALL REMAIN UNTIL THE COMPLETION OF FINE GRADING AND SODDING OR SEEDING.

NOTE:
TREE ROOTS TYPICALLY SPREAD WELL BEYOND THE DRIPLINES OF TREES, UP TO 3.5 TIMES THE DRIPLINE RADIUS, AND ARE LOCATED PREDOMINANTLY WITHIN THE TOP INCHES OF SOIL. BY MAINTAINING A ONE METRE ZONE OUTSIDE THE DRIPLINE OF THE TREE CANOPY UNDISTURBED BY CONSTRUCTION ACTIVITY, THE ROOTS MAY BENEFIT FROM RAINFALL DIVERTED BY THE CANOPY.




TEMPORARY PROTECTIVE FENCING: TREE PROTECTION

4 2 0 5 10 15
1:300 (m)




LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- TREE PROTECTION FENCING
- PROPERTY LINE

**GENERAL NOTES:**

1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK
3. ALL UTILITY LOCATES ARE THE RESPONSIBILITY OF THE CONTRACTOR. HAND DIG WITHIN THE LIMITS RECOMMENDED BY THE SERVICE UTILITY. UTILITY CONFLICTS WITH PROPOSED TREE LOCATIONS MUST BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
4. BASE DRAWING PROVIDED BY MSAI.
5. VEGETATION INVENTORY BY GSP GROUP INC.
6. FOR GRADING INFORMATION REFER TO DRAWING BY GHD. FOR SERVICING INFORMATION REFER TO DRAWINGS BY GHD.
7. LANDSCAPE DRAWINGS SHOW ENGINEERING INFORMATION FOR DESIGN PURPOSES ONLY. DO NOT CONSTRUCT ENGINEERING WORKS FROM THESE DRAWINGS.
8. TREE LOCATIONS ALONG ADJACENT PROPERTY LINES ARE SHOWN IN APPROXIMATE LOCATIONS.

# VEGETATION MANAGEMENT PLAN

## LINDSAY RETIREMENT HOME
## 37 ADELAIDE STREET N, LINDSAY

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — BRIAN H. ROTH — OALA — 30JUL2020 — MEMBER

| DATE | ISSUE | BY |
|---|---|---|
| 06DEC19 | Issued for REVIEW/COORDINATION | RE |
| 19DEC19 | Issued for SPA | RE |
| 30JUL20 | Re-Issued for SPA | RE |

| DATE | REVISIONS | BY |
|---|---|---|
| | | |

GSP group
201-72 Victoria Street South
Kitchener, Ontario N2G 4Y9
T 519.569.8883
F 519.569.8643
162 Locke Street South, Suite 200
Hamilton, Ontario L8P 4A9
T 905.572.7477
www.gspgroup.ca

Date: November 2019
Drawn By: RE
Scale: 1:300 (m)
Project No.: 19261

L0.0

TREE MANAGEMENT SCHEDULE

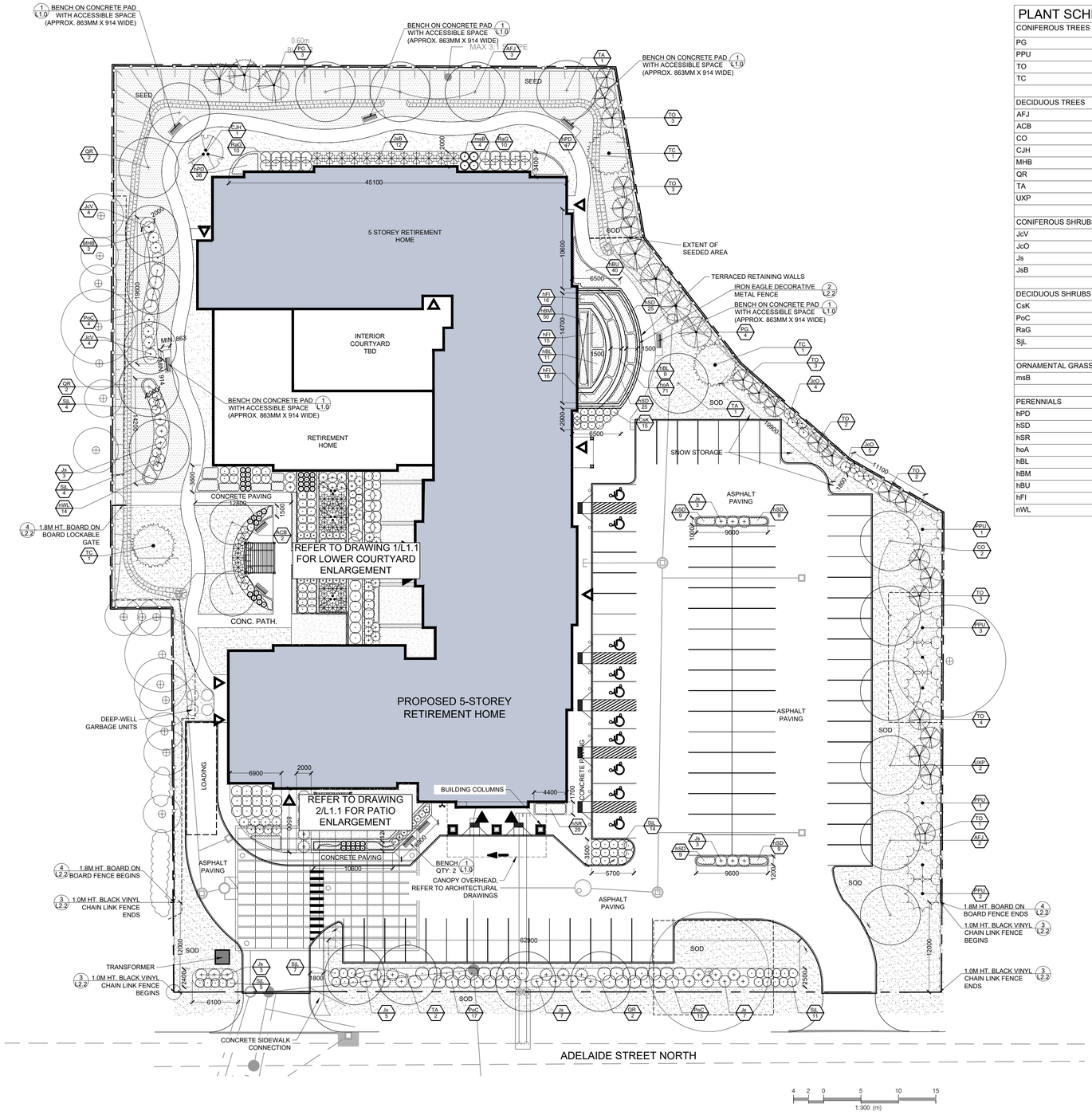
| Tree # | Trunks | Botanical Name | Common Name | DBH mm | Condition | Crown diameter (m) | Environment / Comments | Recommendations |
|---|---|---|---|---|---|---|---|---|
| 001 | 1 | Acer saccharum | Sugar Maple | 500 | good | 12 | Hydro lines along road | Remove, parking lot construction |
| 002 | 2 | Tilia americana | Basswood | 2@ 100 | Fair-good | 10 | Multi-stem, some suckering | Remove, parking lot construction |
| 003 | 1 | Acer saccharum | Sugar Maple | 600 | good | 9 | Canopy compromised | Remove, parking lot construction |
| 004 | 1 | Acer platanoides | Norway Maple | 400 | good | 9 | | Remove, parking lot construction |
| 005 | 1 | Acer platanoides | Norway Maple | 375 | good | 9 | | Remove, parking lot construction |
| 006 | 1 | Acer saccharum | Sugar Maple | 650 | Fair-Poor | 11 | Tree leaning, one branch snapped off | Remove, parking lot construction |
| 007 | 1 | Acer saccharum | Sugar Maple | 650 | good | 16 | One-sided canopy | Retain |
| 008 | 1 | Acer saccharum | Sugar Maple | 625 | Fair-Poor | 9 | Leaning, pruned away from hydro lines | Remove,poor health |
| 009 | 1 | Acer saccharum | Sugar Maple | 650 | Poor | 7 | | Remove, driveway construction |
| 010 | 4T | Acer negundo | Manitoba Maple | 1@50, 2@100, 1@125 | good | 6 | Growing through existing fence | Remove, driveway construction |
| 011 | 4 | Juglans nigra | Black Walnut | 2@250, 2@100 | Fair-Poor | 5 | | Remove, driveway construction |
| 012 | 4T | Juglans nigra | Black Walnut | 1@75, 3@125 | Poor | 3 | | Remove, driveway construction |
| 013 | 5T | Acer saccharum | Sugar Maple | >100 | Poor | 2 | | Remove, driveway construction |
| 014 | 5T | Acer saccharum | Sugar Maple | >100 | poor | 2 | | Remove, driveway construction |
| 015 | 6T | Acer negundo | Manitoba Maple | 3@50, 3@125 | Fair | 7 | Growing around fence | Remove |
| 016 | 4T | Acer platanoides | Norway Maple | 2@60, 2@100 | Fair-Poor | 4 | 1 trunk is growing through fence | Remove |
| 017 | 3T | Acer platanoides | Norway Maple | 1@50, 2@150 | Poor | 5 | Growing through fence | Remove |
| 018 | 2T | Acer negundo | Manitoba Maple | 1@125, 1@40 | Fair | 3 | | Remove |
| 019 | 1 | Acer platanoides | Norway Maple | 400 | good | 14 | | Remove, building construction |

TREE MANAGEMENT SCHEDULE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 020 | 1 | Acer platanoides | Norway Maple | 400 | good | 13 | | Remove, building construction |
| 021 | 3T | Acer negundo | Manitoba Maple | 1@200, 2@60 | good | 8 | | Remove, building construction |
| 022 | 1 | Acer platanoides | Norway Maple | 100 | Fair | 2 | | Remove |
| 023 | 3T | Acer platanoides | Norway Maple | 1@125, 2@150 | good | 5 | | Remove |
| 024 | 3T | Acer platanoides | Norway Maple | 1@200, 2@100 | Fair | 4 | | Remove |
| 025 | 1 | Acer platanoides | Norway Maple | 200 | Fair | 5 | Leaning in towards site | Remove |
| 026 | 7T | Acer negundo | Manitoba Maple | 3@250, 3@125, 1@200 | Fair | 8 | | Remove |
| 027 | 1 | Ulmus sp. | Elm | 300 | Fair | 7 | | Remove |
| 028 | 1 | Acer platanoides | Norway Maple | 275 | Fair-Good | 8 | | Remove |
| 029 | 2T | Acer platanoides | Norway Maple | 2@175 | Fair | 6 | | Remove |
| 030 | 2T | Acer platanoides | Norway Maple | 2@250 | Fair | 9 | | Remove |
| 031 | 1 | Picea abies | Norway Spruce | 450 | good | 8 | | Remove, parking lot construction |
| 032 | 1 | Picea abies | Norway Spruce | 475 | good | 9 | | Remove, parking lot construction |
| 033 | 8T | Acer saccharinum | Silver Maple | 3@150, 5@60 | good | 9 | | Remove, parking lot construction |
| 034 | 6T | Acer platanoides | Norway Maple | 6@80 | Fair-good | 7 | | Remove, parking lot construction |
| 035 | 6T | Acer platanoides | Norway Maple | 6@100 | Fair-good | 7 | | Remove, parking lot construction |
| 036 | 1 | Ulmus sp. | Elm | 100 | Fair-poor | 5 | | Remove, parking lot construction |
| 037 | 5T | Acer platanoides | Norway Maple | 1@400, 4@50 | Fair-poor | 5 | | Remove, parking lot construction |
| 038 | 5T | Acer negundo | Manitoba Maple | 2@100 | Poor | 7 | | Remove |
| 039 | 1 | Acer platanoides | Norway Maple | 200 | Poor | 2 | | Remove |
| 040 | 6T | Acer platanoides | Norway Maple | 6@150 | Poor | 5 | | Remove |
| 041 | 6T | Acer platanoides | Norway Maple | 1@200, 5@100 | Fair | 4 | | Remove |
| 042 | 3T | Acer platanoides | Norway Maple | 1@225, 2@150 | Fair | 6 | | Remove |
| 043 | 1 | Acer platanoides | Norway Maple | 500 | good | 15 | 10% dieback, on adjacent property | Retain |
| 044 | 1 | Picea pungens | Colorado spruce | 300 | good | 6 | Adjacent property | Retain |
| 045 | 1 | Picea pungens | Colorado spruce | 300 | good | 5 | Adjacent property | Retain |
| 046 | 1 | Quercus rubra | Red Oak | 200 | good | 5 | Adjacent property | Retain |

TREE MANAGEMENT SCHEDULE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 047 | 1 | Quercus rubra | Red Oak | 250 | good | 10 | Adjacent property | Retain |
| 048 | 1 | Quercus rubra | Red Oak | 225 | good | 7 | Adjacent property | Retain |
| 049 | 1 | Picea pungens | Colorado spruce | 250 | Good | 5 | Adjacent property | Retain |
| 050 | 1 | Picea pungens | Colorado spruce | 250 | Good | 6 | Adjacent property | Retain |
| 051 | 4T | Acer negundo | Manitoba Maple | 4@100 | Fair-good | 6 | | Remove, grading |
| 052 | 2T | Acer platanoides | Norway Maple | 1@250, 1@250 | Good | 6 | | Remove, grading |
| 053 | 5T | Acer platanoides | Norway Maple | 5@100 | Fair | 4 | | Remove, grading |
| 054 | 2T | Juglans nigra | Black Walnut | 2@300 | good | 15 | | Remove, grading |
| 055 | 1 | Juglans nigra | Black Walnut | 250 | Fair-good | 8 | | Remove, grading |
| 056 | 3T | Acer negundo | Manitoba Maple | 2@200, 1@125 | Fair | 8 | | Remove, grading |
| 057 | 7T | Acer platanoides | Norway Maple | 2@200, 5@100 | Fair | 8 | | Remove, grading |
| 058 | 1 | Acer platanoides | Norway Maple | 225 | Fair-good | 6 | | Remove, grading |
| 059 | 1 | Thuja occidentalis | Cedar | 300 | Fair-good | 5 | Adjacent property | Retain |
| 060 | 2T | Thuja occidentalis | Cedar | 1@100, 1@250 | Fair | 5 | Adjacent property | Retain |
| 061 | 1 | Thuja occidentalis | Cedar | 200 | Fair | 5 | Adjacent property | Retain |
| 062 | 1 | Acer platanoides | Norway Maple | 400 | Fair-Poor | 10 | Adjacent property | Retain |
| 063 | 1 | Thuja occidentalis | Cedar | 450 | Good | 7 | Adjacent property | Retain |
| 064 | 1 | Tilia americana | Basswood | 275 | Fair | 7 | Adjacent property | Retain |
| 065 | 6T | Acer platanoides | Norway Maple | 6@200 | Poor | 5 | Adjacent property | Retain |
| 066 | 2T | Acer platanoides | Norway Maple | 1@250, 1@200 | Fair | 6 | Adjacent property | Retain |
| 067 | 14T | Acer platanoides - group | Norway Maple | 14@40-100 | Fair-Good | | Adjacent property | Retain |
| 068 | 1 | Ulmus sp. | Elm | 300 | Poor | 5 | Suckering from base, adjacent property | Retain |
| 069 | 14T | Syringa sp. | Lilac | 14@50-150 | Fair-good | 8 | Adjacent property | Retain |
| 070 | 1 | Acer platanoides | Norway Maple | 300 | Good | 7 | | Remove, building construction |
| 071 | 1 | Acer platanoides | Norway Maple | 275 | Good | 8 | | Remove, building construction |



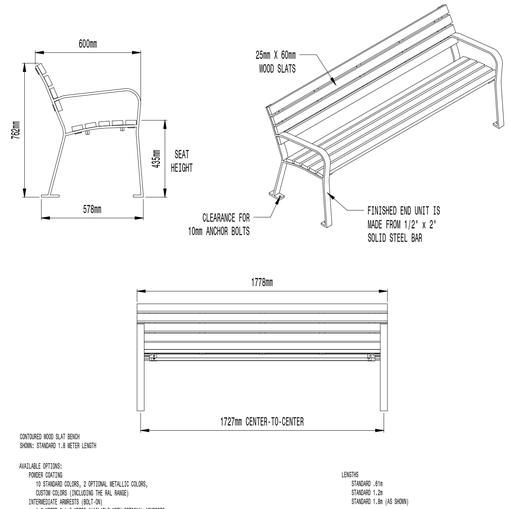

## PLANT SCHEDULE OVERALL LANDSCAPE

| CONIFEROUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| PG | 7 | Picea glauca | White Spruce | 200cm Ht. | W.B. |
| PPU | 7 | Picea pungens | Colorado Spruce | 175cm Ht. | W.B./B&B |
| TO | 21 | Thuja occidentalis | Eastern White Cedar | 250cm Ht. | W.B. |
| TC | 3 | Tsuga canadensis | Canadian Hemlock | 200cm Ht. | W.B. |
| | | | | | |
| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| AFJ | 5 | Acer freemanii `Jeffersred` TM | Autumn Blaze Maple | 60mm Cal. | W.B. |
| ACB | 2 | Aesculus x carnea `Briotii` | Ruby-red Horsechestnut | 60mm Cal. | W.B. |
| CO | 2 | Celtis occidentalis | Common Hackberry | 60mm Cal. | W.B. |
| CJH | 1 | Cercidiphyllum japonicum `Hanna`s Heart` | Katsura Tree | 250cm ht., clump | W.B. |
| MHB | 3 | Malus hybrid `Brandywine` | Brandywine Crabapple | 60mm Cal. | W.B. |
| QR | 6 | Quercus rubra | Red Oak | 60mm Cal. | W.B. |
| TA | 4 | Tilia americana | Basswood | 60mm Cal. | W.B. |
| UXP | 2 | Ulmus x `Pioneer` | Pioneer Hybrid Elm | 60mm Cal. | W.B. |
| | | | | | |
| CONIFEROUS SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| JcV | 8 | Juniperus chinensis sargentii `Viridis` | Green Sargent Juniper | 40cm | 3 gal. |
| JcO | 9 | Juniperus chinensis `Ontario Green` | Ontario Green Juniper | 175cm | W.B. |
| Js | 31 | Juniperus sabina | Savin Juniper | 50cm | 3 gal. |
| JsB | 12 | Juniperus sabina `Blue Danube` | Blue Danube Juniper | 50cm | 3 gal. |
| | | | | | |
| DECIDUOUS SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| CsK | 15 | Cornus sericea `Kelseyi` | Kelsey Dogwood | 50cm | 3 gal. |
| PoC | 34 | Physocarpus opulifolius `Coppertina` | Coppertina Ninebark | 60cm | 3 gal. |
| RaG | 20 | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 50cm | 3 gal. |
| SjL | 45 | Spiraea japonica `Little Princess` | Little Princess Japanese Spirea | 60cm | 3 gal. |
| | | | | | |
| ORNAMENTAL GRASSES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| msB | 4 | Miscanthus sinensis `Berlin` | Berlin Maiden Grass | --- | 1 gal. |
| | | | | | |
| PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| hPD | 85 | Hemerocallis x `Purple D`oro` | Purple D`oro Daylily | --- | 1 gal. |
| hSD | 86 | Hemerocallis x `Stella D`Oro` | Stella D`Oro Daylily | --- | 1 gal. |
| hSR | 29 | Hemerocallis x `Stella In Red` | Stella In Red Daylily | --- | 1 gal. |
| hoA | 71 | Hosta x `Autumn Frost` | Autumn Frost Hosta | --- | 1 gal. |
| hBL | 20 | Hosta x `Blue Ivory` | Blue Ivory Hosta | --- | 1 gal. |
| hBM | 50 | Hosta x `Blue Mouse Ears` | Blue Mouse Ears Hosta | --- | 1 gal. |
| hBU | 40 | Hosta x `Blue Umbrellas` | Blue Umbrellas Hosta | --- | 1 gal. |
| hFI | 47 | Hosta x `Fire Island` | Fire Island Hosta | --- | 1 gal. |
| nWL | 28 | Nepeta x faassenii `Walkers Low` | Walkers Low Catmint | --- | 1 gal. |

VICTOR STANLEY™
*Create a timeless moment.™*

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN MILLIMETERS *




CONTOURED WOOD SLAT BENCH
SHOWN: STANDARD 1.8 METER LENGTH

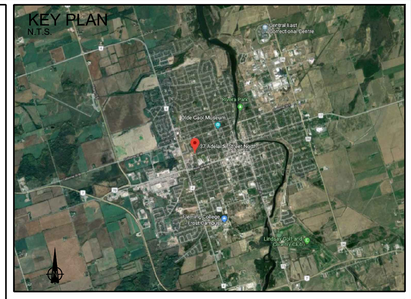
AVAILABLE OPTIONS:
POWDER COATING:
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
INTERMEDIATE ARMRESTS (ONLY ON)
1.2 METER & 1.8 METER AVAILABLE WITH OPTIONAL ARMRESTS

LENGTHS
STANDARD .61m
STANDARD 1.2m
STANDARD 1.8m (AS SHOWN)

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL (WHEELABRATED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

1 BENCH ON CONCRETE PAD - DETAIL PROVIDED BY VICTOR STANLEY
MODEL: RBW-28, SCALE NTS

## KEY PLAN
N.T.S.



## LEGEND

- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS AND CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- PLANTING KEY
- COLOURED CONCRETE PAVING
- PLAIN CONCRETE PAVING
- RIVER ROCK
- SOD
- SEED
- PROPERTY LINE

## GENERAL NOTES:

1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK
3. ALL UTILITY LOCATES ARE THE RESPONSIBILITY OF THE CONTRACTOR. HAND DIG WITHIN THE LIMITS RECOMMENDED BY THE SERVICE UTILITY. UTILITY CONFLICTS WITH PROPOSED TREE LOCATIONS MUST BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
4. BASE DRAWING PROVIDED BY MSAI.
5. VEGETATION INVENTORY BY GSP GROUP INC.
6. FOR GRADING INFORMATION REFER TO DRAWING BY GHD. FOR SERVICING INFORMATION REFER TO DRAWINGS BY GHD.
7. LANDSCAPE DRAWINGS SHOW ENGINEERING INFORMATION FOR DESIGN PURPOSES ONLY. DO NOT CONSTRUCT ENGINEERING WORKS FROM THESE DRAWINGS.

# LANDSCAPE PLAN

LINDSAY RETIREMENT HOME
37 ADELAIDE STREET N, LINDSAY

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
BRIAN H. ROTH
OALA
30 JUL 2020
MEMBER

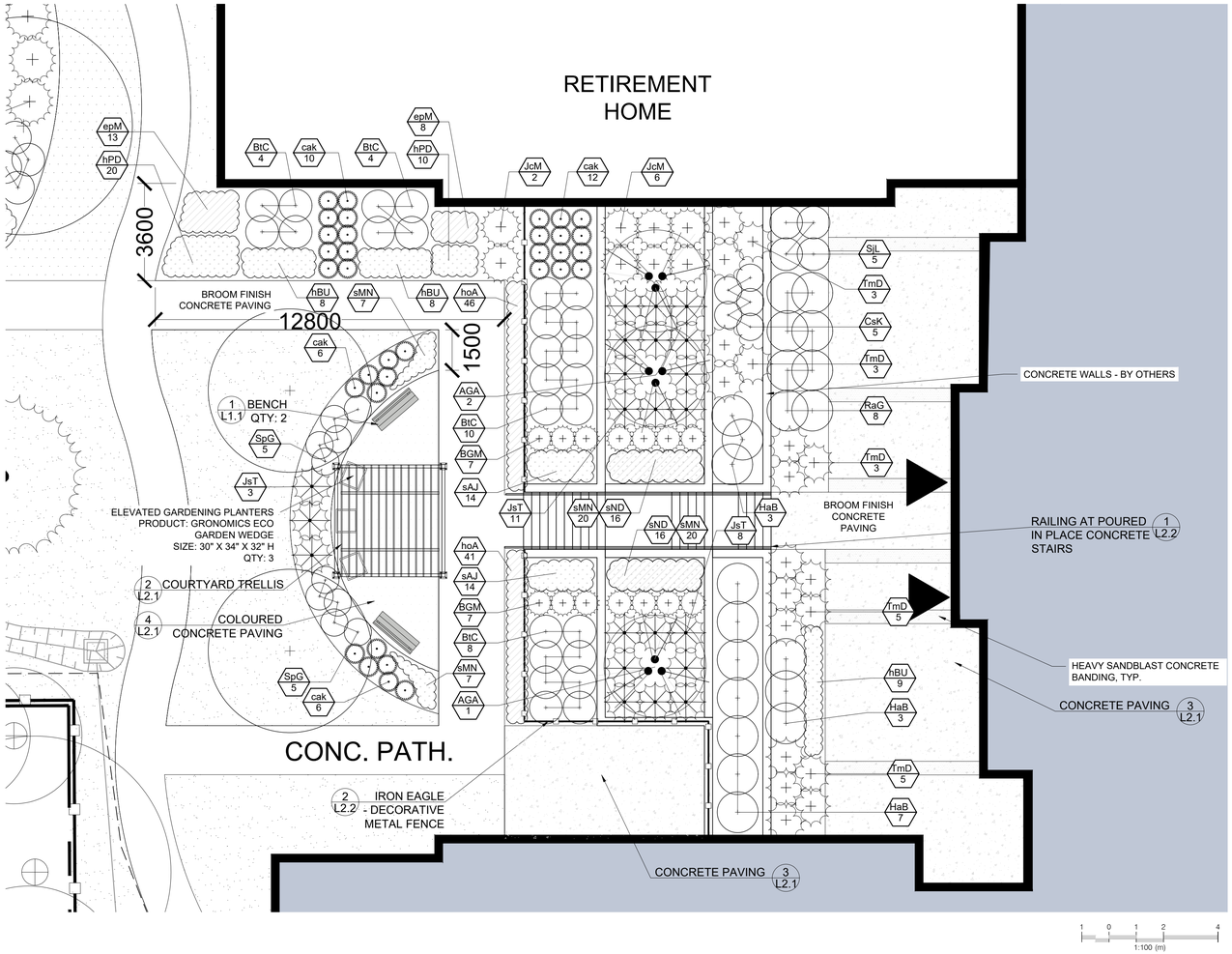
| DATE | ISSUE | BY |
|---|---|---|
| 06DEC19 | Issued for REVIEW/COORDINATION | RE |
| 19DEC19 | Issued for SPA | RE |
| 30JUL20 | Re-Issued for SPA | RE |

| DATE | REVISIONS | BY |
|---|---|---|
| | | |


GSP group
201-72 Victoria Street South
Kitchener, Ontario N2G 4Y9
T 519 569 8883
F 519 569 8643
162 Locke Street South, Suite 200
Hamilton, Ontario L8P 4A9
T 905 572 7477
www.gspgroup.ca

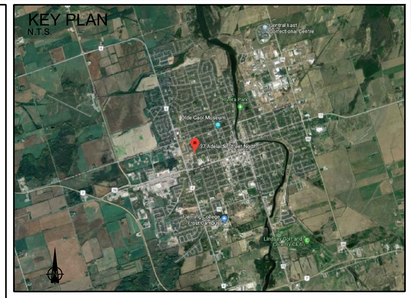

Date: November 2019
Drawn By: RE
Scale: 1:300 (m)
Project No.: 19261

L1.0




## PLANT SCHEDULE LOWER COURTYARD

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| AGA | 3 | Amelanchier x grandiflora `Autumn Brilliance` | `Autumn Brilliance` Serviceberry | 50mm Cal. | W.B. |
| | | | | | |
| **CONIFEROUS SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| BGM | 14 | Buxus x `Green Mountain` | Green Mountain Boxwood | 40cm | 3 gal. |
| JcM | 8 | Juniperus chinensis `Mint Julep` | Mint Julep Juniper | 60cm | 3 gal. |
| JsT | 22 | Juniperus sabina `Tamariscifolia` | Tamarix Savin Juniper | 50cm | 3 gal. |
| TmD | 19 | Taxus x media `Densiformis` | Dense Yew | 50cm | 3 gal. |
| | | | | | |
| **DECIDUOUS SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| BtC | 26 | Berberis thunbergii `Concorde` | Concorde Barberry | 50cm | 3 gal. |
| CsK | 5 | Cornus sericea `Kelseyi` | Kelsey Dogwood | 50cm | 3 gal. |
| HaB | 13 | Hydrangea arborescens `Annabelle` | Annabelle Hydrangea | 60cm | 3 gal. |
| RaG | 8 | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 50cm | 3 gal. |
| SpG | 10 | Spiraea japonica `Goldflame` | Goldflame Spirea | 60cm | 3 gal. |
| SjL | 4 | Spiraea japonica `Little Princess` | Little Princess Japanese Spirea | 60cm | 3 gal. |
| | | | | | |
| **ORNAMENTAL GRASSES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| cak | 34 | Calamagrostis acutiflora `Karl Foerster` | Feather Reed Grass | --- | 1 gal. |
| | | | | | |
| **PERENNIALS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| epM | 21 | Echinacea purpurea `Merlot` | Merlot Coneflower | --- | 1 gal. |
| hPD | 30 | Hemerocallis x `Purple D`oro` | Purple D`oro Daylily | --- | 1 gal. |
| hoA | 87 | Hosta x `Autumn Frost` | Autumn Frost Hosta | --- | 1 gal. |
| hBU | 25 | Hosta x `Blue Umbrellas` | Blue Umbrellas Hosta | --- | 1 gal. |
| sMN | 54 | Salvia nemorosa `May Night` | Sage | --- | 1 gal. |
| sND | 32 | Salvia nemorosa `New Dimension Rose` | Perennial Sage | --- | 1 gal. |
| sAJ | 28 | Sedum x `Autumn Joy` | Autumn Joy Sedum | --- | 1 gal. |

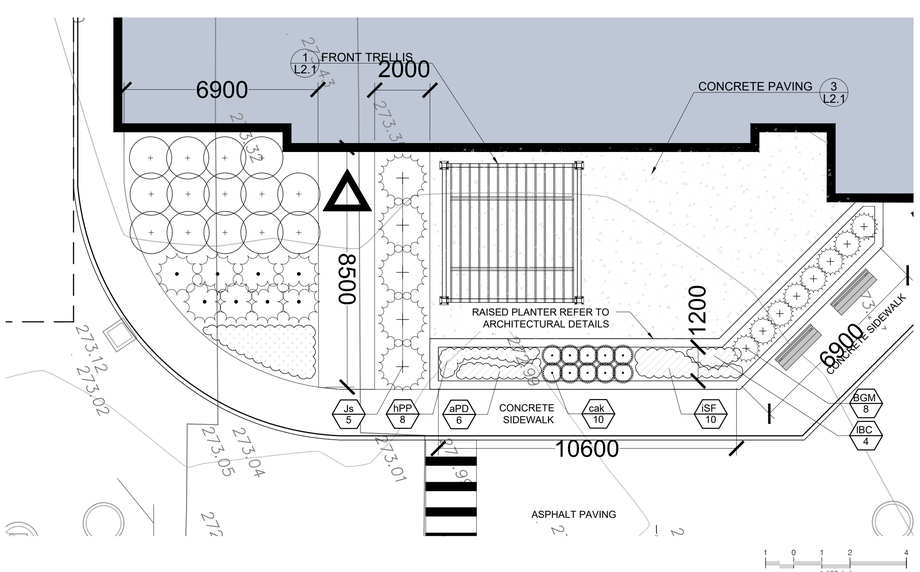



## LEGEND

- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS AND CONIFEROUS SHRUBS
- PROPOSED PERENNIALS
- PLANTING KEY
- COLOURED CONCRETE PAVING
- PLAIN CONCRETE PAVING
- RIVER ROCK
- SOD
- SEED
- PROPERTY LINE

**GENERAL NOTES:**

1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK
3. ALL UTILITY LOCATES ARE THE RESPONSIBILITY OF THE CONTRACTOR. HAND DIG WITHIN THE LIMITS RECOMMENDED BY THE SERVICE UTILITY. UTILITY CONFLICTS WITH PROPOSED TREE LOCATIONS MUST BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
4. BASE DRAWING PROVIDED BY MSAI.
5. VEGETATION INVENTORY BY GSP GROUP INC.
6. FOR GRADING INFORMATION REFER TO DRAWING BY GHD. FOR SERVICING INFORMATION REFER TO DRAWINGS BY GHD.
7. LANDSCAPE DRAWINGS SHOW ENGINEERING INFORMATION FOR DESIGN PURPOSES ONLY. DO NOT CONSTRUCT ENGINEERING WORKS FROM THESE DRAWINGS.




## PLANT SCHEDULE FRONT PATIO

| CONIFEROUS SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| BGM | 8 | Buxus x `Green Mountain` | Green Mountain Boxwood | 40cm | 3 gal. |
| JcG | 8 | Juniperus chinensis `Gold Coast` TM | Gold Coast Juniper | 50cm | 3 gal. |
| Js | 5 | Juniperus sabina | Savin Juniper | 50cm | 3 gal. |
| | | | | | |
| **DECIDUOUS SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| RaG | 14 | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 50cm | 3 gal. |
| | | | | | |
| **ORNAMENTAL GRASSES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| cak | 10 | Calamagrostis acutiflora `Karl Foerster` | Feather Reed Grass | --- | 1 gal. |
| | | | | | |
| **PERENNIALS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** | **CONTAINER** |
| aPD | 6 | Aster novae-angliae `Purple Dome` | Purple Dome New England Aster | --- | 1 gal. |
| hPD | 26 | Hemerocallis x `Purple D`oro` | Purple D`oro Daylily | --- | 1 gal. |
| hPP | 8 | Heuchera micrantha `Palace Purple` | Palace Purple Coral Bells | --- | 1 gal. |
| iSF | 9 | Iris sibirica `Strawberry Fair` | Siberian Iris | --- | 1 gal. |
| IBC | 4 | Leucanthemum x superbum `Banana Cream` | Shasta Daisy | --- | 1 gal. |

# COURTYARD ENLARGEMENT PLAN

LINDSAY RETIREMENT HOME
37 ADELAIDE STREET N, LINDSAY

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
BRIAN H. ROTH
OALA
30 JUL 2020
MEMBER

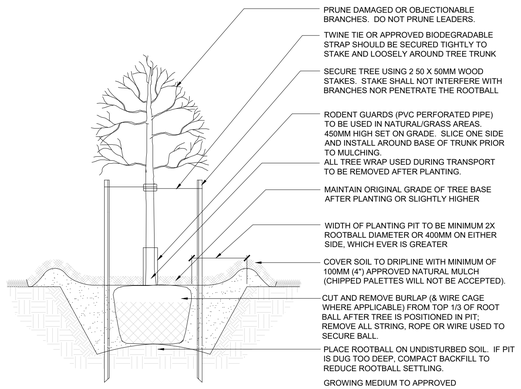
| DATE | ISSUE | BY |
|---|---|---|
| 06DEC19 | Issued for REVIEW/COORDINATION | RE |
| 19DEC19 | Issued for SPA | RE |
| 30JUL20 | Re-Issued for SPA | RE |

| DATE | REVISIONS | BY |
|---|---|---|
| | | |

GSP group
351-372 Victoria Street South
Kitchener, Ontario N2G 4Y9
T 519 989 8883
F 519 989 8843
163 Jackie Street South, Suite 200
Hamilton, Ontario L8P 4A9
T 905 572 7477
www.gspgroup.ca

Date: November 2019 | Drawn By: RE
Scale: 1:100 (m) | Project No.: 19261

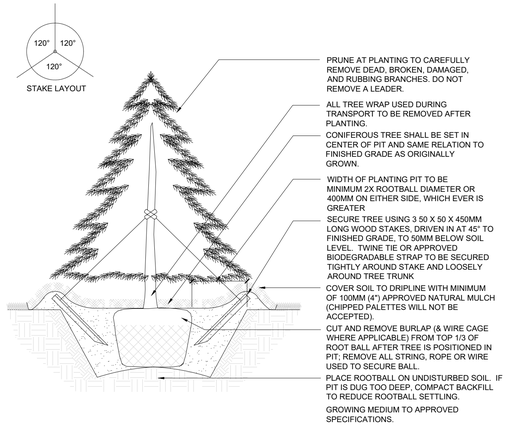
L1.1




NOTES

1. GROWING MEDIUM MIX: 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SHREDDED PEAT & APPLICATION OF HIGH PHOSPHOROUS FERTILIZER (0-20-0)
2. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING.
3. PLANT MATERIAL SHALL BE SET PLUMB IN THE MIDDLE OF THE PIT.
4. TREE SHALL BEAR SAME RELATION OR SLIGHTLY HIGHER TO FINISHED GRADE AS ORIGINALLY GROWN.
5. PLANT STOCK MOVED WHILE IN LEAF SHALL BE COVERED WHILE IN TRANSIT. ROOTS SHOULD BE KEPT MOIST UNTIL PLANTED. TREES TO BE TREATED WITH ANTI-DESICANT.
6. DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. STAKING IS TO OCCUR ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
8. 100MM HIGH SAUCER EXCEPT WHEN PLANTING IN BED.

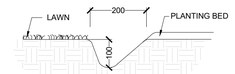
## DECIDUOUS TREE PLANTING B.B/W.B - UP TO 80mm CALIPER
N.T.S.



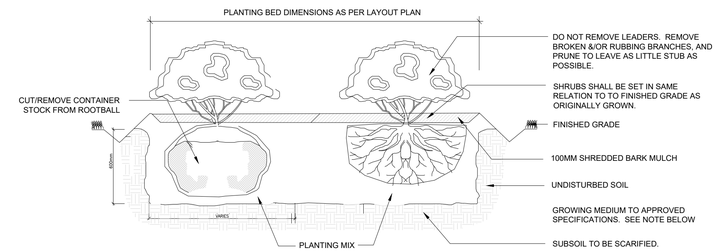

NOTES

1. GROWING MEDIUM MIX: 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SHREDDED PEAT & APPLICATION OF HIGH PHOSPHOROUS FERTILIZER (0-20-0)
2. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING.
3. PLANT MATERIAL SHALL BE SET PLUMB IN THE MIDDLE OF THE PIT.
4. TREE SHALL BEAR SAME RELATION OR SLIGHTLY HIGHER TO FINISHED GRADE AS ORIGINALLY GROWN.
5. PLANT STOCK SHALL BE COVERED WHILE IN TRANSIT. ROOTS SHOULD BE KEPT MOIST UNTIL PLANTED. TREES TO BE TREATED WITH ANTI-DESICANT.
6. DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. STAKING IS TO OCCUR ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
8. 100MM HIGH SAUCER EXCEPT WHEN PLANTING IN BED.

## CONIFEROUS TREE PLANTING - UP TO 2.5M HEIGHT (B.B/W.B)
N.T.S.



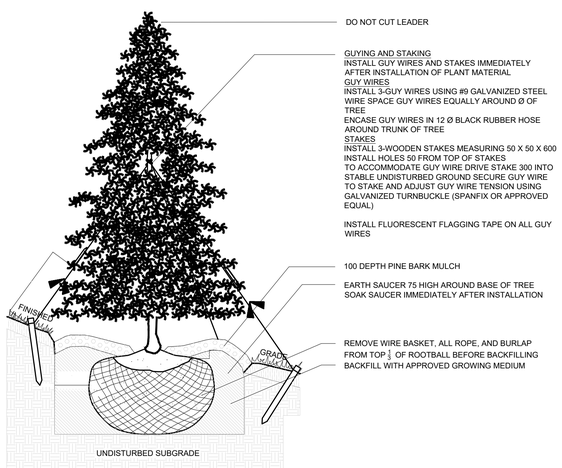

## TYPICAL PLANTING BED EDGE
SCALE 1:10




NOTES

1. GROWING MEDIUM MIX: 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SHREDDED PEAT & APPLICATION OF HIGH PHOSPHOROUS FERTILIZER (0-20-0)
2. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING.
3. PLANT MATERIAL SHALL BE SET PLUMB IN THE MIDDLE OF THE PIT.
4. TREE SHALL BEAR SAME RELATION OR SLIGHTLY HIGHER TO FINISHED GRADE AS ORIGINALLY GROWN.
5. PLANT STOCK SHALL BE COVERED WHILE IN TRANSIT. ROOTS SHOULD BE KEPT MOIST UNTIL PLANTED. TREES TO BE TREATED WITH ANTI-DESICANT.
6. DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. STAKING IS TO OCCUR ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
8. 100MM HIGH SAUCER EXCEPT WHEN PLANTING IN BED.

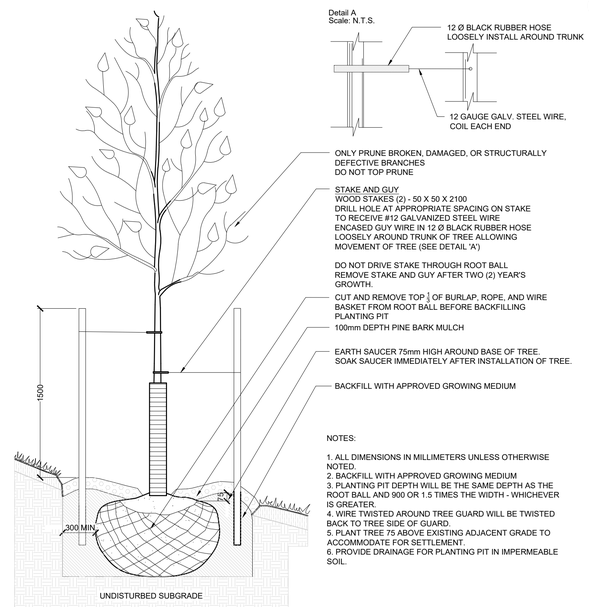
## Shrub Planting Detail
N.T.S.




NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. BACKFILL WITH APPROVED GROWING MEDIUM.
3. PLANTING PIT DEPTH WILL BE THE SAME DEPTH AS THE ROOT BALL AND 900 OR 1.5 TIMES THE WIDTH - WHICHEVER IS GREATER.
4. WIRE TWISTED AROUND TREE GUARD WILL BE TWISTED BACK TO TREE SIDE OF GUARD.
5. TREE BASE AT TRUNK WILL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
6. SOAK COMPLETELY WITH WATER AND MULCH IMMEDIATELY.
7. PLANT TREE 75 ABOVE EXISTING ADJACENT GRADE TO ACCOMMODATE SETTLEMENT.

## Coniferous Tree Planting On A Slope
N.T.S.




NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. BACKFILL WITH APPROVED GROWING MEDIUM
3. PLANTING PIT DEPTH WILL BE THE SAME DEPTH AS THE ROOT BALL AND 900 OR 1.5 TIMES THE WIDTH - WHICHEVER IS GREATER.
4. WIRE TWISTED AROUND TREE GUARD WILL BE TWISTED BACK TO TREE SIDE OF GUARD.
5. PLANT TREE 75 ABOVE EXISTING ADJACENT GRADE TO ACCOMMODATE FOR SETTLEMENT.
6. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.

## Deciduous Tree Planting On A Slope
N.T.S.

# LANDSCAPE DETAILS

LINDSAY RETIREMENT HOME
37 ADELAIDE STREET N, LINDSAY

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
BRIAN H. ROTH
OALA
30 JUL 2020
MEMBER

| DATE | ISSUE | BY |
|---|---|---|
| 06DEC19 | Issued for REVIEW/COORDINATION | RE |
| 19DEC19 | Issued for SPA | RE |
| 30JUL20 | Re-Issued for SPA | RE |

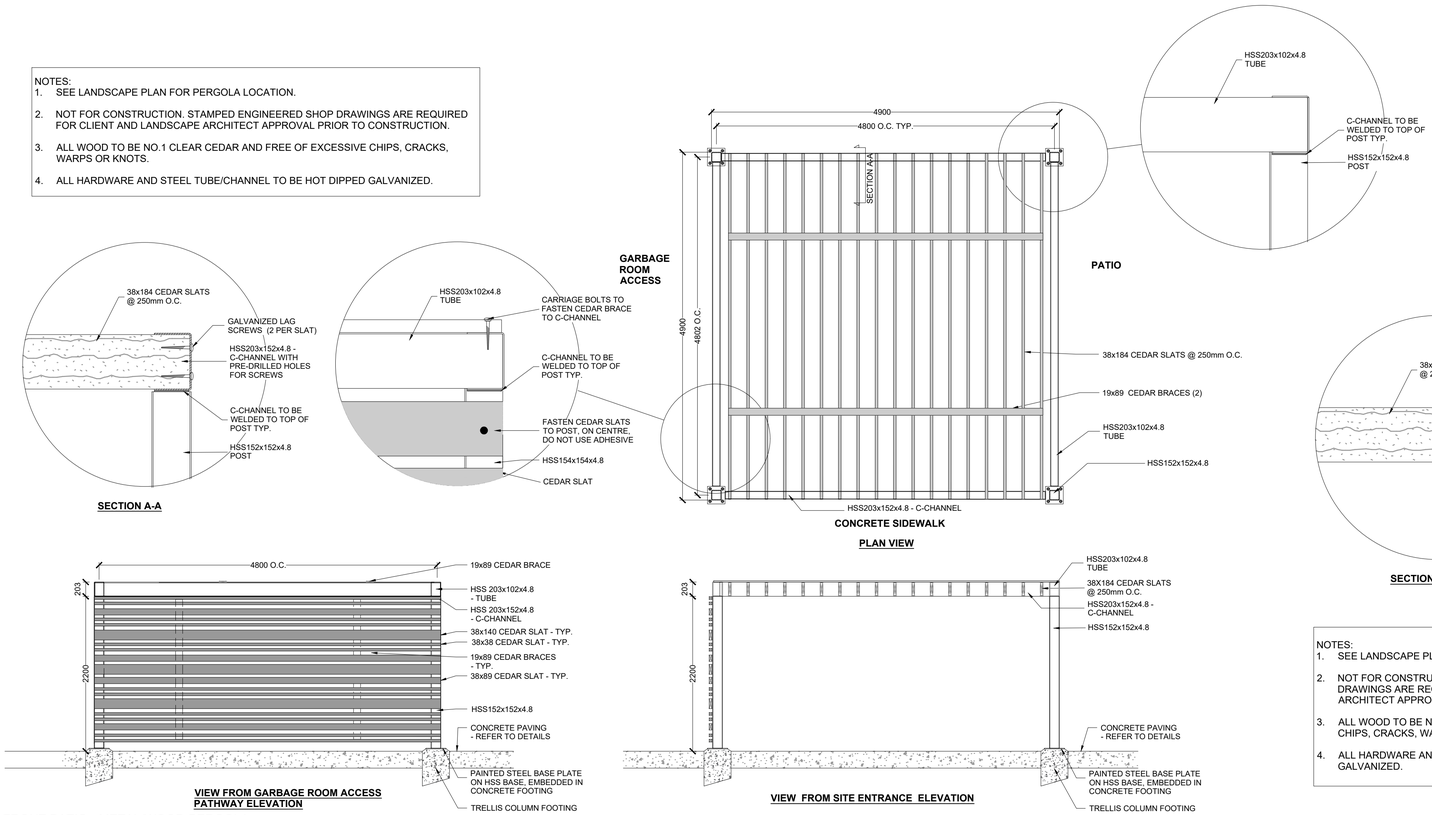
| DATE | REVISIONS | BY |
|---|---|---|
| | | |

GSP group
201-72 Victoria Street South
Kitchener, Ontario N2G 4Y9
T 519 569 8883
F 519 569 8643
162 Locke Street South, Suite 200
Hamilton, Ontario L8P 4A9
T 905 572 7477
www.gspgroup.ca

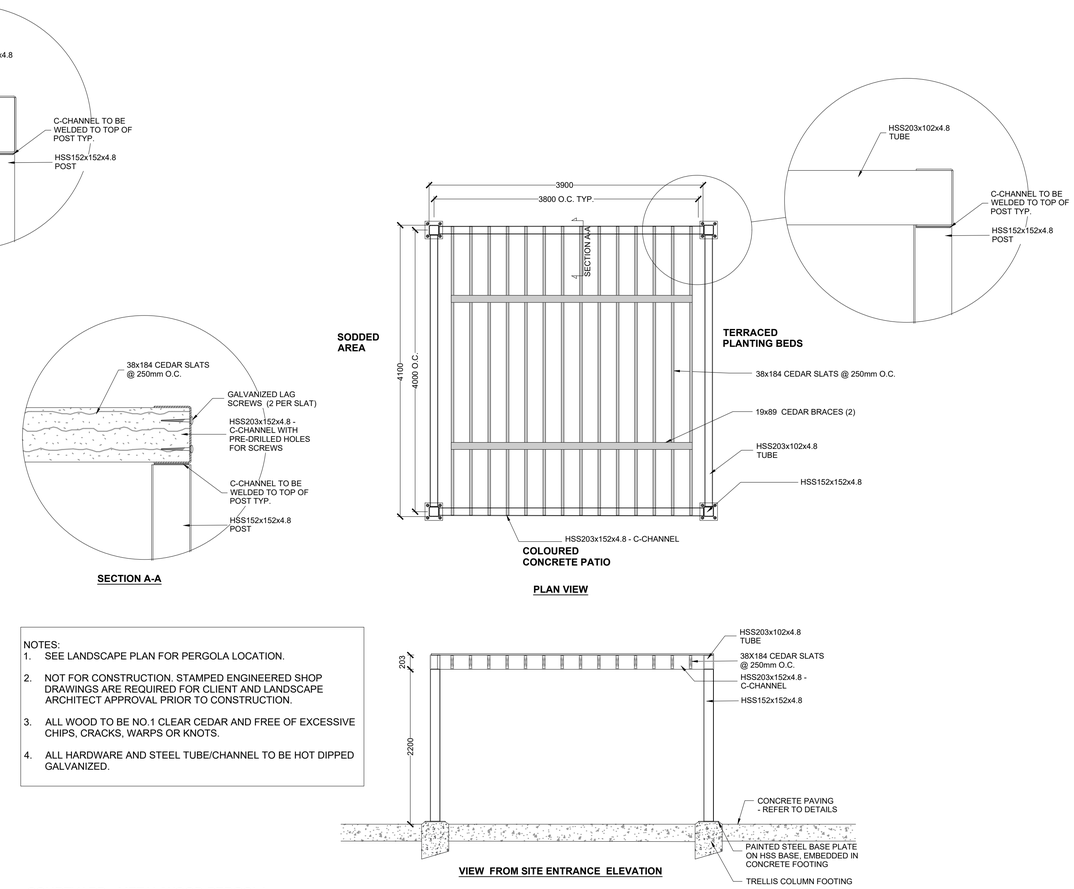
Date: December 2019
Drawn By: RE
Scale: As Noted
Project No.: 19261

L2.0

NOTES:
1. SEE LANDSCAPE PLAN FOR PERGOLA LOCATION.
2. NOT FOR CONSTRUCTION. STAMPED ENGINEERED SHOP DRAWINGS ARE REQUIRED FOR CLIENT AND LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION.
3. ALL WOOD TO BE NO.1 CLEAR CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS.
4. ALL HARDWARE AND STEEL TUBE/CHANNEL TO BE HOT DIPPED GALVANIZED.



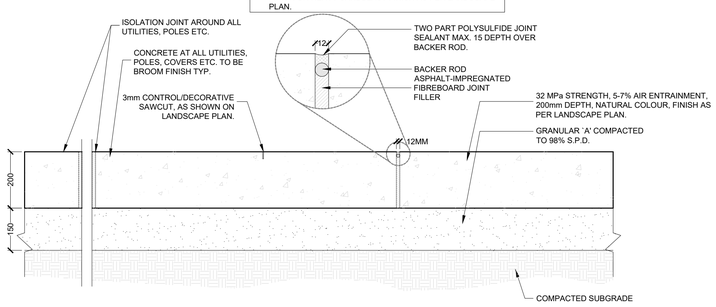

1 FRONT PATIO - METAL/WOOD PERGOLA
1:40




NOTES:
1. SEE LANDSCAPE PLAN FOR PERGOLA LOCATION.
2. NOT FOR CONSTRUCTION. STAMPED ENGINEERED SHOP DRAWINGS ARE REQUIRED FOR CLIENT AND LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION.
3. ALL WOOD TO BE NO.1 CLEAR CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS.
4. ALL HARDWARE AND STEEL TUBE/CHANNEL TO BE HOT DIPPED GALVANIZED.

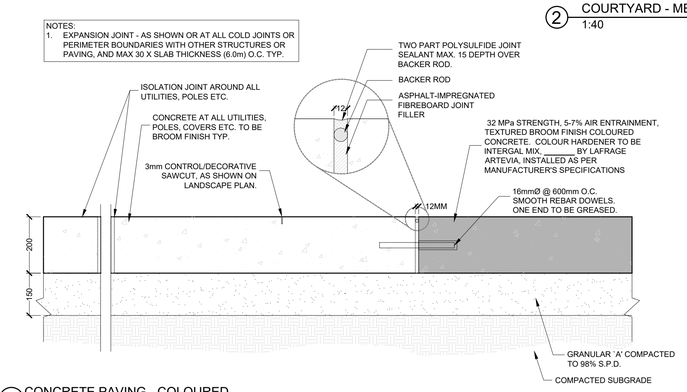
2 COURTYARD - METAL/WOOD PERGOLA
1:40

NOTES:
1. EXPANSION JOINT - AS SHOWN OR AT ALL COLD JOINTS OR PERIMETER BOUNDARIES WITH OTHER STRUCTURES OR PAVING, AND MAX 30 X SLAB THICKNESS (6.0m) O.C. TYP.
2. JOINTING BETWEEN CONCRETE PANELS TO BE SAWCUT.
3. CONCRETE TO BE NATURAL COLOUR WITH MEDIUM BROOM FINISH OR HEAVY SANDBLAST FINISH AS PER LANDSCAPE PLAN.




3 CONCRETE PAVING - MEDIUM BROOM OR SANDBLAST FINISH
Scale 1:10

NOTES:
1. EXPANSION JOINT - AS SHOWN OR AT ALL COLD JOINTS OR PERIMETER BOUNDARIES WITH OTHER STRUCTURES OR PAVING, AND MAX 30 X SLAB THICKNESS (6.0m) O.C. TYP.




4 CONCRETE PAVING - COLOURED
Scale 1:10

# LANDSCAPE DETAILS

LINDSAY RETIREMENT HOME
37 ADELAIDE STREET N, LINDSAY

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
BRIAN H. ROTH
OALA
30 JUL 2020
MEMBER

| DATE | ISSUE | BY |
|---|---|---|
| 06DEC19 | Issued for REVIEW/COORDINATION | RE |
| 19DEC19 | Issued for SPA | RE |
| 30JUL20 | Re-Issued for SPA | RE |

| DATE | REVISIONS | BY |
|---|---|---|
| | | |


GSP group
201-72 Victoria Street South
Kitchener, Ontario N2G 4Y9
T 519 569 8883
F 519 569 8643
162 Locke Street South, Suite 200
Hamilton, Ontario L8P 4A9
T 905 572 7477
www.gspgroup.ca

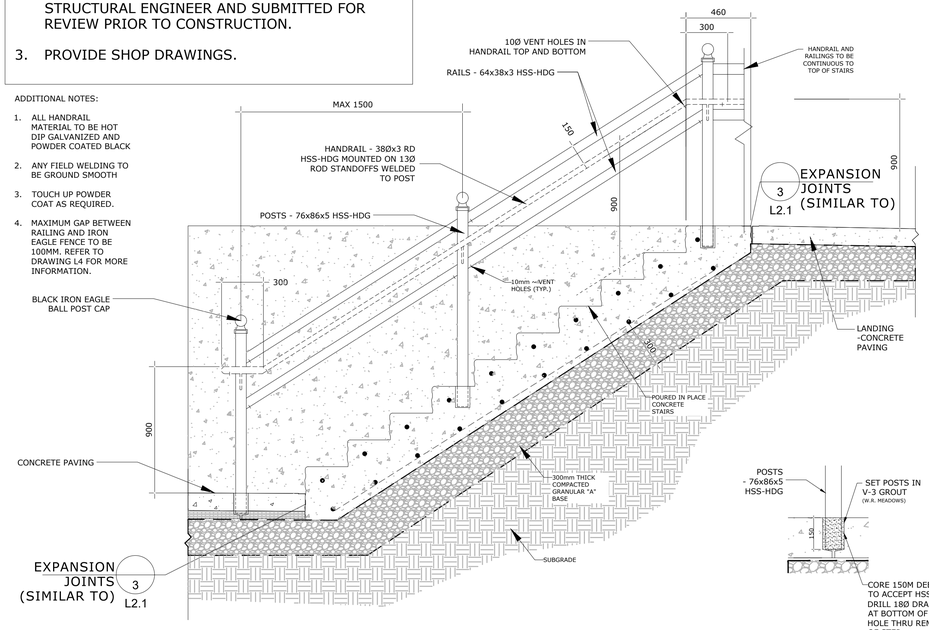

Date: December 2019
Drawn By: RE
Scale: As Noted
Project No.: 19261

L2.1

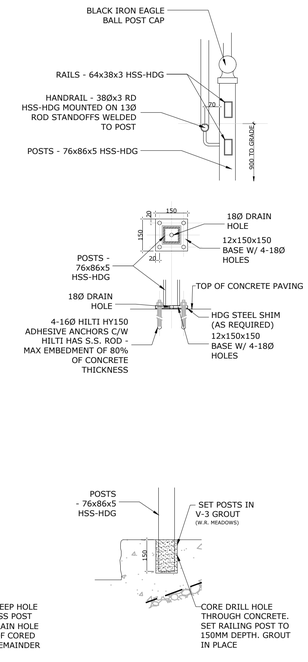
NOTES:
1. NOT FOR CONSTRUCTION.
2. DETAIL FOR CONSTRUCTION TO BE PROVIDED BY STRUCTURAL ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
3. PROVIDE SHOP DRAWINGS.

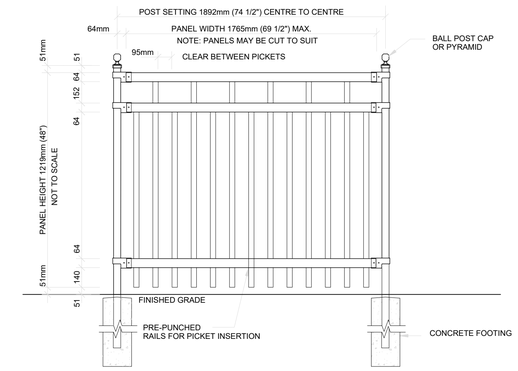
ADDITIONAL NOTES:

1. ALL HANDRAIL MATERIAL TO BE HOT DIP GALVANIZED AND POWDER COATED BLACK
2. ANY FIELD WELDING TO BE GROUND SMOOTH
3. TOUCH UP POWDER COAT AS REQUIRED.
4. MAXIMUM GAP BETWEEN RAILING AND IRON EAGLE FENCE TO BE 100MM. REFER TO DRAWING L4 FOR MORE INFORMATION.




1 RAILING AT POURED IN PLACE CONCRETE STAIRS
N.T.S.

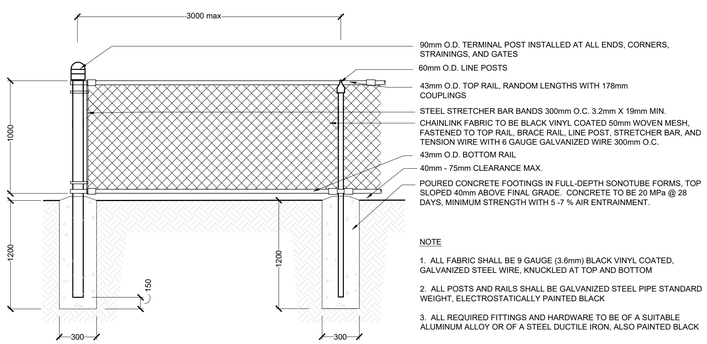



SPECIFICATIONS:

| | | | |
|---|---|---|---|
| POSTS, RAILS : & PICKETS | PANEL WIDTH OF 1765mm (69 1/2")<br>PANLE HEIGHT OF 1219mm (48")<br>COLD FORMED STEEL TUBING<br>INTERIOR & EXTERIOR GALVALUME COATING<br>CHROMATE CONVERSION COATING<br>ELECTROSTATICALLY APPLIED<br>THERMALLY BONDED POLYESTER POWDER COATING<br>MINIMUM FILM THICKNESS 2.5 mils | POST CAP: | PYRAMID OR BALL |
| | | RAILS: | 38mm x 64mm (1 1/2" x 2 1/2") , 16 GAUGE |
| | | PICKETS: | 19mm x 38mm (3/4" x 1 1/2") , 16 GAUGE |
| | | FITTINGS: | 12 GAUGE STAMP FORGED<br>FACTORY FINISH AS ABOVE |
| POSTS: | 76mm x 76mm (3"x3"), 14 GAUGE OR SCH 40<br>POST SPACING (CENTRE TO CENTRE):<br>1765mm (69 1/2") | WELDS: | STAINLESS STEEL |
| | | WARRANTY: | 5 YEAR MAINTENANCE FREE |
| POST FLANGES: | 203mm x 203mm (8"x8") x 13mm (1/2")<br>254mm x 254mm (10"x10") x 13mm (1/2") | | |

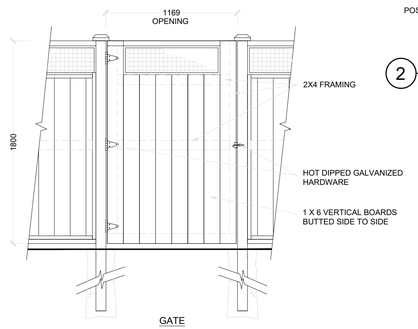
2 IRON EAGLE - DECORATIVE METAL FENCING
Scale 1:20



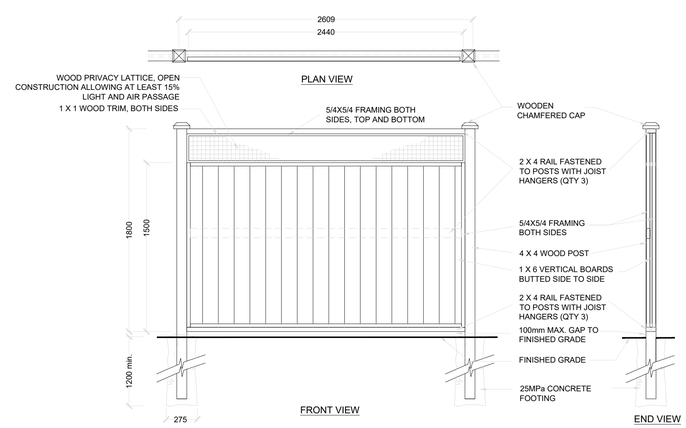

NOTE

1. ALL FABRIC SHALL BE 9 GAUGE (3.6mm) BLACK VINYL COATED, GALVANIZED STEEL WIRE, KNUCKLED AT TOP AND BOTTOM
2. ALL POSTS AND RAILS SHALL BE GALVANIZED STEEL PIPE STANDARD WEIGHT, ELECTROSTATICALLY PAINTED BLACK
3. ALL REQUIRED FITTINGS AND HARDWARE TO BE OF A SUITABLE ALUMINUM ALLOY OR OF A STEEL DUCTILE IRON, ALSO PAINTED BLACK

3 1.0m BLACK VINYL CHAIN LINK FENCE
Scale 1:25




GATE




NOTES:
1. ALL WOOD TO BE PRESSURE-TREATED AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS.
2. ALL FASTENERS TO BE HOT DIPPED GALVANIZED
3. ALL WOOD TO BE COATED WITH TWO COATS OF SOLID STAIN. COLOUR TO BE APPROVED BY CLIENT.

| Dimensional | | Metric (Nominal) |
|---|---|---|
| 1" | = | 19mm |
| 1.5" | = | 25mm |
| 2" | = | 38mm |
| 4" | = | 89mm |
| 6" | = | 140mm |
| 8" | = | 190mm |

4 1.8m HIGH WOOD BOARD ON BOARD FENCE
1:25

# LANDSCAPE DETAILS

LINDSAY RETIREMENT HOME
37 ADELAIDE STREET N, LINDSAY

ISSUED FOR SITE PLAN APPROVAL, NOT FOR CONSTRUCTION.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
BRIAN H. ROTH
OALA
30 JUL 2020
MEMBER

| DATE | ISSUE | BY |
|---|---|---|
| 06DEC19 | Issued for REVIEW/COORDINATION | RE |
| 19DEC19 | Issued for SPA | RE |
| 30JUL20 | Re-Issued for SPA | RE |

| DATE | REVISIONS | BY |
|---|---|---|
| | | |


GSP group
201-72 Victoria Street South
Kitchener, Ontario N2G 4Y9
T 519 569 8883
F 519 569 8643
162 Locke Street South, Suite 200
Hamilton, Ontario L8P 4A9
T 905 572 7477
www.gspgroup.ca


Date: December 2019
Drawn By: RE
Scale: As Noted
Project No.: 19261

L2.2

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-22**

---

**Meeting Date:** September 10, 2020

**Title:** City Hall HVAC Plans

**Description:** Current plans for upgrades to City Hall HVAC system

**Ward Number:** 5

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-022, **City Hall HVAC Plan**, be received for information.

## Background:

At their meeting of August 6, 2020, the Municipal Heritage Committee received a presentation from Building and Property staff outlining a number of ongoing and upcoming projects involving City-owned heritage designated properties.

One of the current projects in the upgrading of the HVAC system in City Hall. This project, which began in 2018, is to take place over 3 years and involves significant upgrades to the HVAC system in the building. The changes to the building will not impact the heritage features of the property (Council Chambers, the Victoria Room, and the exterior of the building).

At the meeting, the Committee expressed interest in seeing the plans for the new HVAC system. Staff have since provided the current version of the plans for the Committee's information. Copies of the plans will be distributed to Committee members at the meeting.

## Rationale:

While the new HVAC system will not impact the heritage features of the building, the City provides information on projects impacting designated properties to the Committee for information and review.

## Other Alternatives Considered:

There are no recommended alternatives.

## Financial/Operation Impacts:

There are no financial or operational impacts resulting from the recommendations of this report.

## Consultations:

Supervisor, Capital Projects Delivery

## Attachments:

N/A

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-18**

---

**Meeting Date:** September 10, 2020

**Title:** Heritage By-law Amendments

**Description:** Proposed amendments to a number of heritage designation by-laws to correct inaccurate legal descriptions

**Ward Number:** 3, 4 and 7

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-18, **Heritage By-law Amendments**, be received; and

**That** the proposed by-law amendments be forwarded to Council for adoption.

## Background:

Section 30.1 (2) to (10) of the Ontario Heritage Act permits municipalities to make amendments to by-laws to clarify or correct the statement of cultural heritage value, the description of heritage attributes, or legal description of a property and to revise the language of the by-law to make it consistent with the current requirements of the Act or its Regulations. Amendments to the legal descriptions of properties may be required due to error in the original description, to update the legal description of older by-laws, or as a result of a severance, lot consolidation, or development agreement.

Subsection 30.1 (5) requires Council to consult with its Municipal Heritage Committee prior to amending a heritage designation by-law. This report addresses that purpose.

## Rationale:

In 2018, the City updated 47 heritage designation by-laws to bring them into compliance with current requirements under the Ontario Heritage Act. Staff undertook a process which involved extensive consultation with property owners and the drafting of new designation by-laws with clear statements of cultural heritage value and details descriptions of the properties' heritage attributes. These amended by-laws were passed by Council at its meeting of September 25, 2018.

In summer 2019, staff were informed that the legal descriptions for a number of properties were incorrect on the by-laws that had been passed by Council. In order to register the by-laws on title for the properties, corrections to the legal descriptions were required. The properties with incorrect legal descriptions are:

- 37 Colborne Street, Fenelon Falls (Old Post Office)
- 13 Lindsay Street, Fenelon Falls
- 2 Lindsay Street South, Lindsay (Academy Theatre)
- 17025 Simcoe Street, Manilla (Manilla Library)
- 45 Russell Street West, Lindsay (St. Paul's Anglican Church)

In addition to the incorrect legal descriptions, the address of 13 Lindsay Street in Fenelon Falls was identified as 15 Lindsay Street and requires correction to reflect the accurate municipal address of that property.

## Other Alternatives Considered:

There are no recommended alternatives.

## Financial/Operation Impacts:

There are no financial implications resulting from the recommendations of this report.

## Consultations:

Clerk's Office

## Attachments:

Appendix A – By-law Amendment 37 Colborne Street, Fenelon Falls

2020 Bylaw Amendment 37 Colbo

Appendix B – By-law Amendment 13 Lindsay Street, Fenelon Falls

2020 Bylaw Amendment 13 Lindsa

Appendix C – By-law Amendment 2 Lindsay Street South, Lindsay

2020 Bylaw Amendment 2 Lindsay

Appendix D – By-law Amendment 17025 Simcoe Street, Manilla

2020 Bylaw Amendment 17025 Sir

Appendix E – By-law Amendment 45 Russell Street West, Lindsay

2020 Bylaw Amendment 45 Russe

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

# The Corporation of the City of Kawartha Lakes

# By-Law 2020-XXX

# A By-law to Amend By-law 2018-142, Being a By-law to Repeal and Replace By-law 1992-12, Being a By-law to Designate 37 Colborne Street, Fenelon Falls as in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest

**Recitals**

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.

2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.

3. No objection to the proposed amendment has been served on the Clerk of the Municipality.

4. An amendment is required to correct the legal description of the property located at 37 Colborne Street, Fenelon Falls.

5. These changes require an amendment to the original by-law.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-XXX.**

## Section 1.00: Definitions and Interpretation

1.01 **Definitions**: All defined terms in the amending By-law take their meaning from By-law 2018-142 of the City of Kawartha Lakes.

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: Amendments

2.01 **Schedule A:** The legal description of the property in Schedule A of By-law 2018-142 is hereby deleted and replaced with:

Part Lot 1 W/S Colborne St Plan17 Fenelon as in VT98822, except R219522; Kawartha Lakes

## Section 3.00: Administration and Effective Date

3.01 **Administration of the By-law:** 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 XXX day of XXX, 2020.

| | |
|---|---|
| _____ | _____ |
| Andy Letham, Mayor | Cathie Ritchie, City Clerk |

# The Corporation of the City of Kawartha Lakes

# By-Law 2020-XXX

# A By-law to Amend By-law 2018-143, Being a By-law to Repeal and Replace By-law 2001-172, Being a By-law to Designate 13 Lindsay Street, Fenelon Falls as in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest

**Recitals**

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.

2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.

3. No objection to the proposed amendment has been served on the Clerk of the Municipality.

4. An amendment is required to correct the municipal address and legal description of the property located at 13 Lindsay Street, Fenelon Falls.

5. These changes require an amendment to the original by-law.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-XXX.**

## Section 1.00: Definitions and Interpretation

1.01 **Definitions**: All defined terms in the amending By-law take their meaning from By-law 2018-143 of the City of Kawartha Lakes.

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: Amendments

2.01 Municipal Address: References to the municipal address as 15 Lindsay Street in By-law 2018-143 and its Schedule are hereby deleted and replaced with:

13 Lindsay Street

2.02 **Schedule A:** The legal description of the property in Schedule A of By-law 2018-143 is hereby deleted and replaced with:

Part Lot 170 Plan 25 PT 1,2,3,4, 57R8553, S/T R387921; S/T R612053E; Kawartha Lakes

## Section 3.00: Administration and Effective Date

3.01 **Administration of the By-law:** 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 XXX day of XXX, 2020.

| | |
|---|---|
| _____ | _____ |
| Andy Letham, Mayor | Cathie Ritchie, City Clerk |

# The Corporation of the City of Kawartha Lakes

# By-Law 2020-XXX

# A By-law to Amend By-law 2018-178, Being a By-law to Repeal and Replace Township of Mariposa By-law 1996-36, Being a By-law to Designate 17025 Simcoe Street, Manilla as in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest

**Recitals**

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.

2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.

3. No objection to the proposed amendment has been served on the Clerk of the Municipality.

4. An amendment is required to correct the legal description of the property located at 17025 Simcoe Street, Manilla.

5. These changes require an amendment to the original by-law.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-XXX.**

## Section 1.00: Definitions and Interpretation

1.01 **Definitions**: All defined terms in the amending By-law take their meaning from By-law 2018-163 of the City of Kawartha Lakes.

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: Amendments

2.01 **Schedule A:** The legal description of the property in Schedule A of By-law 2018-178 is hereby deleted and replaced with:

LOT 14 E/S Simcoe St Plan 78; Kawartha Lakes

## Section 3.00: Administration and Effective Date

3.01 **Administration of the By-law:** 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 XXX day of XXX, 2020.

| | |
|---|---|
| _____ | _____ |
| Andy Letham, Mayor | Cathie Ritchie, City Clerk |

# The Corporation of the City of Kawartha Lakes

# By-Law 2020-XXX

# A By-law to Amend By-law 2018-167, Being a By-law to Repeal and Replace By-law 1981-46, Being a By-law to Designate 45 Russell Street West, Lindsay as in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest

**Recitals**

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.

2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.

3. No objection to the proposed amendment has been served on the Clerk of the Municipality.

4. An amendment is required to correct the legal description of the property located at 45 Russell Street West, Lindsay.

5. These changes require an amendment to the original by-law.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-XXX.**

## Section 1.00: Definitions and Interpretation

1.01 **Definitions**: All defined terms in the amending By-law take their meaning from By-law 2018-178 of the City of Kawartha Lakes.

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: Amendments

2.01 **Schedule A:** The legal description of the property in Schedule A of By-law 2018-167 is hereby deleted and replaced with:

Building located in the north-west quadrant of the property legally described as Lot 7 S/S Russell St, 8 S/S Russell St Plan Town Plot; Kawartha Lakes

## Section 3.00: Administration and Effective Date

3.01 **Administration of the By-law:** 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 XXX day of XXX, 2020.

| | |
|---|---|
| _____ | _____ |
| Andy Letham, Mayor | Cathie Ritchie, City Clerk |

# The Corporation of the City of Kawartha Lakes

# By-Law 2020-XXX

# A By-law to Amend By-law 2018-163, Being a By-law to Repeal and Replace By-law 1980-02, Being a By-law to Designate 2 Lindsay Street South, Lindsay as in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest

**Recitals**

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.

2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.

3. No objection to the proposed amendment has been served on the Clerk of the Municipality.

4. An amendment is required to correct the legal description of the property located at 2 Lindsay Street South, Lindsay.

5. These changes require an amendment to the original by-law.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-XXX.**

## Section 1.00: Definitions and Interpretation

1.01 **Definitions**: All defined terms in the amending By-law take their meaning from By-law 2018-163 of the City of Kawartha Lakes.

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: Amendments

2.01 **Schedule A:** The legal description of the property in Schedule A of By-law 2018-163 is hereby deleted and replaced with:

PT Britton's Block Plan 10 as in VT71802; T/W VT71802; Kawartha Lakes

## Section 3.00: Administration and Effective Date

3.01 **Administration of the By-law:** 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 XXX day of XXX, 2020.

| | |
|---|---|
| _____ | _____ |
| Andy Letham, Mayor | Cathie Ritchie, City Clerk |

# Edgewood Dry Stone Wall (28 Boyd Street, Bobcaygeon)

## Heritage Designation Evaluation

Bobcaygeon
PLAN 70 LOT 2 TO LOT 5 PT;LOT 1 PT LOT 6
PIN: 631290226
September 2020

# Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any one of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 28 Boyd Street, Bobcaygeon has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

## 1. The property has design value or physical value because it:

### i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

28 Boyd Street is an excellent example of nineteenth-century dry stone wall construction in Ontario. In the nineteenth century, dry stone walls were constructed by early settlers in many areas of the province, but good surviving examples are not common everywhere. The example at 28 Boyd Street is one of two major instances of this wall construction type in Kawartha Lakes which have been well-preserved since the late nineteenth century. It helps place the Edgewood estate within the wider context of landscape design in the nineteenth century in the tradition of the picturesque.

### ii. displays a high degree of craftsmanship or artistic merit:

The dry stone wall displays a typical degree of craftsmanship for a structure of this type. However, the degree of craftsmanship in dry stone construction, as whole, must be of a high level in order for the structure to survive.

### iii. demonstrates a high degree of technical or scientific achievement:

The dry stone wall demonstrates a high degree of technical achievement through its construction method. The building methods used in the construction of dry stone walls are technically specific and the example at 28 Boyd Street demonstrates this building method well. Dry stone wall construction has been recognized by UNESCO as part of the Representative List of the Intangible Cultural Heritage of Humanity because of both its cultural significance within agricultural and rural landscapes and its technical merit.

## 2. The property has historical or associative value because it:

### i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

28 Boyd Street has direct historical associations with the Boyd family who made significant contribution to the development of Bobcaygeon in the nineteenth and early twentieth centuries. The property was constructed by W.T.C. Boyd, the son of lumber baron Mossom Boyd, who was also a significant figure in the village in the late nineteenth and early twentieth centuries through his involvement with various business enterprises, the railway, and local government.

### ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The dry stone wall at 28 Boyd Street has the potential to yield information about the role of the Boyds in Bobcaygeon during the late nineteenth and early twentieth century.

### iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:

The designer of the wall, specifically, is unknown, but it forms part of a larger estate plan designed by Peterborough architect John Belcher and at least some of the wall was laid out by his son, Alfred Belcher. Belcher, who also designed the former house, was an influential nineteenth century architect in the Peterborough area but appears to also have influenced the growth of Bobcaygeon throughout the mid to late nineteenth century through his decades long friendship with the Boyds and his design for local buildings, including Christ Church Anglican Church. The wall itself was constructed by a mason brought to Bobcaygeon from Scotland specifically to build the wall. He is known in W.T.C. Boyd's journal as "Old Scott" but his exact identity is not known.

## 3. The property has contextual value because it:

### i. is important in defining, maintaining or supporting the character of an area:

The property helps support the historic character of Bobcaygeon as an important landscape architecture element dating from the late nineteenth century.

### ii. is physically, functionally, visually, or historically linked to its surroundings:

The dry stone wall is physically linked to its surroundings as part of the wider landscape of Boyd properties in and around Bobcaygeon. These include the Boyd Lumber office on Canal Street East, the remains of the dry stone walls on the adjacent property and the M.M. Boyd barn and house on County Road 36. Together these properties form a cohesive landscape linked to a prominent family from the nineteenth and early twentieth centuries.

### iii. is a landmark.

The dry stone wall at 28 Boyd Street is a local landmark in Bobcaygeon. It is a recognized and well-known landscape feature in the community and can also been seen from County Road 36.

## Design and Physical Value

28 Boyd Street in Bobcaygeon has design as physical value as an excellent example of a historic dry stone wall. This is an uncommon construction type in Ontario and many examples of these dry stone walls, most of which were constructed in rural areas, have not survived or have deteriorated significantly. The dry stone wall, as a construction practice, has been recognized by UNESCO as having global importance as intangible cultural heritage. The dry stone wall at 28 Boyd Street is an excellent example of this type of global craftsmanship, although its application in a small town estate house, makes it unique from much other drystone construction primarily found in rural and agricultural areas.

The drystone wall is one of the last remaining two built elements of the former Edgewood Estate, constructed for W.T.C. Boyd, which once stood on this site, and is the only element still located on its original site. The estate, which once included a large late Victorian home on a landscaped lot, was constructed beginning in 1889. The house itself was completed by 1891. The landscape elements were developed simultaneously with the house. The house was demolished in 2005-2006 but a large portion of the dry stone wall along Boyd Street was left effectively intact. The other built element of this site which is still extant is the Boyd Shanty, a replica log shanty constructed by Silas Crowe for W.T.C. Boyd as a curiosity for his guests, particularly those from Europe. The Shanty was relocated to Kawartha Settlers' Village in 2005.

The wall has significant technical merit in its construction methods as an example of a double stack wall, the most common type of dry stone wall. These walls are constructed by creating two sides to the walls with separate flat stones and filling the voids with rubble stone, also known as hearting. The walls are strengthened by larger through stones which run through both sides of the wall and connect the two faces. The wall is capped with copes or capstones which, like the through stones, span the width of the wall and strengthen it.

Dry stone construction is unique from most other types of masonry because it does not use mortar to hold the stones together. In Bobcaygeon, for example, the vast majority of stone structures from the nineteenth century are constructed with typical masonry construction where mortar holds the stones in place. However, dry stone construction required the mason to fit stones together based on their natural shapes such that they will hold in place and keep the wall standing. The construction method of these walls requires a high level of technical skill and expertise, in both selecting the stone and constructing the wall. In this case, it is believed, but has not been confirmed, that at least the stone was from the construction of the Trent Severn Canal; it is also believed that the Boyds paid local farmers $1 per load that they brought to the site. However, each stone would still have to be carefully selected by the mason to fit in the wall and hold the structure in place. While the wall at Edgewood is deteriorating in some sections, it is still extremely well preserved for a wall of this age and demonstrates that the builder had an excellent grasp on the techniques required to build a dry stone wall.

In 2018, the art of dry stone wall construction was added by UNESCO to its Representative List of the Intangible Cultural Heritage of Humanity. This list, which includes many different intangible cultural practices from across the world, is intended to recognize and safeguard important intangible cultural heritage and to ensure their long-term viability as a practices which have shaped and continue to shape

the human environment and experience. This includes traditional craftsmanship, such as the construction of dry stone walls. UNESCO identifies the importance of dry stone wall construction as follows:

> The art of dry stone walling concerns the knowhow related to making stone constructions by stacking stones upon each other, without using any other materials except sometimes dry soil. Dry stone structures are spread across most rural areas – mainly in steep terrains – both inside and outside inhabited spaces, though they are not unknown in urban areas.
>
> The stability of the structures is ensured through the careful selection and placement of the stones, and dry stone structures have shaped numerous, diverse landscapes, forming various modes of dwelling, farming and husbandry. Such structures testify to the methods and practices used by people from prehistory to today to organize their living and working space by optimising local natural and human resources.
>
> They play a vital role in preventing landslides, floods and avalanches, and in combating erosion and desertification of the land, enhancing biodiversity and creating adequate microclimate conditions for agriculture. The bearers and practitioners include the rural communities where the element is deeply rooted, as well as professionals in the construction business
>
> Dry stone wall structures are always made in perfect harmony with the environment and the technique exemplifies a harmonious relationship between human beings and nature. The practice is passed down primarily through practice application adapted to the particular conditions of each place.

The dry stone structures considered by UNESCO as part of the evaluation of dry stone wall construction as an important aspect of global intangible cultural heritage are all located in Europe. However, there are many examples throughout the world in diverse designs and for a multitude of uses. This skill was brought to North America during various waves of settlements in the early modern period and also became an important landscape form in the North American rural environment.

In many rural areas, dry stone walls were used for very practical purposes. As settlers cleared their land for farming, the stones they pulled out of the soil were used for solid fences along fields to keep livestock in or out, and to demarcate property boundaries. In these situations, the constructed of dry stone walls used a material in abundance to fulfil a very practical need. Many settlers would also be familiar with this structural type which had been widely practiced in Europe for centuries. Particular for those from Britain and Ireland where many of the early settlers originated, the use of dry stone walls as a major part of agricultural practice would have been extremely familiar.

The wall at the Boyd property was different from many of its contemporary walls because it was aesthetic, as opposed to practical, beyond its use the demarcate the edge of the estate. While the dry

stone walls at the George Laidlaw estate on Balsam Lake, the most significant concentration of dry stone walls in Kawartha Lakes, were explicitly constructed as integral parts of an active ranching operation, this wall was constructed to surround an estate house in town as part of the overall scheme of its landscape design. This was also the case at Mossom Boyd's adjacent estate where dry stone walls were incorporated as part of the overall landscape design of a home in a village, as opposed to its more usual application in a farming area.

The use of a design element more typically found in rural areas with a specific, highly functional purpose in an estate house of this type reflects some of the wider trends in landscape design in the late nineteenth century. The late nineteenth century was a time in Canada when many of the newly rich who had made their fortunes from resource and transport-related activities embarked on building programs to construct new estates in aesthetically pleasing and prominent sites, such as along the shores of lakes and rivers. In addition to large homes in up-to-date styles, such as Italianate or Queen Anne, these estates also generally contained expansive landscaped grounds which integrated elements of the picturesque into their design.

The picturesque, as theory of landscape architecture, emerged in the late eighteenth century as a reaction to the more formal gardens and grounds of the Renaissance and Baroque styles. In practical terms, this mean the creation of landscapes, including gardens and parks, which integrated natural and rustic elements and were non-symmetrical in their layout. At its core, the picturesque took its cues from the natural world and rejected formal, ordered symmetry and precision. While the parks and garden designed in the picturesque style varied significantly, from the large naturalistic parks of the nineteenth century to the integration of asymmetrical beds into formal gardens, the influence of the picturesque was significant on the way in which it introduced the variety, asymmetry, and irregularity of the natural world into landscape design.

For the new estate houses being constructed by Canada's prominent businessmen, including the Boyds, in the nineteenth century, the use of picturesque elements in their landscape design translated into a number of key elements which can be seen at Edgewood. On a broader scale, the design of the landscape often took advantage of the natural features of the site, particularly water bodies; in the case of Edgewood, this was the location of the house on the Bobcaygeon River. With regard to plantings, picturesque design generally moved away from strictly ornamental, and generally non-native, trees and shrubs towards using native plants that could thrive in the local environment in combination with more exotic species. At Edgewood, it is not clear exactly what plantings were used as part of its grounds due to the significant changes that have taken place over the past century, although older photographs of the property do show native tree species near the house. There are also descriptions of the property from the 1920s which allude to this type of landscaping.

The other main element seen at Edgewood is the use of rustic architectural forms to complement the natural attributes of the landscape, an extremely common aspect of picturesque landscape design which often included ruins and follies. The two architectural elements at Edgewood, not including the house and utilitarian outbuildings such as the stables, which fit into this category are the shanty and the dry stone wall. The shanty is clearly intended as an architectural curiosity of this type, taking the rustic and

romantic cabin of the lumberman and transplanting it into an estate setting for the interest of visitors unfamiliar with the actual rigours of life in the lumber camp. Like the faux ruins and rustic cottages often incorporated into picturesque gardens in Britain, it was intended to evoke a romanticism for an audience which did not typically venture into the natural world or engage in the hard labour undertaken by the vast majority of the population.

The dry stone wall also falls into this category. Most typically used on agricultural properties, its use evokes the rural landscapes of the surrounding townships and of the Britain while not serving the practical purpose it would on a farm property. Like other elements in the landscape, the use of the wall falls directly with the category of picturesque landscape design through its use of natural local limestone and its rustic aesthetic drawn from rural traditions. The wall is consciously rugged, rough and irregular by virtue of its natural construction material which is not concealed through finishing. It is firmly within the wider picturesque landscape tradition for this reason and help place the Edgewood estate within larger trends in Canada around landscape design and the construction and planning of estate properties for the newly rich of Canada's business class.

Dry stone walls also surrounded the adjacent Mossom Boyd house and lined the edge of the property along the roadway between the house and the canal (now Canal Street). A stone arch which was built as part of the walls on the Mossom Boyd property was moved to in front of the Boyd Lumber Company offices, now the Boyd Heritage Museum and Bobcaygeon Library. The rest of the wall has been left to disintegrate with some portions remaining on the property but they are not intact and structurally sound as those at Edgewood.

Overall, the dry stone wall's architectural significance derives primarily from its technical merit as a UNESCO-recognized form of traditional craftsmanship which has been executed with a high degree of proficiency, as demonstrated by its relatively intact condition 130 years after it was built. However, it also demonstrates wider trends in landscape architecture, namely the picturesque, which were prevalent in the nineteenth century.

## Historical and Associative Value

The drystone wall located at 28 Boyd Street has historical and associative value as part of the former Edgewood estate which one stood on this location. The estate, which was constructed for William Thornton Cust Boyd (W.T.C.) Boyd and his wife Meta Bridgman, is an important part of the development of the Bobcaygeon waterfront in the late nineteenth century and yields information regarding the role of the Boyds in local society during this period. It also has historical associations with prominent Peterborough architect John E. Belcher who designed the former house and likely had a hand in the landscape design for the estate as well. The drystone wall is the only surviving part of the estate which remains in situ and is an important historical feature which forms part of the historic landscape of Bobcaygeon developed by the Boyd family in the late nineteenth century.

The Edgewood estate was constructed for W.T.C. Boyd, a significant figure in Bobcaygeon in the late nineteenth century. W.T.C. Boyd was the son of lumber baron Mossom Boyd by his second wide, Letitia

Cust. The elder Boyd, the son of an army officer in India, had immigrated to Canada in 1834 and settled in Verulam Township, befriending other local families with large estates and business connections including the Dunsfords, Langtons and Needs. In 1844, he married Caroline Dunsford, with whom he would have six children, including Mossom Martin Boyd who became a significant local figure and heavily involved in his father's lumber business. After Caroline's death in 1857, Boyd married again, to Letita Cust, a childhood friend from Ireland who agree to come to Bobcaygeon to take over the running of his household and look after his children. They would have three more children together, two of whom – W.T.C. and Letitia Kathleen – would survive to adulthood.

Mossom Boyd had made his fortune in the lumber business beginning in the late 1840s and was heavily involved in the development of the local community and its industrial activities until his death in 1883. He is the most significant figure in the lumber industry in Kawartha Lakes and his impact on the development of the local economy cannot be underestimated. The sawmill established in Bobcaygeon by Thomas Need in the early 1830s was taken over by Boyd beginning in the late 1830s and was run in conjunction with the lumber business throughout the nineteenth century. At the same time, Boyd was also involved in the transport networks of the region, namely the development of the canal, which he became involved with as an extension of his business in order to get his lumber to market. He was one of the most prominent citizens in Bobcaygeon in the mid-nineteenth century and had a major impact on the development of local business.

Upon Mossom Boyd's death, the lumber business was taken over by his sons, M.M. and W.T.C., who expanded the lumber harvest area north, even as the lumber industry in the Bobcaygeon area began to slow. They continued the business for the next two decades; the sawmill closed in 1903 as the economic drivers of the county shifted away from resource extraction. They also continued their family's heavy involvement in the development of the canal and local transportation networks. The railway finally arrived in Bobcaygeon in 1904, although this was a period of decline in the lumber industry and the Boyds' business.

It was during this period that W.T.C. Boyd occupied Edgewood, the house he had constructed for his family on the shore of the Bobcaygeon River. He, along with his wife Meta and their baby son Thornton, moved into the house in May 1890. There, they would have seven more children. However, by the end of the First World War, only three of their daughters remained; two sons had died serving in the war and a third drowned in Pigeon Lake in 1917. W.T.C. died in 1919 at the age of 60.

As a result, the property passed out of the Boyd family and, in the intervening century, has passed through a number of different owners and uses. In 1926, Edgewood was purchased by J.H. Neville, a young businessman who had lived in Bobcaygeon as a child when his father served as a minister in the community. At the time of his purchase, Neville had amassed a considerable fortune for the time, estimated to be around a million dollars, through various business ventures, but primarily through speculation on the stock market. After several years, however, he lost the property due to a collapse in his finances.

The house served for a time as the Bobcaygeon Yacht Club before being sold in 1968 to Mr. and Mrs. Lorne Case who transformed it into a nursing home known as Case Manor. The nursing home operated out of the estate house until 2005 when the house was torn down to make way for the newer building which occupies the site today. The accessory structures were removed as well, leaving the wall as the only remaining original built element on the site and the only remaining connection to the Boyds.

The property also has important historical associations with Peterborough architect John E. Belcher who designed the house and likely played a role in its landscape design as well. Belcher was a close friend of the Boyd family, and was also related to them through marriage; Belcher had married Mossom Boyd's niece Clementina and his son, Alfred, would eventually marry Letitia Kathleen Boyd, Mossom Boyd's daughter by his second marriage and W.T.C. Boyd's sister, in 1899. Alfred Belcher is known to at least laid out some of the wall as part of his father's overall work on the property, as it is recorded in W.T.C. Boyd's journal in September 1889 that the younger Belcher came to the property to lay out a curve in the stone wall.

Belcher was born in Ireland in 1834 where he trained as an architect and engineer at Queen's University, Cork (now University College Cork) then articled under his father Samuel Belcher and Sir John Benson, the engineer for the Cork Harbour Board. He emigrated to Canada in 1858 and settled in Peterborough where he established a successful architecture career, alongside his work as Town Engineer for Peterborough. He is most well-known for his ecclesiastical work, particularly due to his appointment as the diocesan architect for Peterborough in 1885, but also designed many commercial and residential buildings in Peterborough, Victoria, Northumberland, and Haliburton counties. These included a number of buildings in Bobcaygeon such as Christ Church Anglican, the Boyd Building, and the Edgewood estate as well as engineering work on bridges over the canal. It is also believed, that because of Belcher's intimate relationship with the Boyds, he had a significant impact in the physical development of Bobcaygeon in general in the late nineteenth century. Although he lived in Peterborough, Belcher is a significant architect in the history and development of Bobcaygeon because of his strong ties to the community, his relationship with the Boyds, and his influence there.

Belcher himself was not a landscape architect but worked on landscape projects throughout his career, including Jackson Park and Victoria Park in Peterborough. That he would have had a hand in the overall landscape design of the project is highly likely; correspondence and journals shows that Belcher had a hand in nearly every element of the house and designed at least some off the landscape elements, including a gate. His son Alfred, who often worked with his family, is known to have a hand in the design.

The actual builder of the wall is not definitively known. While the younger Belcher certainly had a hand in its design, the labour appears to have been done by someone identified in W.T.C. Boyd's journal as "Old Scott." It is generally believed that a stone mason was brought over from Scotland to construct the wall, as was done at the Laidlaw Estate around 10 years earlier when George Laidlaw commissioned a Scottish stone mason, a Mr. Scott, to construct the walls at his ranch in Bexley. It is likely that this is the same mason, given the geographic proximity of the two walls.

## Contextual Value

The subject property has contextual value when viewed as part of the historic landscape of Bobcaygeon from the late nineteenth century and as part of the legacy of the Boyd family in shaping the landscape of the village. Although it is the only remaining built feature from the Edgewood estate still left on site, it nevertheless has important contextual connections to its location.

The wall's primary contextual relationship is to the historic Edgewood estate. Unfortunately, the other built elements of the property – namely the house – have been removed and replaced with a modern long term care residence, Case Manor Community Care. However, the wall still retains it relationship to the site itself and the river, the other primary landscape feature around which the estate was planned.

However, there are other extant Boyd properties in and around Bobcaygeon and, taken together, form a wider landscape which speaks to the significant and long lasting influence that the family had on Bobcaygeon and the surrounding region. These properties include the Edgewood dry stone wall, the Boyd Lumber Company Office at 21 Canal Street East, the remains of the dry stone walls on the former Mossom Boyd property adjacent to Edgewood, the M.M. Boyd farm on County Road 36, and several other smaller properties. While these properties, in general, are not contiguous, they still function together contextually because of their historical connections to each other.

On a broader scale, the wall is part of the larger historic landscape of the village of Bobcaygeon. Although the village has changed and evolved over the past two centuries, a wide array of historic built features remain from the nineteenth century in particular. These include elements of the downtown, the Trent Severn Canal, and a range of surviving homes throughout the village. The stone wall serves as one of the first of these historic elements that is seen from County Road 36 when entering the village along Boyd Street as a landmark entryway feature.

# Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitution the Reasons for Designation required under the Ontario Heritage Act.

## Short Statement of Reasons for Designation

28 Boyd Street has cultural heritage value as an excellent and unique example of a late nineteenth century dry stone wall. Dry stone wall construction, which has been identified by UNESCO as intangible cultural heritage of global value, was used in some areas of Kawartha Lakes to construct farm and retaining walls in the late nineteenth century and the wall at 28 Boyd Street is an excellent, well-known example that still survives in a significant form. It demonstrates a high degree of technical merit through its successful use of this construction method. Constructed around 1890 for W.T.C. Boyd, the son of lumber baron Mossom Boyd, as part of the landscaping of his Edgewood estate which once stood on this location, the property yields information about the Boyds and their influence on the key economic sectors in the village. It also yields information regarding the evolution of landscape design, particularly with regard to estates for wealthy business people, in Canada during this period which often emphasized local landscape elements and the picturesque. It is a landmark structure in Bobcaygeon and is recognized throughout the community as an important historic structure.

## Summary of Heritage Attributes to be Designated

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.

- Dry stone construction
- Double wall construction
- Limestone exterior walls
- Cope stones
- Interior hearting
- Relationship to the Edgewood/Case Manor property
- Views to and from the wall along Boyd Street and from County Road 36

# Images

View of the full length of the wall from County Road 36

Intact section of the wall

Cope stones

Western section of the wall

Evidence of double wall construction

Section of wall requiring repairs

Historic Edgewood estate

Exterior and grounds prior to demolition of the house

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-15**

---

**Meeting Date:** September 10, 2020

**Title:** Designation of 28 Boyd Street, Bobcaygeon

**Description:** Proposed designation of 28 Boyd Street, Bobcaygeon 9Case Manor Dry Stone Wall) under Part IV of the Ontario Heritage Act

**Ward Number:** 2

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-15, **Designation of 28 Boyd Street, Bobcaygeon**, be received;

**That** the designation of the property known municipally as 28 Boyd Street, Bobcaygeon be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

## Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

The property at 28 Boyd Street in Bobcaygeon contains a modern long term care facility (Case Manor Care Community) and a nineteenth century dry-stone wall which was constructed as part of the landscaping for Edgewood, the estate home which once stood on the site. The dry stone wall is an important history structure in Bobcaygeon but, in recent years, has fallen into disrepair due to a lack of maintenance, general aging, and the theft of stones from the wall. Recently, local organization Environmental Action Bobcaygeon has spearheaded efforts to restore the wall through securing funding, working with Case Manor Community Care, and bringing the wall to the attention of City staff and the Municipal Heritage Committee. The goal of the organization is to restore the wall to ensure that it remains a local landmark. The designation of the wall is intended to ensure its long term preservation after its restoration.

Staff and representatives from EAB have consulted with representatives from Sienna Senior Living, the corporation which owns and operates Case Manor Care Community, regarding the proposed heritage designation and restoration of the wall on the property. Originally, Sienna Senior Living had proposed the demolition of the wall, not as a preferred option, but as the most cost effective one due to the estimates they had received for restoring it. Estimates gathered by EAB from other sources, as well as buy in from community members and businesses, have significantly decreased the cost of this project and made it a much more feasible project to undertake. Sienna Senior Living is supportive of local efforts to restore the wall.

While the designation of the property would apply to the entire parcel, the long term care facility itself is a modern building and would not be identified in the heritage attributes of the property. Because of the unique nature of the site, staff intend to work with Sienna Senior Living representatives and Environmental Action Bobcaygeon to develop an appropriate site specific conservation plan, once the property is designated. The plan would identify the protected aspects of the property and would outline what changes to the property in general would require a heritage permit, what changes would not include a heritage permit (namely minor alterations to the modern care residence), and the long term strategy for the preservation of the wall itself. Due to the nature of this property, this is an appropriate method for defining roles and responsibility, identifying what constitutes as maintenance versus alteration, and limiting the scope of the

designation to the wall itself. This is a strategy often put in place for other designated properties which are not buildings, such as cemeteries. This plan would be put in place after the property was designated by Council.

## Rationale:

The dry stone wall located at 28 Boyd Street in Bobcaygeon has cultural heritage value because of its construction method, as a dry stone wall, and because of its historic associations with the Boyd family in Bobcaygeon. It is eligible for designation under the criteria established under Ontario Regulation 9/06.

A heritage designation report laying out the full reasons for designation and identified heritage attributes is attached to this report as Appendix A.

### Statement of Significance

28 Boyd Street has cultural heritage value as an excellent and unique example of a late nineteenth century dry stone wall. Dry stone wall construction, which has been identified by UNESCO as intangible cultural heritage of global value, was used in some areas of Kawartha Lakes to construct farm and retaining walls in the late nineteenth century and the wall at 28 Boyd Street is an excellent, well-known example that still survives in a significant form. It demonstrates a high degree of technical merit through its successful use of this construction method. Constructed around 1890 for W.T.C. Boyd, the son of lumber baron Mossom Boyd, as part of the landscaping of his Edgewood estate which once stood on this location, the property yields information about the Boyds and their influence on the key economic sectors in the village. It also yields information regarding the evolution of landscape design, particularly with regard to estates for wealthy business people, in Canada during this period which often emphasized local landscape elements and the picturesque. It is a landmark structure in Bobcaygeon and is recognized throughout the community as an important historic structure.

## Other Alternatives Considered:

There are no recommended alternatives.

## Financial/Operation Impacts:

There are no financial implications resulting from the recommendations of this report.

## Consultations:

N/A

## Attachments:

Appendix A: Heritage Designation Report – 28 Boyd Street, Bobcaygeon

28 Boyd Street
Heritage Designation

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-17**

---

**Meeting Date:** September 10, 2020

**Title:** Old Mill Heritage Conservation District Study Update

**Description:** Update on current status of the Old Mill Heritage Conservation District Study

**Ward Number:** 5 and 7

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-17, **Old Mill Heritage Conservation District Study Update**, be received; and

**That** an Old Mill HCD Study Subcommittee be formed to participate in the study process.

## Background:

At the Council Meeting of June 23, 2020 Council adopted the following resolution:

**That** Report ED2020-009, **Proposed Old Mill Heritage Conservation District Study**, be received;

**That** staff be authorized to proceed with a Heritage Conservation District Study of the Old Mill neighbourhood in Lindsay; and

**That** the Old Mill Heritage Conservation District Study area be within the boundary identified in Appendix C to Report ED2020-009.

**Carried**

Staff have since commenced the proposed study. This report provides an update for the Municipal Heritage Committee on the progress of the study to date and next steps.

## Rationale:

As the study progresses, the Municipal Heritage Committee and its members will have a significant role in its development. The following is a summary of the study progress to date, different groups that have been formed to assist with the development of the study and community engagement.

**Current Progress:** The study is currently in its very early stages. Some preliminary historic research has been undertaken on the study area in general. Property surveys are being planned for the fall. These will likely take place in October.

A tentative timeline for the study is attached as Appendix A.

**Community Meetings:** The first community meetings were held on August 13 and August 18 on Zoom. These meetings provided an overview of the study process for property owners and a chance for questions and answer. Staff are intending on holding two additional public engagement sessions in November/December 2020 and March/April 2021. These engagement sessions will be more interactive and provide the community with a greater opportunity for input.

**Jump In and Public Engagement:** An project page has been launched for the HCD study on Jump In, the City's online public engagement platform. The page includes several surveys that members of the public can participate in, an interactive map, and resources and news regarding the study's progress. The

page will be updated as the study progresses and additional information and public engagement pieces become available.

**Community Advisory Group:** A Community Advisory Group has been formed for the Old Mill study comprised of residents from the local area. A terms of reference has been created for the group which states that it may contain up to 12 community members. The group will meet several times throughout the study to provide more in depth feedback than in the community engagement sessions. Ideally, one or two representatives from the Municipal Heritage Committee will also participate in this group.

**Historical Research Group:** A historical research group is being formed to help undertake research on properties throughout the district. This is an informal group and is open to anyone who would like to contribute to the historic research for the study. Participants can undertake as much or as little research work as they would like.

**Canopy Survey Group:** A canopy survey group has been formed to help undertake a canopy and vegetation survey in the study area. This is an informal group and is open to anyone who would like to participate.

**Internal Technical Group:** An internal staff group has been formed to help guide the study and provide comment and input as it progresses. The group is comprised of staff from Economic Development, Planning, Building, Parks, Recreation and Culture, Housing, and Clerk's. The group met for the first time on August 25 and will continue to meet throughout the study, as well as provide input on policy direction and the study as it is drafted.

**First Nations Consultation:** Staff reached out to all Williams Treaty First Nations at the beginning of the study to invite input and undertake consultation if desired. Staff have met informally with Scugog Island First Nation who are interested in participating in the study process and will continue to work with them throughout the process. No response has been received from other Williams Treaty First Nations.

**Stakeholder Consultation:** Staff reached out to a number of key local stakeholders at the beginning of the study process to inform them that the study was going to be taking place, to invite input, and to let them know that individual meetings could be arranged to discuss the study, if desired. Staff have communicated with St. Mary's Church and will be holding follow up discussions with them.

**Old Mill HCD Subcommittee**: Ideally, the Municipal Heritage Committee should form a subcommittee for the HCD study. The subcommittee will undertake more in-depth discussions of the study's progress and participate more actively in

research and community consultation. The subcommittee should ideally be composed of 3 to 5 members.

## Other Alternatives Considered:

There are no recommended alternatives.

## Financial/Operation Impacts:

There are no financial implications resulting from the recommendations of this report.

## Consultations:

N/A

## Attachments:

Appendix A – Old Mill HCD Study Timeline

Old Mill Heritage Conservation Distric

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

## Old Mill Heritage Conservation District Study Timeline

**August 2020**
Study begins and first community engagement session

**Fall 2020**
Property surveys and research

**Nov/Dec 2020**
Second community engagement session

**Winter 2020/2021**
Research continues
Policy and character analysis

**February 2021**
Preparation of draft study

**March/April 2021**
Draft study prepared and published for comment

**April 2021**
Third community engagement meeting

**May 2021**
Study revised and finalized

**June 2021**
Council received final study and recommendations

# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-16**

---

**Meeting Date:** September 10, 2020

**Title:** Heritage Conservation District Permitting Process

**Description:** An overview of the permitting process for properties located in heritage conservation districts and permits to date in 2020

**Ward Number:** All

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-16, **Heritage Conservation District Permitting Process**, be received.

## Background:

At their meeting of July 9, 2020, the Municipal Heritage Committee discussed the current process for receiving and approving permits for alterations to properties located within heritage conservation districts. The Committee asked for an update and overview of the current process.

This report addresses that direction.

## Rationale:

The approval of heritage permit applications for minor changes to properties located in heritage conservation districts (HCDs) are delegated to staff for approval. This means that certain changes that owners might wish to make can be reviewed and approved by staff.

By-law 2019-154 is the City's delegated authority by-law for alterations to heritage properties and allows for heritage permits to be approved for certain types without property owners having to go to Council. Delegated authority by-laws are enabled by subsection 33(15) of the Ontario Heritage Act and authority may be delegated to an employee or official of the municipality. The by-law outlines which types of changes are delegated to staff and includes a wide range of minor changes to designated properties. As required by the Act, the Municipal Heritage Committee reviewed and approved this by-law at its meeting of October 3, 2019. The by-law was passed by Council at its meeting of November 19, 2019. The by-law is attached as Appendix A. This delegation of authority was also built into the heritage conservation district plans for both Oak Street and Downtown Lindsay, which were designated in 2017. The chart that was included with both of these plans outlining which changes require a permit and the approval authority is attached as Appendix B.

The primary reason for the creation of a delegated authority by-law is to allow for quicker processing of straightforward permit applications, which make up the vast majority of applications received by any municipality. By delegating authority to staff to process permits for heritage conservation district properties, permits applications can be approved quickly and efficiently and maintain a high customer service standard. Staff aim to process most permit applications within three to five business days, provided the application is complete and the proposed work complies with the HCD plan. In general, the most frequent types of permit applications received for properties located in heritage conservation districts are for minor alterations such as the installation of commercial signage, projects intended to restore and repair heritage features of a property, and hard landscaping. Staff also request heritage permit applications for any work to heritage properties which are receiving municipal grants to ensure that projects being funded by the City comply with heritage conservation standards. This includes projects which would not normally require permits such as painting and

repointing masonry. Most permit applications received are either compliant with the district guidelines or require only minor changes to bring them into compliance. Staff work with applicants to makes changes to their proposal so that they conform with the heritage conservation district guidelines.

Development Services staff have developed a Standard Operating Procedure (SOP) for processing alteration applications for heritage properties including those located in HCDs. This SOP was created in 2019 and is intended to ensure that all designated properties receive appropriate heritage approvals before receiving a building or sign permit for any work they would like to undertake. Currently, the SOP is working well internally and there are good lines of communication between Planning, Building and Economic Development staff processing these types of minor permits. Most permit applications of this type only involve Building and Economic Development staff as applications which require planning approvals are brought forward to the Committee for review.

Practically speaking, most applications are received by Building staff without the requisite heritage permit application. This is generally because the owners or applicants are unfamiliar with the heritage permitting process. Building staff screen applications for those located in heritage conservation districts as part of their due diligence to ensure applicable law has been met under the Building Code and those applications which have not received heritage approvals are directed to Economic Development to complete the heritage permit application process. Once the heritage permit has been issued, the applicant may then be issued with their building or sign permit from Building staff, provided that the proposed work conforms to the Building Code and any other relevant City policies or by-laws. There are open lines of internal communication between staff to ensure that heritage properties receive the appropriate approvals.

As of August 2020, staff have received 7 applications for alterations to properties located in heritage conservation districts in 2020. All of these applications have been for commercial signs in the Downtown Lindsay HCD and the majority have conformed to both the Sign By-law and the guidelines associated with the HCD plan on their first submission. On average, the turnaround time for a heritage permit application from submission to approval has been two to three business days. From recent inquiries received by staff, it is anticipated that 3 or 4 more permit applications will be received for district properties in 2020. There have been fewer permit applications than in previous years, likely due to the uncertainty created by the COVID-19 pandemic, particularly for small businesses located in the Downtown Lindsay HCD. It is anticipated that, in future, the volume of permit applications for these types of properties will increase, particularly if all or part of the Old Mill HCD study area is eventually designated as a HCD.

Changes which are not delegated to staff are: new construction; the demolition or partial demolition of a building; the relocation of a structure; major additions visible from the street; and any applications made which also have associated

Planning Act applications. This is to ensure that the Committee provides input on major changes happening with designated districts. The ultimate decision making body for these types of applications is Council.

There are different processes in place for properties designated individually under Part IV of the Act. The City's delegated authority by-law delegates the approval of these types of permits to staff in consultation with the Municipal Heritage Committee. The Committee reviews all applications for individually designated properties and makes recommendations regarding whether or not a permit application should be approved. There are significantly fewer applications for these types of properties and the types of work much more individualized due to the unique designation by-laws for each property.

**Decision-Making Process**

Decisions on applications are guided by the relevant Heritage Conservation District Plans, the City of Kawartha Lakes Sign By-law (By-law 2009-067, as amended) as applicable, and the Standards and Guidelines for the Conservation of Historic Places in Canada. Ideally, alterations to heritage properties will be minimal in their intervention and preserve or enhance important heritage attributes of an individual property or heritage conservation district. Alteration in Downtown Lindsay are also guided by the Downtown Lindsay Streetscape and Façade Guidelines, which were adopted as part of the designation of the HCD. The above noted documents are linked to the City's website where they can be accessed for information.

Staff have the ability to refer any application to the Municipal Heritage Committee and Council for review. The policies outlined in the HCD plans stipulate this will occur when staff would refuse an application based on its submission. Practically, this would also occur for a large scale project which may not fulfil one of the above noted criteria for review, but is of a sufficient scale that additional input is warranted. Most applications can easily be approved because they fulfil the requisite criteria and are positive additions to designated properties.

Should an owner make a change to a heritage property which is not approved through a heritage permit, the owner can be made to remove the work, the City can remove the work at the owner's expense, or the owner can be charged under the Ontario Heritage Act. Generally, the preferred first step would be a dialogue with the owner to come to an amenable solution, prior to more aggressive measures being pursued immediately.

## Other Alternatives Considered:

There are no recommended alternatives.

## Financial/Operation Impacts:

There are no financial impacts resulting from the recommendations of this report.

## Consultations:

N/A

## Attachments:

Appendix A – By-law 2019-154 Delegate Authority for the Alteration of Heritage Properties

2019-154 Delegate Authority for the Alter

Appendix B – Heritage Conservation District Permitting Chart

HCD Alterations Chart.pdf

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services

# The Corporation of the City of Kawartha Lakes

# By-Law 2019-154

# A By-law to Delegate Authority for the Alteration of Heritage Property in the City of Kawartha Lakes

**Recitals**

1. Subsections 33(15) and 33(16) of the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended, provides that a Council of a municipality may pass a by-law delegate the power to consent to alterations to property designated under Part IV of the Act to an employee or official of the municipality after having consulted with its municipal heritage committee.

2. Subsections 42(16) and 42(17) of the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended, provides that a Council of a municipality may pass a by-law to delegate the power to grant permits for the alteration of a property designated under Part V of the Act to an employee or official of the municipality after having consulted with its municipal heritage committee.

3. Council has deemed it advisable to delegate certain powers to an appointed officer of the City of Kawartha Lakes by position occupied.

4. The delegation is required to be adopted by by-law.

5. Council has consulted with its Municipal Heritage Committee.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-154.**

## 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, 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;

**“designated property”** means any property that is designated individually under Part IV of the Ontario Heritage Act or under Part V of the Act as part of a heritage conservation district or is subject to a notice of intention to designate as per subsection 30(2) of the Act and includes buildings, structures, landscape features, and subject lands;

**“Director of Development Services”** means the person who holds that position and his or her designate(s) or, in the event of organizational changes, another person designated by Council;

**“heritage conservation district”** means a heritage conservation district designated under Part V of the Ontario Heritage Act;

**“heritage conservation district plan”** means a plan adopted by Council to provide direction on the preservation of heritage character and defining elements of a heritage conservation district;

**“information”** means any information requested by the Director of Development Services, or designate, with regard to an application to alter a designated property including, but not limited to plans, reports, historical documentation and photographs;

**“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;

**“owner(s)”** means the owner of a property and includes a corporation or partnership, the heirs, executors, administrators, and other legal representatives of a person to whom the context can apply according to the law including a designated agent making application for approval for the alteration of a property.

1.02 **Interpretation Rules:**

(a) 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: Delegated Authority

2.01 **Delegation of Authority:** Council grants the Director of Development Services, or designate, the power to:

(a) request additional information from an owner as may be required to complete an application for alterations to a designated property under the by-law and the power to determine when said application in complete;

(b) consent to the alteration of properties designated under Part IV of the Act, in consultation with the Municipal Heritage Committee, through the granting of heritage permits;

(c) grant heritage permits for the alteration of property situated in a heritage conservation district designated under Part V of the Act;

(d) extend the timeline in which alterations proposed in a previously approved heritage permit can be undertaken if the owner is not able to complete the work in the specified timeframe.

2.02 **Classes of Alterations:** The delegated authority in Section 2.01 (b) and (c) is limited to the following alterations to properties designated either individually under Part IV of the Act or situated in a heritage conservation district designated under Part V of the Act and which do not have a significant negative impact on the heritage attributes of the property or district:

(a) Alterations to or replacement of exterior building elements including, but not limited to, windows, doors, roof finishes, skylights, cladding, cornices, decorative architectural features, porches, verandahs, and storefronts;

(b) Additions to residential buildings;

(c) Construction of accessory buildings;

(d) Construction or modification of agricultural buildings;

(e) New or increased parking areas;

(f) Installation or removal of, or alterations to, hard landscaping features including, but not limited to, walkways, driveways, patios, gazebos, fences, gates, ponds, and walls;

(g) Alterations to landscape features identified in a heritage conservation district plan or designating by-law;

(h) Removal or replacement of, or alteration to, non-heritage features;

(i) Installation or removal of, or alteration to, exterior lighting;

(j) Installation of solar panels;

(k) Installation of above ground and in-ground swimming pools;

(l) Installation of septic systems;

(m) Installation of utilities and associated fixtures;

(n) Installation of or alterations to signage;

(o) Installation of or alterations to accessibility features;

(p) Erection of temporary structures;

(q) Any alterations identified in a heritage conservation district plan as being delegated to staff;

(r) Alterations proposed as part of a municipal financial incentive program;

(s) Alterations necessary to comply with the Ontario Fire Code;

(t) Minor revisions to previously approved heritage permits;

(u) Temporary measures reasonably necessary to deal with an emergency which puts the security or integrity of a building at risk of damage or when the condition of a building or property is a risk to public safety.

2.03 **Part IV Interior Designated Features:** In addition to the alterations identified in Section 2.02 (a) to (u) inclusive, the delegated authority of Section 2.01 extends to designated interior features in applicable properties as designated under Part IV of the Act including:

a) Alteration to or replacement of interior elements including, but not limited to, windows, doors, ceilings, decorative architectural features, stairs, lighting and interior finishes as identified in the designating by-law;

b) Removal or replacement of non-heritage features which impact identified heritage attributes;

c) Installation, alteration or removal of signage and/or interpretive material which impacts identified heritage attributes.

2.04 **Financial Incentive Programs:** The Director of Development Services, or designate, may request the submission of a heritage permit application for any application made with regard to a designated property under a financial incentive program offered by the City and is authorized to review and request additional information as necessary to ensure that projects funded through City programs are consistent with City heritage policy.

2.05 **Reference to Council:** Notwithstanding Section 2.01 of this by-law, the Director of Development Services, or designate, may refer any application to the

Municipal Heritage Committee and/or Council as appropriate. In such cases, the Director, or designate, will prepare a report for Council and Council will retain all powers under the Act.

2.06 **Exercise of Authority:** In exercising the delegated authority in Section 2.01 of this by-law, the Director of Development Services, or designate, in consultation with the Municipal Heritage Committee as appropriate, may:

(a) Grant a heritage permit for an application to alter a designated property; or

(b) Grant a heritage permit for an application to alter a designated property with conditions.

2.07 **Council Retains Authority:** Notwithstanding any provision of this by-law to the contrary, Council may, after notifying the Director of Development Services and the Municipal Heritage Committee, exercise any authority that is delegated to either party.

## Section 3.00: Administration and Effective Date

3.01 **Administration of the By-law:** 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 19th day of November, 2019.

| | |
|---|---|
| Andy Letham, Mayor | Cathie Ritchie, City Clerk |

## Table 1: Heritage Permit: Classes of Alterations

| Type of Work | | Heritage Permit Required | | Heritage Permit Approval Authority |
|---|---|---|---|---|
| | | **For Contributing Resources** | **For Non-Contributing Resources** | |
| **Maintenance**<br>For the purposes of the Heritage Conservation District Plan, maintenance shall be defined as the routine, cyclical, non-destructive actions necessary to ensure the long-term conservation of a protected heritage resource, and its heritage attributes. Actions undertaken under the scope of maintenance should use the same type of material to maintain the cultural heritage value of a protected heritage resource, in keeping with the design, colour, texture, and other distinctive features that is to be maintained.<br>Typical maintenance actions include:<br>periodic inspections;<br>general property cleanup of rubbish and refuse;<br>general gardening;<br>painting;<br>replacement of broken glass in windows with same;<br>replacement of asphalt shingles with same; and/or<br>any work defined as maintenance within Part IV of the *Ontario Heritage Act* designation by-law or easement agreement | | No | No | No Heritage Permit Required |
| **Interior Renovation** | | No | No | No Heritage Permit Required |
| **Outbuilding** | Erection of a small outbuilding not requiring a Building Permit and is not visible from the street and/or will not impact the identified heritage attributes of a contributing resource | No | No | No Heritage Permit Required |

| Type of Work | | Heritage Permit Required | | Heritage Permit Approval Authority |
|---|---|---|---|---|
| | | For Contributing Resources | For Non-Contributing Resources | |
| **Windows** | Window replacement, same material, size, and design | No | No | Approval Authority Delegated to City Staff |
| | Window replacement, different material, size, or design, where window is visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | No | |
| | Window open removal or addition, including skylight, where visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | No | |
| | Shutter replacement, same material, size, and design | No | No | |
| | Shutter replacement, different material, size, or design | **Yes** | No | |
| | Shutter removal or addition | **Yes** | No | |
| **Doors** | Door replacement, same material, size, and design | No | No | Approval Authority Delegated to City Staff |
| | Door replacement, different material, size, or design where door is visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | No | |
| | Addition of storm or screen door | No | No | |
| | Door opening removal or addition where visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | No | |
| **Roof** | Re-roofing, same material and colour | No | No | Approval Authority Delegated to City Staff |
| | Re-roofing, different material or colour | **Yes** | No | |
| | Alteration to roofline | **Yes** | No | |
| **Porch/ Verandah** | Porch/verandah replacement, same materials, size, and design | No | No | Approval Authority Delegated to City Staff |
| | Porch/verandah replacement, different materials, size, and design where visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | No | |
| | Porch/verandah removal or addition where visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | No | |

| Type of Work | | Heritage Permit Required | | Heritage Permit Approval Authority |
|---|---|---|---|---|
| | | For Contributing Resources | For Non-Contributing Resources | |
| **Cladding, Soffit & Fascia, and Trim** | Soffit and/or fascia replacement, same materials | No | No | Approval Authority Delegated to City Staff |
| | Soffit and/or fascia replacement, different materials | No | No | |
| | Replacement of siding/cladding, same material, colour | **Yes** | **Yes** | |
| | Removal/installation of cladding/siding, different material, colour where visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | **Yes** | |
| | Replication of decorative trim, same material, colour | No | No | |
| | Decorative trim removal or addition, different material, colour | **Yes** | No | |
| **Other Exterior Alterations** | New or increased parking areas (especially front yard) | **Yes** | **Yes** | Approval Authority Delegated to City Staff |
| | Repaving of existing parking area without expansion, same material | No | No | |
| | Repaving of existing parking area without expansion, different material | No | No | |
| | Addition or alteration visible from the street and/or may impact the identified heritage attributes of a contributing resource (e.g. solar panel) | **Yes** | **Yes** | |
| | Chimney repointing, same material, design | No | No | |
| | Chimney replacement, different material, design | **Yes** | No | |
| | Chimney removal or addition | **Yes** | No | |
| | Repair to eaves trough, same material, design | No | No | |
| | Repair to eaves troughs, different material, design | No | No | |
| | Addition of/change to eaves trough | No | No | |

| Type of Work | | Type of Work | | Heritage Permit Approval Authority |
|---|---|---|---|---|
| | | For Contributing Resources | For Non-Contributing Resources | |
| **Major Interventions** | Erection of a new building or structure (requiring a Building Permit) on same property, where new building or structure is visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | **Yes** | Council Approval Required |
| | Addition or major alteration visible from the street and/or may impact the identified heritage attributes of a contributing resource | **Yes** | **Yes** | |
| | Demolition of an existing structure (Demolition Permit) | **Yes** | **Yes** | |
| | Relocation of an existing structure to another location | **Yes** | **Yes** | |

### 8.3.2 What is the Application Approval Process?

All applications for approval must follow the requirements of the *Ontario Heritage Act*. In order to do so, the application for alteration (heritage permit) process is as follows:

Step 1: Applicant meets with City heritage staff to discuss the proposed work and to review the application process.

Step 2: Applicant makes application.

Step 3: There are four versions of this step, depending upon the type of application (see the accompanying chart).

Heritage staff review the application and:

a) grants the application with no conditions;

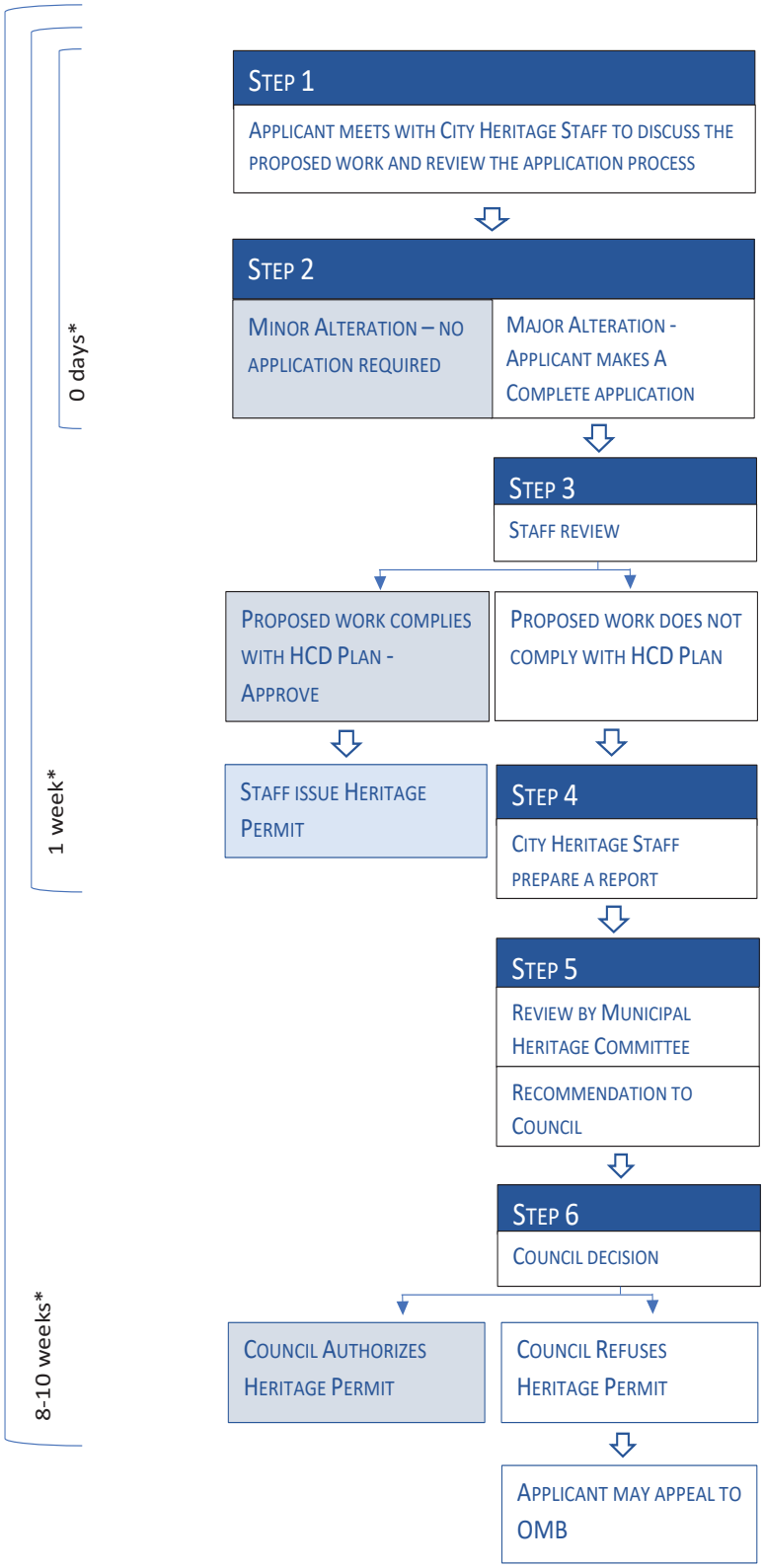
b) grants with conditions;

c) refuses the application; or

d) determines that the application is a major alteration requiring further review by the Municipal Heritage Committee and approval by Council.

In the case of c) or d), Heritage staff submits a report with the application to the Municipal Heritage Committee. The Municipal Heritage Committee reviews the report and application and makes recommendations to Council. Council can then decide to grant, grant with conditions, or refuse the application. The applicant has the right to appeal refusal to the OMB (under Section 44 of the *OHA*).In addition, staff or an applicant has the option to request that any application be forwarded to the Municipal Heritage Committee for their consideration.

## Application for Alteration Process



# The Corporation of the City of Kawartha Lakes

# Kawartha Lakes Municipal Heritage Committee Report

**Report Number KLMHC2020-21**

---

**Meeting Date:** September 10, 2020

**Title:** Update on The Grand

**Description:** Update on the current status of proposed redevelopment of The Grand

**Ward Number:** 7

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

---

## Recommendation(s):

**That** Report KLMHC2020-21, **Update on The Grand**, be received for information.

## Background:

In 2016, the owners of the property known municipally as The Grand Hotel (171-183 Kent Street West, Lindsay) submitted an application to demolish the existing designated property and replace it with a four-storey mixed use commercial building. The property is designated under Part IV of the Ontario Heritage Act by Town of Lindsay By-law 1981-03.

At that time, the Municipal Heritage Committee and staff worked extensively with the applicant on the proposed design for the redeveloped property. The demolition of the property and its redevelopment was approved by Council in September 2016. The building, however, remained designated.

At present, the redevelopment of the property has not occurred. In August 2020, the property was sold to a new owner. The new owners' plans for the property are not known at this time.

Staff will provide the committee with a verbal update on the current status of the property and relevant background information regarding the original application

## Rationale:

The background provided by staff will provide the Committee with the information it requires to make informed decisions going forward, should a new or revised proposal be received from the new owners of the property.

## Other Alternatives Considered:

There are no recommended alternatives.

## Financial/Operation Impacts:

There are no financial impacts resulting from the recommendations of this report.

## Consultations:

N/A

## Attachments:

N/A

**E-Mail:** eturner@kawarthalakes.ca

**Phone:** 705-324-9411 ext. 1366

**Department Head:** Chris Marshall, Director of Development Services