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

KLMHC2025-002

Thursday, February 6, 2025

5:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Councillor Tracy Richardson
Ann Adare
Thomas Barnett
Athol Hart
Julia Hartman
Skip McCormack
Ian McKechnie
Jon Pitcher
Tyler Richards
Sandy Sims
Katie Virag-Cavanagh

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**	
1.1	Land Acknowledgement	
2.	**Administrative Business**	
2.1	Adoption of Agenda	
2.2	Declaration of Pecuniary Interest	
2.3	Adoption of Minutes	
2.3.1	Minutes of the January 9, 2025 Municipal Heritage Committee Meeting	4 - 12
3.	**Presentations and Deputations**	
3.1	2025 Building and Property Projects L. James, Facility Project Delivery Coordinator	
3.1.1	KLMHC2025-009 Alteration Application - 50 Victoria Avenue North, Lindsay	13 - 46
3.1.2	KLMHC2025-010 Alteration Application - 1 King Street West, Omemee	47 - 64
3.1.3	KLMHC2025-011 Alteration Application - 932 Highway 7, Mariposa Township	65 - 82
3.1.4	KLMHC2025-012 Alteration Application - 26 Francis Street, Lindsay	83 - 98
4.	**Reports**	
4.1	KLMHC2025-008 Heritage Planning Update	99 - 100
4.2	KLMHC2025-013 Zoning By-law Amendment Application - 89 Prince Street, Bobcaygeon	101 - 201

4.3 KLMHC2025-014 202 - 205

Municipal Heritage Committee Subcommittees

4.4 KLMHC2025-015 206 - 211

Heritage Designation Strategy Brainstorming Review

4.5 KLMHC2025-016 212 - 242

Proposed Heritage Designation of 48 Main Street, Village of Bobcaygeon

5. Subcommittee Updates

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

KLMHC2025-001
Thursday, January 9, 2025
5:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

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1. Call to Order

E. Turner called the meeting to order at 5:00 p.m. with the following members present: Councillor Richardson, T. Barnett, A. Hart, S. McCormack, I. McKechnie, S. Sims, and K. Virag-Cavanagh.

Regrets: A. Adare, J. Hartman, W. Bateman

Absent: T. Richards, J. Pitcher

1.1 Election of Chair

E. Turner called for nominations for the position of Chair. S. McCormack nominated A. Hart. E. Turner called a second and final time for nominations for the position of chair. There were no additional nominations. A. Hart was acclaimed as Chair. A. Hart assumed the position of Chair.

1.2 Election of Vice-Chair

A. Hart called for nominations for the position of Chair. Councillor Richardson nominated I. McKechnie. A. Hart called a second and final time for nominations for the position of chair. There were no additional nominations. I. McKechnie was acclaimed as Chair.

1.3 Land Acknowledgement

A. Hart read the Land Acknowledgement.

2. Administrative Business

2.1 Adoption of Agenda

KLMHC2025-001
Moved By Councillor Richardson
Seconded By I. McKechnie

That the agenda be adopted as circulated.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

2.3.1 Minutes of the December 9, 2024 Municipal Heritage Committee Meeting

KLMHC2025-002

That the minutes of the Municipal Heritage Committee meeting held on December 9, 2025, be adopted as circulated.

Carried

3. Presentations and Deputations

4. Reports

4.1 KLMHC2025-001

Heritage Planning Update

E. Turner provided an overview of the activities of the heritage planning program for December 2024. In addition to the items in the report, she let the Committee know that it was the 200th anniversary of the Peter Robinson settlement in 2025 and that activities were being coordinated through a committee in Downeyville. She also let the Committee know that the Spotlight on Agriculture awards were happening in 2025 and about the milestone award for farm families that had been in Kawartha Lakes for 150, 175 or 200 years.

KLMHC2025-003
Moved By S. McCormack
Seconded By Councillor Richardson

That Report KLMHC2024-001, **Heritage Planning Update**, be received for information.

Carried

4.2 KLMHC2025-002

2024 Review and 2025 Work Plan

E. Turner provided an overview of the draft 2024 work plan for the Committee's review. Councillor Richardson asked if there was an example of what a new plaque would look like for the proposed plaquing program. E. Turner showed the Committee an example from Heritage Toronto and let the Committee know that Communications staff were developing some guidelines around branding and accessibility that would inform the final plaque design. S. McCormack asked if the plaques would go in front of designated properties and A. Hart replied that the program was intended to supplement the existing plaque program for designated properties to highlight sites of importance, particularly ones that may not be there any more. Councillor Richardson asked if someone could fill her in on the Scugog River project. E. Turner let her know that the project had begun several years ago to being to identify important historic attributes of the Scugog River and identify ways to protect, preserve and commemorate them.

KLMHC2025-004
Moved By I. McKechnie
Seconded By S. Sims

That Report KLMHC2025-002, **2024 Review and 2025 Work Plan**, be received; and

That the Committee's 2025 work plan be forwarded to Council for approval.

Carried

4.3 KLMHC2025-003

Osprey Heritage Awards

The Committee confirmed it would like to hold the Osprey Heritage Awards this year and decided to form a subcommittee. T. Barnett, I. McKechnie and A. Hart will serve on the subcommittee.

KLMHC2025-005
Moved By Councillor Richardson
Seconded By T. Barnett

That Report KLMHC2025-003, **Osprey Heritage Awards**, be received;

That the Committee host the Osprey Heritage Awards in 2025; and

That a subcommittee be formed to assist with planning for the event.

Carried

4.4 KLMHC2025-004

Municipal Heritage Committee Subcommittees

The Committee reviewed its existing subcommittees and E. Turner provided an overview of the activities of each subcommittee for new members. S. McCormack asked about the heritage designated subcommittee and if the photography of City buildings for review still made sense in light of City projects and A. Hart suggested that this made a good benchmark for the review of ongoing projects. S. McCormack asked how many of the properties identified by the Listed Properties Subcommittee were still in the queue for designation and E. Turner replied that a lot of them were as the subcommittee had compiled a significant list. S. McCormack suggested that it didn't make sense for that subcommittee to meet and identify more properties when there was already a large list of properties in the queue. The Committee decided to retain the Outreach Subcommittee to organize the Osprey Heritage Awards, the Scugog River Subcommittee to continue the Scugog River project which was on their work plan, and the Designated Properties Subcommittee to photograph buildings. E. Turner noted that she would bring forward a report at the next meeting on the retained subcommittees, outlining their current work plan status and next steps.

KLMHC2025-006
Moved By S. McCormack
Seconded By I. McKechnie

That Report KLMHC2025-004, **Municipal Heritage Committee Subcommittees**, be received; and

That the Outreach Subcommittee, the Designated Properties Subcommittee, and the Scugog River Subcommittee be reformed for 2025.

Carried

4.5 KLMHC2025-005

2025 Workshop Planning

E. Turner reviewed the 2024 workshops with the Committee and suggested that the Committee brainstorm some workshops it would like to see in 2025. A. Hart suggested a workshop for insurance and real estate to discuss those issues since they came up a lot and I. McKechnie agreed, noting that he had discussed that with some community members who were interested. T. Barnett suggested a workshop highlighting local arts and culture in the community. A. Hart noted that a workshop like that might be more in the purview of the Arts Council. Councillor Richardson noted that it was the City's 25th year since amalgamation and that a celebration by the Committee alongside the City's efforts would be a good initiative. The Committee also agreed that running the how to research historic properties workshops were successful and should be run again. E. Turner said she would looking at scheduling and developing some workshop titles and would report them back to the Committee at a later meeting.

KLMHC2025-007
Moved By Councillor Richardson
Seconded By T. Barnett

That Report KLMHC2025-005, **2025 Workshop Planning**, be received; and

That ideas for 2025 workshops be provided to staff for planning.

Carried

4.6 KLMHC2025-006

Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers

J. Bhatt provided an overview of the proposed heritage designation of 635 Drum Road in Pontypool. A. Hart asked if the viewpoints of the house were being preserved and E. Turner replied that yes, they were. Councillor Richardson noted that it was great to see the property owners interested in preserving this property and that there are streets in Pontypool named after Corbett and Coulter.

KLMHC2025-008
Moved By S. McCormack
Seconded By Councillor Richardson

That Report KLMHC2025-006, **Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers**, be received;

That the designation of the property known municipally as 635 Drum Road be endorsed; and

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

Carried

4.7 KLMHC2024-007

Heritage Designation Strategy Brainstorming

E. Turner provided an overview of the heritage designation strategy project. The goal of developing a strategy is to respond to direction in the new PPS and to provide transparent and accessible direction for property designation in the City. She let them know that this was the first of several sessions to brainstorm and discuss what a strategy might look like. T. Barnett asked if the goal was to preserve heritage sites or provide education and E. Turner replied that that was something the Committee needed to think about and decide what its goals were in context of the legislation. T. Barnett said that it was important to do both. S. McCormack noted that it was important to decide that whether to focus on quantity of designation or quality and how to focus efforts. A. Hart noted that it made sense not to designation many examples of the same type of property when it would make more sense to ensure that properties of different types, styles and ages are preserved across the City, along with key examples. I. McKechnie noted that it was important to present heritage from an environmental standpoint where reuse was better than demolition. S. McCormack agreed and noted that it was important to present these ideas to younger generations. Both he and A. Hart suggested partnering with schools to provide education and outreach about the importance of heritage and local history. T. Barnett agreed. Councillor Richardson noted that it was important to develop a road map to

identify phases and priorities. A. Hart suggested buckets to identify key themes and building types to protect. E. Turner reminded the Committee that as they brainstorm, they need to remember the City's staffing constraints and also the development pressures that they may want to think about when prioritizing properties for designation. A. Hart brought up the idea of applying for grants and other creative solutions for additional capacity. E. Turner will summarize the discussion and bring it back to the Committee for a second discussion at the next meeting.

KLMHC2025-009
Moved By I. McKechnie
Seconded By T. Barnett

That Report KLMHC2025-007, **Heritage Designation Strategy Brainstorming**, be received; and

That staff bring back a summary of the brainstorming and discussion for next steps at a subsequent meeting.

Carried

5. Subcommittee Updates

There were no subcommittee updates.

6. Correspondence

There was no correspondence reviewed by the Committee.

7. New or Other Business

E. Turner let the Committee know that W. Bateman had resigned from the Committee as he has moved and that it would be nice for the Committee to prepare a card for him as the longest serving member of the Committee. The Committee agreed.

8. Next Meeting

The next meeting will be Thursday, February 6 at 5:00 p.m. in Council Chambers at City Hall (26 Francis Street, Lindsay).

9. Adjournment

KLMHC2025-010
Moved By T. Barnett
Seconded By K. Virag-Cavanagh

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

Carried

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-009**
Meeting Date:	February 6, 2025
Title:	**Alteration Application – 50 Victoria Avenue North, Lindsay**
Description:	Proposed alteration to 50 Victoria Avenue North (Lindsay Old Gaol)
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-009, **Alteration Application – 50 Victoria Avenue North, Lindsay**, be received;

That the proposed alteration be approved.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

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.

50 Victoria Avenue North is designated individually under the Ontario Heritage Act by By-law 2022-081 which is a replacement for an older by-law. The by-law is attached to this report as Appendix A. The property contains the former Lindsay Gaol which was constructed in 1863 as the county jail. The building was designed by noted Toronto architect William Storm who also designed the neighbouring Victoria County Courthouse, now City Hall, and is a representative example of a mid-nineteenth century jail in Ontario. The property currently houses the Kawartha Lakes Museum and Archives, which leases the building, and is owned by the City of Kawartha Lakes.

50 Victoria Avenue North is currently undergoing a multi-year restoration project which has been reviewed by the Committee in previous meetings. In 2025, Building and Property staff are proposing the replacement of the current ramp and stairs on the north side of the building that currently act as the primary entrance to the museum. The ramp does not comply with current accessibility standards. Staff are proposing that the ramp be redesigned to comply with accessibility standards. This will entail an expansion of the ramp which will now wrap around the front of the north addition of the property on the Colborne Street side. This addition is not original to the building and was added in the twentieth century. The placement of the ramp in this location will allow the barrier free parking on the Colborne Street side of the building to be maintained while also supplying a ramp that meets current accessibility requirements. An overall site plan of the restoration project is attached as Appendix B and a layout for the new proposed ramp location is attached as Appendix C.

The proposed design will be presented to the Committee by Building and Property staff at its February 6 meeting.

Rationale:

Staff are supportive of the approval of this application. Generally, there has not been support from the Committee or Heritage Planning staff for alterations to the property which impact the Victoria Avenue North side of the property which is its main façade and the traditional front of the building. However, in this case, the impact will only be on the northern addition to the property and will not impact the visual symmetry of the original jail building and which identified as a heritage attribute in the property's designation by-law. The proposed ramp design and location both support accessibility for the building, through the ramp itself as well as the retention of the barrier free parking, and will have minimal impact on the heritage attributes of the historic building.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as the result of the recommendations of this report. This project has been allocated funds through the 2025 Capital Projects budget.

Consultations:

Building and Property Staff.

Attachments:

Appendix A – By-law 2022-081

Adobe Acrobat Document

Appendix B – Site Plan

Adobe Acrobat Document

Appendix C – New Proposed Ramp Location

Adobe Acrobat Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

The Corporation of the City of Kawartha Lakes

By-Law 2022-081

A By-law to Repeal and Replace Town of Lindsay By-law 2000-068, Designating 50 Victoria Avenue North, Town of Lindsay in the City of Kawartha Lakes

A By-law to repeal and replace Town of Lindsay By-law 2000-068 which designates 50 Victoria Avenue North in the Town of Lindsay in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

Recitals

1. Section 31 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may repeal a by-law passed under Section 29 of the Act designating a property within the boundaries of the municipality at Council's initiative.

2. A Notice of Intention to Repeal By-law 2000-068 designating 50 Victoria Avenue North, Town of Lindsay has been given in accordance with Section 31 of the Ontario Heritage Act.

3. No objection to the proposed repeal of the designating by-law has been served on the Clerk of the City.

4. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.

5. A Notice of Intention to Designate 50 Victoria Avenue North, Town of Lindsay described further in Schedule A, has been given in accordance with Section 29 of the Ontario Heritage Act.

6. No objection to the proposed designation has been served on the Clerk of the City.

7. Council has consulted with its Municipal Heritage Committee.

8. Reasons for Designation are set forth in Schedule A.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-081.

Section 1.00: Definitions and Interpretation

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

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

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

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

"Council" or "City Council" means the municipal council for the City;

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

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

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

"Property" means property as set out in Section 2.01.

1.02 **Interpretation Rules:**

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

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

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

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

Section 2.00: Designation of Property

2.01 50 Victoria Avenue North, Town of Lindsay is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations to the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the Land Registry Office.

2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

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

3.02 **Offence and Penalty:** It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with the provisions of the Provincial Offences Act, the Ontario Heritage Act and to any other applicable penalty.

Section 4.00: Administration and Effective Date

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

4.02 **Effective Date:** This By-law shall come into force thirty (30) days after the publication of the notice of intention to designate in a newspaper with general circulation in the municipality.

Section 5.00: Repeals

5.01 **Repeal:** By-law 2000-068 is repealed.

By-law read a first, second and third time, and finally passed, this 17th day of May, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-law 2022-081

Being a By-law to repeal and replace By-law 2000-068, designating 50 Victoria Avenue North, Town of Lindsay in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

50 Victoria Avenue North, Lindsay

Section 2: Location of Property

Located on the southeast corner of the intersection of Victoria Avenue North and Colborne Street West.

Section 3: Legal Description and PIN

LT 11 N/S FRANCIS ST, 12 N/S FRANCIS ST, 13 N/S FRANCIS ST PL TOWN PLOT; KAWARTHA LAKES

PIN: 63221-0150

Section 4: Location of Heritage Features

The primary heritage feature of the property is the former nineteenth century jail building which is located on the west side of the property facing Victoria Avenue North.

Section 5: Statement of Reasons for Designation

Design and Physical Value
50 Victoria Avenue North has design and physical value as an excellent and representative example of a mid-nineteenth century jail constructed in the Romanesque Revival style. This style, which was widely used in public buildings, including correctional facilities, across North America in the mid- to late-nineteenth century, is characterized by its use of heavy masonry including rough faced stone, rounded arches, deep window and door openings, compact and block plans, and a massive and imposing appearance. The former jail includes many of these key features, including its bands of large round arched windows on the west elevation and recessed central entrance. The property is representative of the use of this style in correctional facilities in Ontario in the mid-nineteenth century. It is also unique as the primary correctional facility in the former Victoria County and the largest historic jail in the municipality.

Historical and Associative Value
50 Victoria Avenue North has historical and associated value as the former Victoria County jail. Constructed in 1863, the building was designed by noted Toronto architecture William G. Storm whose firm, Cumberland and Storm, was one of the most prominent architectural firms in nineteenth century Ontario and designed a significant number of institutional buildings, including jails, throughout the province. The building was constructed when Victoria County separated from Peterborough County to become its own municipality and the new jail was

intended to bring the judicial centre of the county into Lindsay, as opposed to Peterborough. The building served continuously as a correctional facility until 2003 with the construction of the Central East Correctional Facility. It yields information regarding the history of criminal justice and incarceration in both the former Town of Lindsay and Victoria County as well as the role of Lindsay more broadly as a regional administrative centre beginning in the mid-nineteenth century.

Contextual Value
50 Victoria Avenue North has contextual value as a local landmark. The jail is known and recognized throughout the community as the former provincial jail. It is situated at a prominent location at the intersection of Victoria Avenue North and Colborne Street West. The property is historically and visually linked to its surroundings on the block which contain the former Victoria County Courthouse, now used as the City of Kawartha Lakes City Hall, and the former Land Registry Office. These three buildings formed a key administrative and legal centre in the former Victoria County and retain their visual coherence through their historic architectural forms and continued use as important community institutions.

Section 6: Heritage Attributes

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

Design and Physical Features

The architectural features of this property are demonstrative of the Romanesque Revival style used in the building and its role as a representative example of a Romanesque Revival correctional facility.

- Three-storey stone construction
- Cut stone construction with rough facing
- Symmetrical massing
- Projecting front bays
- Hipped and gable roofs
- Stone chimneys
- Parapet walls
- Quoins
- Stone coursing
- Cornice
- Fenestration including:
    - Round headed windows
    - Square headed windows
    - Grouped windows on the west elevation
    - Voussoirs

    - Lintels
    - Lug sills
    - Quoins
    - Grills
    - Deeply set sash windows
- Central entrance including:
    - Ashlar surround
    - Rounded arch
    - Moulded impost
    - Stairs
    - Wooden door with diagonal boards, handle, windows and hinges

Historical and Associative Features

The historical features of the property relate to its historical role as the Victoria County jail and yield information on the history of justice and incarceration in the region.

- Former use as a jail
- Association with the foundation of the County of Victoria
- Association with the criminal justice system
- Relationship to the former Victoria County Courthouse and Land Registry Office

Contextual Features

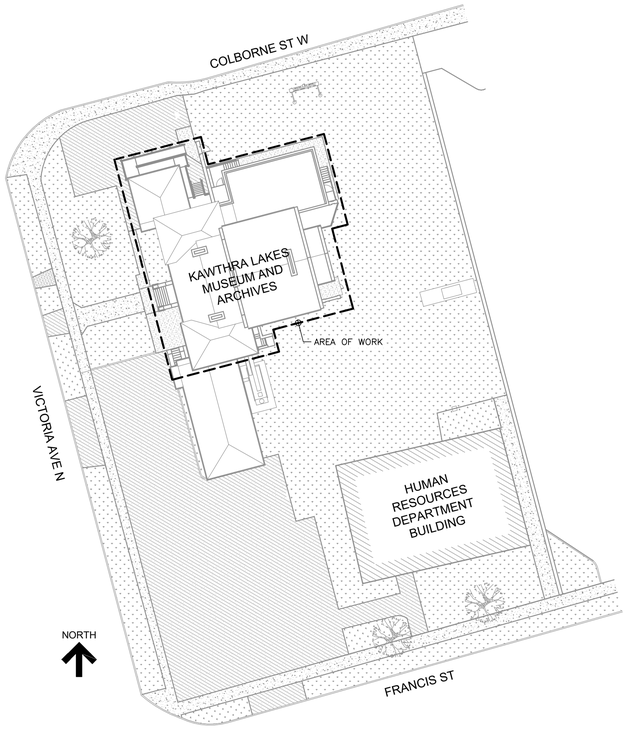
The contextual features of the property identify it as a local landmark and establish its relationship to the other historic buildings in the City Hall precinct.

- Views to and from the jail along Victoria Avenue North, Colborne Street West, and Francis Street
- Contextual relationship to the former Victoria County Courthouse and Land Registry Office

50 Victoria Ave N - Olde Gaol Museum

Lindsay, Ontario

ENVELOPE RESTORATION



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LIST OF DRAWINGS :

	COVER PAGE AND GENERAL NOTES
R0.1	GENERAL NOTES
R1.0	SITE PLAN
R1.1	ROOF PLAN
R2.1	WEST ELEVATION
R2.2	NORTH ELEVATION
R2.3	EAST ELEVATION
R2.4	SOUTH ELEVATION
R3.1	WINDOW SCHEDULE AND DETAILS
R3.2	SECTIONS AND DETAILS
R4.1	ROOF SECTIONS AND DETAILS
R4.2	ROOF SECTIONS AND DETAILS
S1.1	FOUNDATION WALL AND STAIRS – DEMOLITION PLAN
S1.2	FOUNDATION WALL AND STAIRS – RESTORATION PLAN
S2.1	NORTH RAMP – DEMOLITION AND RESTORATION PART PLANS
S2.2	NORTH AND SOUTH STAIR – DEMOLITION AND RESTORATION PART PLANS
S2.3	WEST AND STAFF ENTRANCE STAIR – DEMOLITION AND RESTORATION PART PLAN
S3.1	FOUNDATION AND STAIRS – SECTIONS AND DETAILS
S3.2	FOUNDATION AND STAIRS – SECTIONS AND DETAILS
S3.3	FOUNDATION AND STAIRS – SECTIONS AND DETAILS
S3.4	FOUNDATION AND STAIRS – SECTIONS AND DETAILS
S3.5	FOUNDATION AND STAIRS – SECTIONS AND DETAILS
S3.6	SECTIONS AND DETAILS

LICENSED PROFESSIONAL ENGINEER
N. BABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

ISSUED FOR TENDER - September 24, 2024
ISSUED FOR 90% CLIENT REVIEW - July 17, 2024
ISSUED FOR 60% CLIENT REVIEW - June 28, 2024

RJC PROJECT No. TOR.137843.0001

1.0 GENERAL NOTES :

(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF THE PROJECT)

1. THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE LOCATIONS OF THE BUILDING IN THE AREA OF WORK.
2. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN IN THE DOCUMENTS PRIOR TO BIDDING.
3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
4. THE PROJECT DRAWINGS ARE BASED ON AVAILABLE ORIGINAL DRAWINGS AT THE TIME OF DESIGN AND LIMITED REVIEW UNDERTAKEN BY THE CONSULTANT. PARTIAL COPIES OF THE ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE FOR VIEWING AND REFERENCE PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING OR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS-BUILT CONDITION.
5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.
6. HOARDING, DUST PROTECTION, SITE PROTECTION AND CONSTRUCTION SIGNAGE IS TO BE INSTALLED AROUND THE SITE AND AREAS AND PHASES OF WORK IN ACCORDANCE WITH SPECIFICATION SECTION 01 56 00, THESE NOTES AND THE DRAWINGS PRIOR TO COMMENCING THE WORK.
7. THE SITE AND BUILDING ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION THE BUILDING.
8. PROVIDE SIGNAGE AS REQUIRED TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW THROUGH AND AROUND WORK AREAS IS MAINTAINED. ENSURE BUILDING ENTRANCES HAVE PROPER SIGNAGE WHERE AFFECTED BY THE WORK. REFER TO SPECIFICATION SECTION 01 56 00 AND SIGNAGE NOTES. THE CONTRACTOR IS TO PROVIDE APPROPRIATE DIRECTIONAL ARROW WITH EACH SIGN, WHERE APPLICABLE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ENTRANCE AND EXIT WAYS TO THE BUILDING THAT ARE NOT AFFECTED BY CONSTRUCTION, AND OTHER PUBLIC THOROUGHFARES (I.E. PUBLIC SIDEWALKS AND ROADWAYS, ETC.), REMAIN OPEN AT ALL TIMES. TEMPORARY CLOSURE OF BUILDING ENTRANCES WILL BE PERMITTED TO FACILITATE THE WORK AS COORDINATED WITH THE OWNER AND ANY OTHER AUTHORITY HAVING JURISDICTION (I.E. FIRE DEPARTMENT, ETC.).
10. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.
11. THE USE OF THESE DRAWINGS IS LIMITED TO THE EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.
12. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN THE MEASUREMENTS AT THE BUILDING AND THOSE SHOWN ON THE DRAWINGS PRIOR TO COMMENCING THE WORK.
13. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK THE DIMENSIONS BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITION TO THE CONSULTANT IMMEDIATELY.
14. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
15. SECTION MARK SHOWN THUS (1 / R1.1) DENOTES SECTION 1 ON DRAWING R1.1.
16. THE ENGINEERING FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY, NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
17. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT/REPLACE ALL EXISTING FINISHES AND LANDSCAPING DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.
18. CONTRACTOR IS REQUIRED TO PERFORM UTILITY LOCATES TO LOCATE ALL SERVICES PRIOR TO PERFORMING EXCAVATION AND REMOVALS. CARE IS TO BE TAKEN NOT TO DAMAGE SERVICES DURING DEMOLITION ACTIVITIES. COST OF REPAIRS TO BE PAID THROUGH CONTINGENCY ALLOWANCE PROVIDED THE DAMAGES ARE NOT A RESULT OF CONTRACTOR NEGLIGENCE, AS DETERMINED BY THE CONSULTANT.
19. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF CAN3-A23.1, A23.2, A23.3 AND DOCUMENTS REFERENCED THEREIN.
20. CONSTRUCTION LOADS MUST NOT EXCEED THE ORIGINAL DESIGN LOADS AND DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.
21. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER.
22. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE.
23. DEFINITIONS:
   - .1 GENERAL CONTRACTOR: FOR PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM 'CONTRACTOR' OR 'GENERAL CONTRACTOR' SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR CONSTRUCTION MANAGER.
   - .2 SPECIALTY STRUCTURAL ENGINEER: A STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR THAT IS REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF:
     - STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, INCLUDING BUT NOT LIMITED TO STRUCTURAL SHORING, FORMWORK, SCAFFOLDING, CONNECTIONS, ETC.
     - SECONDARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS. SEE ALSO "TEMPORARY WORKS" AND "NON-BUILDING ENVELOPE ELEMENTS" GENERAL NOTES.

2.0 GENERAL SCOPE OF WORK :

1. IN GENERAL, THIS REHABILITATION PROGRAM INCLUDES THE REPAIR AND PROTECTION OF THE EXTERIOR WALLS AND WINDOWS, AND RECONSTRUCTION AND REPAIR OF RAMP AND STAIR STRUCTURES, AT THE BUILDING KNOWN AS THE OLDE GAOL MUSEUM, LOCATED AT 50 VICTORIA STREET NORTH IN LINDSAY, ONTARIO.
2. IN PARTICULAR, THE WORK, BRIEFLY DESCRIBED BELOW, INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
   - .1 THE INSTALLATION AND MAINTENANCE OF HOARDING, SITE PROTECTION, OVERHEAD PROTECTION AND CONSTRUCTION SIGNAGE AROUND THE AREAS OF WORK AS DESCRIBED IN SPECIFICATION SECTION 01 56 00 – PROTECTION OF WORK AND PROPERTY.
   - .2 THE INSTALLATION AND MAINTENANCE OF VENTILATION AND EXHAUST SYSTEMS INTO AND OUT OF THE WORK AREAS AS DESCRIBED IN SPECIFICATION SECTION 01 56 00 – PROTECTION OF WORK AND PROPERTY.
   - .3 PRIOR TO START OF CONSTRUCTION, PERFORM PEST CONTROL OF EXISTING BATS, INCLUDING IDENTIFICATION OF SPECIES AND REMOVAL PER PROVINCIAL GUIDELINES, AND BAT GUANO CLEANUP.
   - .4 LOCALIZED MASONRY REPAIRS INCLUDING MORTAR JOINT REPOINTING AND STONE REPAIRS AND REPLACEMENT AS INDICATED ON THE DRAWING.
   - .5 WHOLESALE CUTTING, AND COATING OF THE EXISTING VERTICAL METAL BARS AT WINDOW SILLS.
   - .6 WHOLESALE JOINT SEALANT REPLACEMENT (MASONRY TO WINDOW JOINTS) INCLUDING TYPE 1 ABATEMENT PER DSS REPORT.
   - .7 WOOD SOFFIT REPAIRS AT THE WEST ELEVATION AS INDICATED ON THE DRAWING.
   - .8 DEMOLITION OF THE SOUTHEAST WOOD ENCLOSURE AND REMAINING PART OF THE COURTYARD WALL EXTENSION AS INDICATED ON THE DRAWING.
   - .9 WHOLESALE REPLACEMENT OF FOUR (4) WOOD WINDOWS AS INDICATED ON THE DRAWING.
   - .10 REMOVAL OF THE EXISTING MESH AT FOUR (4) WINDOWS AT THE SOUTH ELEVATION AND COATING OF EXISTING BARS TO MATCH THE REMAINDER OF THE BUILDING.
   - .11 REFINISHING OF EXISTING WOOD DOOR AT THE WEST ELEVATION.
   - .12 REPLACEMENT OF THE THREE (3) BASEMENT WINDOWS AT THE WEST ELEVATION AS INDICATED ON THE DRAWING WITH SMALLER SIZE AND FILL-IN THE WINDOW WELLS AND REPLACE BARS TO MATCH EXISTING.
   - .13 WHOLESALE REMOVAL OF EXISTING ROOFING AND REPLACEMENT WITH NEW THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING ABOVE THE NORTH CELL BLOCK AS INDICATED ON THE DRAWING.
   - .14 FULL DEPTH EXCAVATION TO EXPOSE THE BUILDING FOUNDATION WALL TO THE FOOTINGS, INSTALLATION OF NEW FOUNDATION WALL WATERPROOFING SYSTEM AND NEW PERIMETER WEEPING TILE SYSTEM, AND BACKFILLING AND INSTALLATION OF NEW LANDSCAPING FEATURES INCLUDING REGRADING.
   - .15 REMOVAL AND DISPOSAL OF EXISTING WOOD RAMP AND STAIR STRUCTURE AT THE NORTH ELEVATION AND CONSTRUCTION OF A NEW REINFORCED CAST-IN-PLACE CONCRETE RAMP AND STAIR STRUCTURE COMPLETE WITH NEW GUARDRAILS AND HANDRAILS, WATERPROOFING SYSTEMS, ETC. AND INFILLING OF THE EXISTING BASEMENT WINDOW ROUGH OPENING. RAMP TO BE IN CONFORMANCE WITH FADS REQUIREMENTS.
   - .16 REMOVAL AND DISPOSAL OF THE WEST ELEVATION STONE STAIRS AND CONSTRUCTION OF A NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR STRUCTURE COMPLETE WITH DECORATIVE STONE AT SIDEWALLS AND COPING TO MAINTAIN GENERAL AESTHETIC FOR HERITAGE REQUIREMENTS, GUARDRAILS AND HANDRAILS, WATERPROOFING SYSTEMS, ETC. AND INFILLING OF THE EXISTING BASEMENT WINDOW ROUGH OPENING.
   - .17 REMOVAL AND DISPOSAL OF THE EXISTING WEST ELEVATION STAFF ENTRANCE CONCRETE STAIRS AND LANDING AND CONSTRUCTION OF A NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR AND LANDING STRUCTURE. STONE PARAPET AND VENEER TO BE MAINTAINED TO MAINTAIN BUILDING AESTHETIC. .
   - .18 REMOVAL AND DISPOSAL OF THE EXISTING BELOW-GRADE ENTRANCE STAIR STRUCTURES AND CONSTRUCTION OF NEW REINFORCED CAST-IN-PLACE CONCRETE ENTRANCE STAIR STRUCTURES, COMPLETE WITH NEW GUARDRAILS AND HANDRAILS, WATERPROOFING SYSTEMS, AND DRAINAGE SYSTEM TIE-IN TO SITE STORMWATER MANAGEMENT SYSTEM.
   - .19 THE COMPLETION OF ABATEMENT ACTIVITIES TO COMPLETE THE WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
   - .20 REPAIR ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITY; SPECIFICALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE CONSULTANT INCLUDING REPAINTING OF SURFACES, REPLACEMENT OF LANDSCAPING ELEMENTS, ETC., IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WHICH HAVE BEEN DAMAGED.
   - .21 FINAL CLEANING OF THE STRUCTURE, FIXTURES, WINDOWS, DOORS, LANSCAPING, ETC., AND THE DISPOSAL OF ALL WASTE PRODUCTS AND/OR DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY, AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOUR, MATERIAL, EQUIPMENT, SUPERVISION, AND SERVICES NECESSARY TO COMPLETE THE REPAIRS OUTLINED IN THESE DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, BY-LAWS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ACCESS REQUIREMENTS, ETC. NO EXTRAS FOR INCONVENIENCES WILL BE ENTERTAINED AFTER THE AWARD OF CONTRACT.

3.0 HOARDING AND STAGING NOTES :

1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN HOARDING, DUST PROTECTION, OVERHEAD PROTECTION, ETC. AROUND THE WORK AREAS AS OUTLINED IN SPECIFICATION SECTION 01 56 00 AND THESE DRAWINGS.
2. OVERHEAD PROTECTION/COVERED WAYS ARE TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH THE REQUIREMENT OF ALL BY-LAWS, STANDARDS, OCCUPATIONAL HEALTH AND SAFETY ACT, AND AS REQUIRED BY AUTHORITIES AND THESE SPECIFICATIONS. THIS INCLUDES COVERED WALKWAYS AT ALL ENTRANCES AND EXITS TO THE BUILDING. MAINTAIN A MINIMUM HALLWAY WIDTH OF 36" (900mm) AT ALL TIMES DURING THE WORK.
3. POSITION AND ADJUST HOARDING TO MAINTAIN VEHICLE AND PEDESTRIAN TRAFFIC FLOW AND MINIMIZE SITE RESTRICTIONS, ESPECIALLY AT PUBLIC THOROUGHFARES.
4. THE CONTRACTOR IS TO PROVIDE HOARDING, BARRICADES, AND CONSTRUCTION SIGNAGE ON THE INTERIOR SIDE OF EACH ENTRANCE/ EXIT DOOR CLOSED FOR CONSTRUCTION TO KEEP THE PUBLIC AND BUILDING PATRONS FROM USING THOSE ENTRANCE/ EXIT DOORS DURING THE REPAIR WORK. WORK INCLUDES PHYSICAL BARRIERS TO KEEP DOORS SHUT DURING THE WORK.
5. TEMPORARY WALKWAYS SHALL BE CONSTRUCTED AS REQUIRED TO MAINTAIN SAFE ACCESS TO OPEN BUILDING ENTRANCES/EXITS, THROUGH PUBLIC THOROUGHFARES, AND OTHER SERVICES, ETC., THAT REQUIRE ACCESS SO AS TO PROTECT THE PUBLIC AND BUILDING PATRONS USING SUCH ENTRANCE WAYS, THOROUGHFARES, AND SERVICES.
6. WHERE NECESSARY, PROVIDE FLAGGERS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN TRAFFIC FLOW AROUND WORK AREAS. COST FOR THE USE OF FLAGGERS IS INCLUDED IN THE CONTRACT PRICE.
7. ALL HOARDING IS TO BE LOCKED AND SECURE WHEN SITE IS NOT IN USE. CONTRACTOR TO PROVIDE KEYS TO OWNER FOR EMERGENCY ACCESS TO THE HOARDED AREAS.
8. THE CONTRACTOR IS TO PROTECT BRICK, STONE, WINDOWS AND DOORS, AND ALL OTHER FINISHES. AGAINST DAMAGE DURING DEMOLITION, ABRASIVE BLASTING PROCEDURES, CONCRETE PLACEMENT, WATERPROOFING APPLICATION, ETC. THE MINIMUM STANDARD FOR PROTECTION WINDOWS AND DOORS IS HEAVY DUTY POLY PLASTIC SHEETING AND PLYWOOD WHERE NECESSARY. DAMAGES TO WINDOWS OR DOORS AND CLEANING OF WINDOW AND DOOR TRACKS/FRAMES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR/RESTORE.

4.0 PHASING NOTES :

1. IN GENERAL, THE WORK IS TO BE PERFORMED IN PHASES TO MAINTAIN REGULAR USE OF THE SITE AND ACCESS INTO/ EGRESS FROM THE BUILDING INTERIOR.
2. MAINTAIN THE PHASING REQUIREMENTS AS OUTLINED IN SPECIFICATION SECTIONS 01 11 00 AND 01 11 01. THE CONTRACTOR'S WORK AREAS ARE TO BE FULLY ENCLOSED. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE DOOR AND WORK AREA CLOSURES WITH THE OWNER'S REPRESENTATIVE AND AUTHORITIES HAVING JURISDICTION AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURES.
3. THE CONTRACTOR IS TO ENSURE ACCESS TO WORK AREAS IS RESTRICTED TO THE CONTRACTOR'S STAFF, THE CONSULTANT AND THE OWNER.
4. TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW IS MAINTAINED, REFER TO SPECIFICATION SECTION 01 56 00 AND SIGNAGE NOTES FOR CONSTRUCTION SIGNAGE REQUIREMENTS.
5. THE CONTRACTOR IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE, WHICH IDENTIFIES THE LOCATION OF EACH WORK AREA/ELEVATION DROP, COMPLETE WITH THE START AND COMPLETION DATES OF EACH PHASE OF THE WORK AND IN A FORM ACCEPTABLE TO BOTH THE OWNER AND THE CONSULTANT. THE CONSTRUCTION SCHEDULE MUST INCLUDE A SCHEMATIC DRAWING. THE CONTRACTOR MUST UPDATE THE CONSTRUCTION SCHEDULE AS THE WORK PROGRESSES TO ENSURE THE CURRENT SCHEDULE ACCURATELY FORECASTS THE ACTUAL PROGRESS OF WORK. COPIES OF THE NEW CONSTRUCTION SCHEDULES MUST BE SUBMITTED TO THE OWNER AND THE CONSULTANT FOR REVIEW A MINIMUM 24 HOURS IN ADVANCE OF SCHEDULED CONSTRUCTION PROGRESS MEETINGS.

5.0 EXISTING CONDITIONS :

1. THIS SET OF DRAWINGS IS BASED ON THE EXISTING DRAWINGS AVAILABLE AT THE TIME OF DESIGN AND THE LIMITED REVIEW UNDERTAKEN BY RJC.
2. THE ASSUMED EXISTING CONDITIONS ARE SHOWN ON THE DRAWINGS.

6.0 STAGING NOTES :

1. THE CONTRACTOR IS TO PROVIDE SAFE ACCESS TO EXECUTE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS. ACCESS MAY BE COMPRISED OF SCAFFOLDING, STAGING, FALSE WORK, COMBINATIONS OF THE PROCEEDING OR OTHER METHODS APPROVED BY THE WORKERS' COMPENSATION BOARD OF ONTARIO.
2. ALL ACCESS SHALL BE SUITABLE FOR THE SAFE AND EFFICIENT PERFORMANCE OF THE WORK. THE CONTRACTOR IS TO SUBMIT A PLAN OF THE BUILDING (PROVIDED) INDICATING THE TYPE OF ACCESS TO BE EMPLOYED ON EACH PORTION OF THE BUILDING.
3. ALL ACCESS SHALL BE CAPABLE OF RESISTING ITS DEAD LOAD AND THE LIVE LOAD OF THE WORKERS AND STORED MATERIALS. LIVE LOADING IS TO CONFORM TO CAN/CSA S269.2 M87, ACCESS SCAFFOLD FOR CONSTRUCTION PURPOSES, CLAUSE 5.2.1.(B).
4. PHASING OF ACCESS IS ACCEPTABLE.

7.0 SHORING NOTES :

1. BEFORE STARTING REMOVALS, REVIEW WITH THE CONSULTANT AND CONTRACTOR'S RETAINED SPECIALTY STRUCTURAL ENGINEER THE EFFECT OF DEMOLITION ON STRUCTURAL INTEGRITY. PROVIDE SHORING AND BRACING FOR STRUCTURAL MEMBERS, FACADE ELEMENTS, EXCAVATIONS, ETC. AS REQUIRED TO FACILITATE THE WORK. COSTS FOR DESIGN, IMPLEMENTATION, AND REMOVAL OF SHORING AND BRACING IS INCLUDED IN THE CONTRACT PRICE.
2. CONTRACTOR TO SUBMIT ENGINEERED SHORING AND BRACING DESIGN TO THE CONSULTANT FOR REVIEW PRIOR TO INSTALLATION.

8.0 TEMPORARY WORK :

1. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORK.
2. IN THE EXECUTION OF THE TEMPORARY WORK AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORK PLUMB, ALIGNED AND FREE FROM EXCESSIVE DEFLECTION.
3. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS, ROOFS, LANDSCAPING AREAS, ETC. ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.
4. COSTS OF ALL TEMPORARY WORK IS INCLUDED IN THE CONTRACT PRICE.
5. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORK TO CONSULTANT FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

9.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) :

1. READ JONES CHRISTOFFERSEN (RJC) PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF RJC IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY RJC. FIELD REVIEW BY RJC IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

   RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO THE WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. PROVIDE 48 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.
3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

10.0 EXISTING CONDITIONS :

1. THE CONTRACT DOCUMENTS ARE BASED ON THE ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING FACADE AND STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICES. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO CONSTRUCTION OR FABRICATION OF ANY NEW ELEMENTS, THE CONTRACTOR SHALL COMPLETE A SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO STARTING THE WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE EXISTING CONDITIONS AND MEANS THE DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS SHALL BE REPORTED TO THE CONSULTANT FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL WORK AND DETAILING. DO NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT.
7. THE CONTRACTOR IS TO ENSURE THAT ALL CONCEALED, BURIED, EMBEDDED ETC. SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, EXCAVATING OR OTHER CONSTRUCTION ACTIVITIES. SEE GENERAL NOTES AND RELEVANT SPECIFICATIONS FOR TESTING/LOCATING REQUIREMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY MODIFICATIONS TO, AND REINSTATEMENT AND/OR REPLACEMENT OF EXISTING ARCHITECTURAL FINISHES, ELECTRICAL AND MECHANICAL SERVICES, DRAINAGE PIPING, ETC. AS REQUIRED TO PERFORM THE WORK. REINSTATED AND/OR REPLACED ELEMENTS ARE TO MATCH PRE-EXISTING CONDITIONS.
9. DRILL AND SITE MEASURE BOLT HOLES IN THE EXISTING STRUCTURE PRIOR TO FABRICATING CONNECTION PLATES. BOLT HOLES MAY HAVE TO BE MOVED FROM WHAT IS SHOWN ON THE DRAWINGS TO AVOID CUTTING EXISTING REINFORCING OR TO AVOID OTHER SITE CONDITIONS.

11.0 SIGNAGE NOTES :

1. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE CONSTRUCTION, CONTROL TRAFFIC FLOW THROUGH THE SITE AND AROUND THE WORK AREAS, AND TO INFORM THE PUBLIC AND BUILDING PATRONS THAT CONSTRUCTION ACTIVITY IS IN PROGRESS.
2. ADDITIONAL SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE OWNER OR THE CONSULTANT AS CONSTRUCTION PROGRESSES TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW IS MAINTAINED. NO EXTRAS WILL BE ENTERTAINED FOR SIGNAGE REQUIREMENTS AFTER TENDER CLOSES.
3. SIGNAGE WILL BE REQUIRED AT ALL ENTRANCES TO THE SITE AND BUILDING. THIS SIGNAGE SHALL CONSIST OF THE STANDARD "DANGER – WORK IN PROGRESS" SIGN WITH AN ADDITIONAL SIGN (SPECIAL ORDER) INDICATING THAT THE "SITE IS TEMPORARILY UNDER CONSTRUCTION" AND "SORRY FOR THE INCONVENIENCE".
4. SIGNAGE IS REQUIRED AT BUILDING ENTRANCES THAT WILL BE CLOSED DUE TO CONSTRUCTION. SIGNS ARE TO INDICATE THAT "THIS ENTRANCE/EXIT IS CLOSED DUE TO CONSTRUCTION" AND "PLEASE USE OTHER ENTRANCE/ EXIT".
5. THE TYPES OF SITE SPECIFIC CONSTRUCTION SIGNAGE INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
   - .1 "SITE TEMPORARILY UNDER CONSTRUCTION – SORRY FOR THE INCONVENIENCE"
   - .2 "THIS ENTRANCE/ EXIT IS CLOSED DUE TO CONSTRUCTION – PLEASE USE OTHER ENTRANCE/EXIT" (WITH DIRECTIONAL ARROW)"
   - .3 "BUILDING ENTRANCE" (WITH DIRECTIONAL ARROW)
   - .4 "DO NOT ENTER – OPEN EXCAVATION"
   - .5 "EXIT" (WITH DIRECTIONAL ARROW)
   - .6 "NO PARKING" (WITH DIRECTIONAL ARROWS)

Creative Thinking
Practical Results

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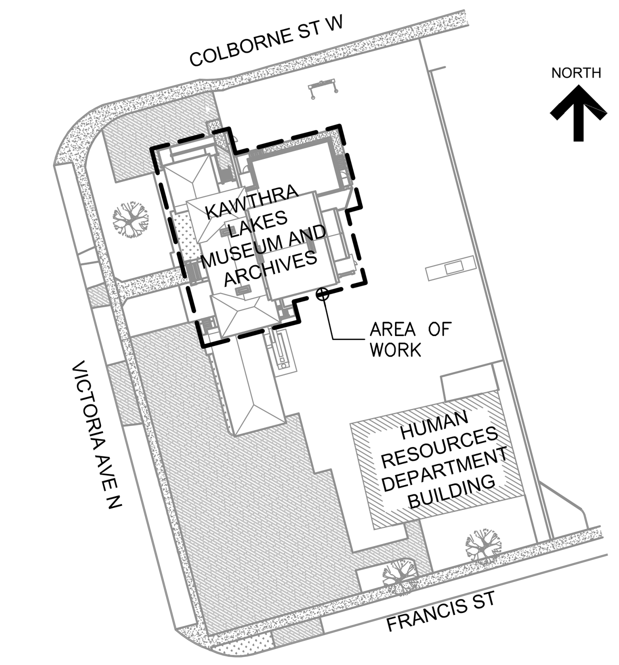

KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

LICENSED PROFESSIONAL ENGINEER
N. BABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
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2024-11-18
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

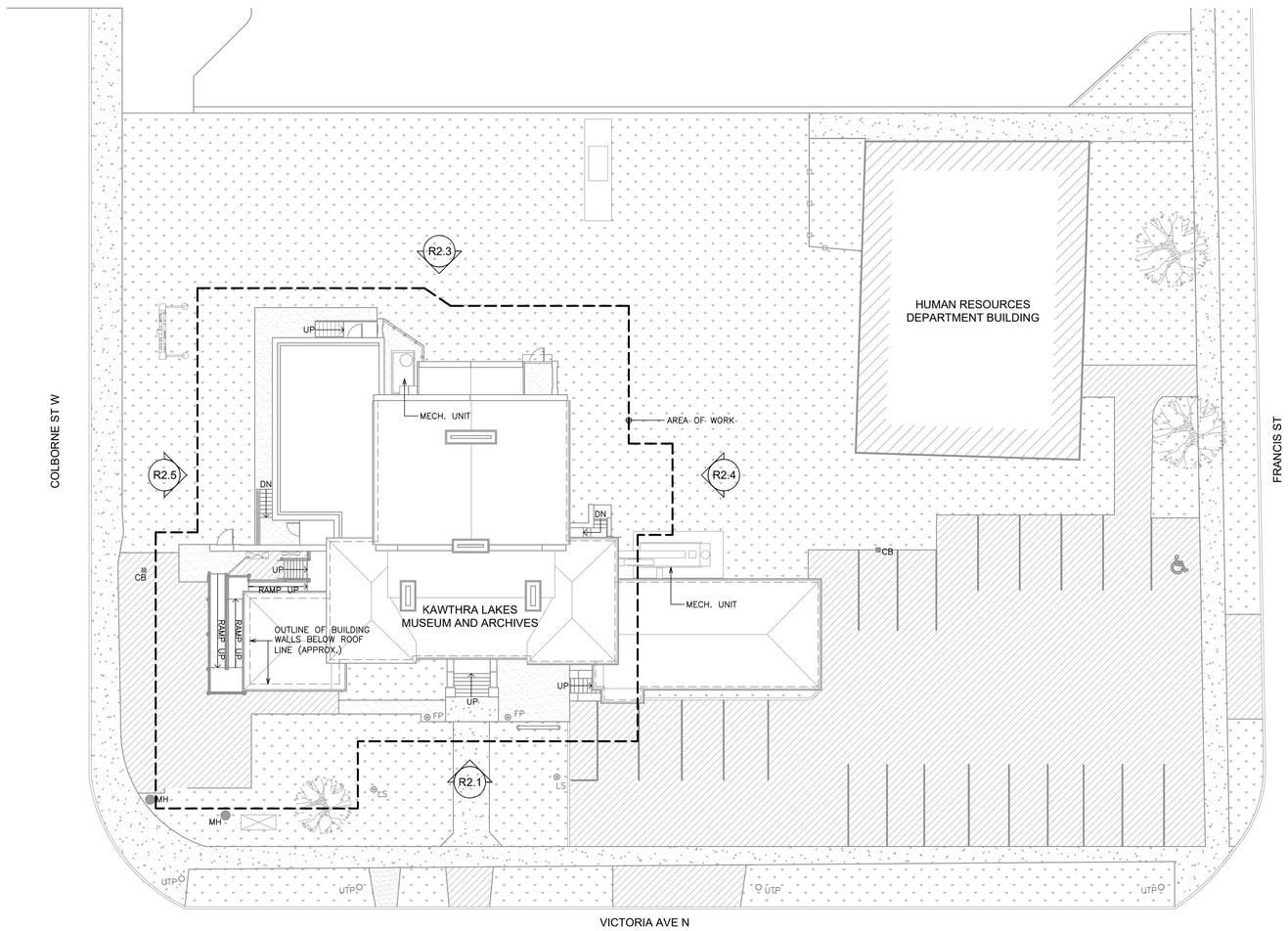
ENVELOPE RESTORATION

Sheet Title

GENERAL NOTES

Drawn By	**Y.D./K.V.**	Scale	**N.T.S.**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number		**TOR.137843.0001**	

Sheet Number: **R0.1**   Revision: **.**



LEGEND :

- AREA OF WORK
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAD
- SOFT LANDSCAPING
- CONCRETE CURB
- CB — CATCH BASIN
- MH — MAN HOLE
- UTP — UTILITY POLE
- LS — LIGHT STANDARD
- FP — FLAG POLE
- EXISTING TREE

PHASING AND PROTECTION NOTES :

1. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY TO PROVIDE THE CONTRACTOR WITH THE LAYOUT OF THE SITE AND ITS GENERAL USE. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
2. ALL WORK IS TO BE COMPLETED IN PHASES TO MAINTAIN ACCESS TO/ EGRESS FROM THE SITE AND BUILDING DURING CONSTRUCTION. MAINTAIN THE PHASING REQUIREMENTS SHOWN ON THE DRAWINGS AND OUTLINED IN SECTIONS 01 11 00 AND 01 11 01. CONTRACTOR TO SUBMIT SCHEDULE WITH PHASING PLAN TO THE CONSULTANT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THE WORK.
3. CONTRACTOR TO MAINTAIN FULL BUILDING OPERATION (I.E. GARBAGE COLLECTION, EMERGENCY VEHICLE ACCESS, STAFF ACCESS/ EGRESS, ETC.) OVER THE COURSE OF CONSTRUCTION.
4. CONTRACTOR IS REQUIRED TO COORDINATE CLOSURE OF WORK AREAS AND BUILDING ENTRANCES/ EXITS WITH OWNER'S REPRESENTATIVE AND, IF REQUIRED, AUTHORITIES HAVING JURISDICTION AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE.
5. CONTRACTOR TO ENSURE ACCESS TO WORK AND STAGING AREAS IS RESTRICTED TO CONTRACTOR'S STAFF, CONSULTANT AND OWNER.
6. CONTRACTOR TO CONSTRUCT OVERHEAD PROTECTION/FENCING, ETC., AS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS AND THE MINISTRY OF LABOUR STANDARDS.
7. INSTALL AND MAINTAIN FAST FENCE HOARDING WITH POLYWEAVE TARPING DUST PROTECTION AT GRADE LEVEL AROUND THE WORK AND STAGING AREAS. ENSURE SYSTEM IS SUFFICIENTLY BALLASTED TO PREVENT OVERTURNING AND IS SECURE AT ALL TIMES. REFER TO SECTION 01 56 00 AND COVER PAGE FOR ADDITIONAL HOARDING REQUIREMENTS.
8. ACCESS TO BUILDING, PUBLIC WALKWAYS, PARKING AREAS OUTSIDE OF DESIGNATED WORK AREAS, ETC., IS TO BE MAINTAINED AT ALL TIMES. CONTRACTOR TO MAKE WORK AREAS SAFE AT THE END OF EACH WORK PERIOD.
9. PROTECT EXISTING WINDOWS, DOORS, FRAMES, MASONRY, FLASHINGS, AND ALL OTHER FIXTURES AND FINISHES AFFECTED BY THE WORK.
10. CONTRACTOR IS RESPONSIBLE TO REPAIR/RESTORE/REPLACE ALL FINISHES, LANDSCAPING, FLASHINGS, FIXTURES, ETC. AFFECTED BY THE WORK TO MATCH EXISTING.
11. STOCKPILED MATERIAL AND EQUIPMENT MUST NOT EXCEED DESIGN LIVE LOAD OF STRUCTURE.

NOTE:

1. COORDINATE WORK WITH ELEVATIONS AND STRUCTURAL (S) DRAWING SET FOR ALL GRADE LEVEL AND FOUNDATION WORK.

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
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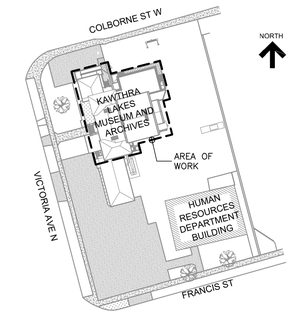
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

Drawing Notes

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Seal

LICENSED PROFESSIONAL ENGINEER
N. RABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

PROJECT NORTH
NORTH

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

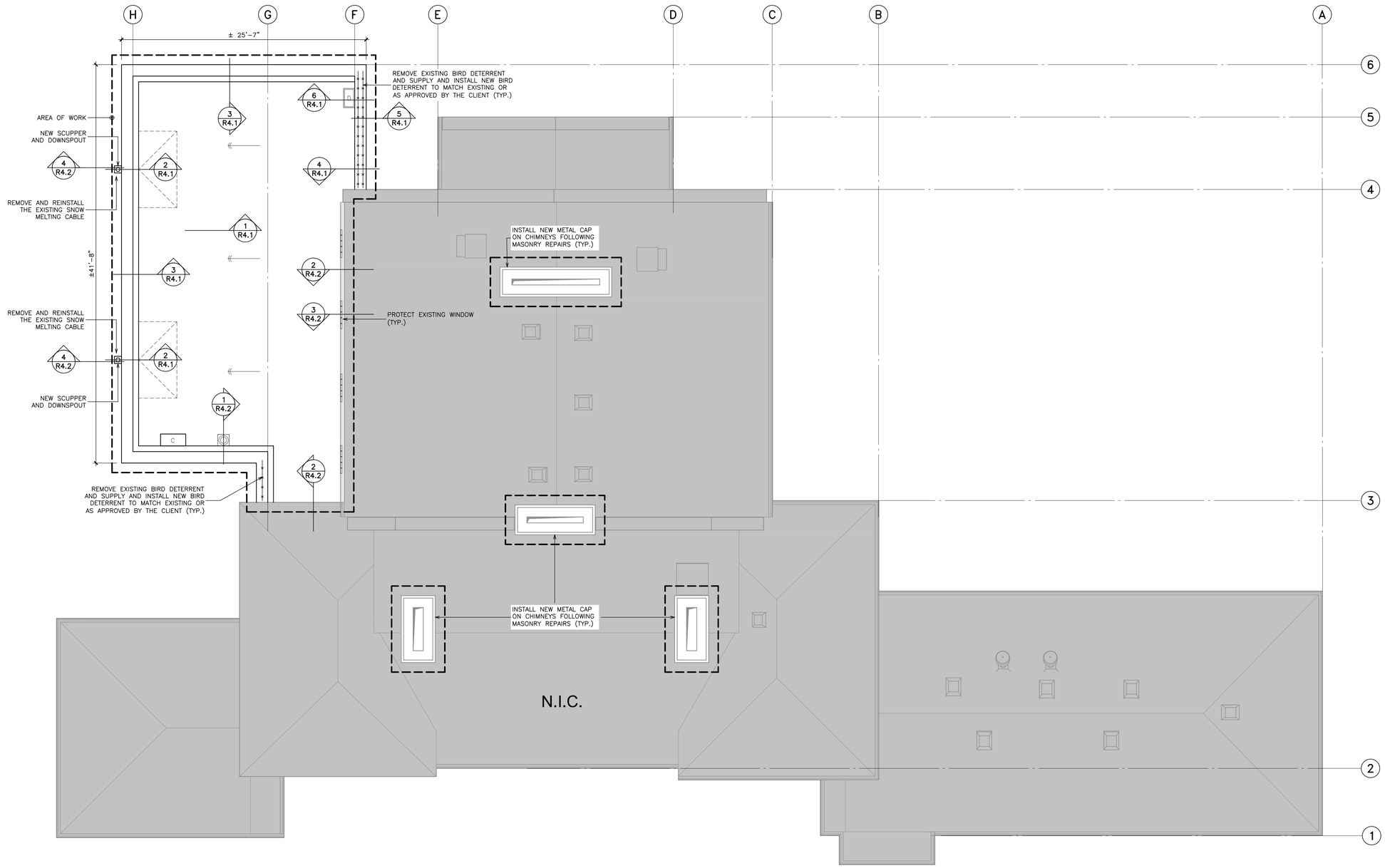
Sheet Title

SITE PLAN

Drawn By	**Y.D./K.V.**	Scale	**1/16"=1'-0"**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number **R1.0**

Revision **.**



NOTE:

1. AREAS SHOWN ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND AREAS ON SITE PRIOR TO BIDDING.

LEGEND:

- AREA OF WORK
- AREAS N.I.C.
- SCUPPER DRAIN
- DUCT ON CURB
- PLUMBING VENT STACK ON CURB
- ROOF CURB
- EXISTING BIRD DETERRENT
- EXISTING ELECTRICAL SNOW MELTING CABLE
- ASSUMED DIRECTION OF STRUCTURE SLOPE
- 2" SUMP
- EXISTING WINDOW WITH METAL BARS

Creative Thinking
Practical Results

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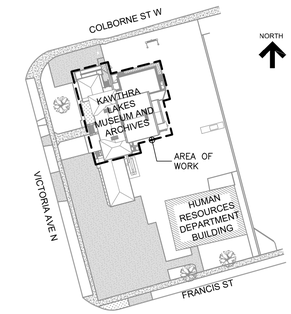

KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
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1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

Drawing Notes

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Seal

Project Name

50 Victoria Ave N -
Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

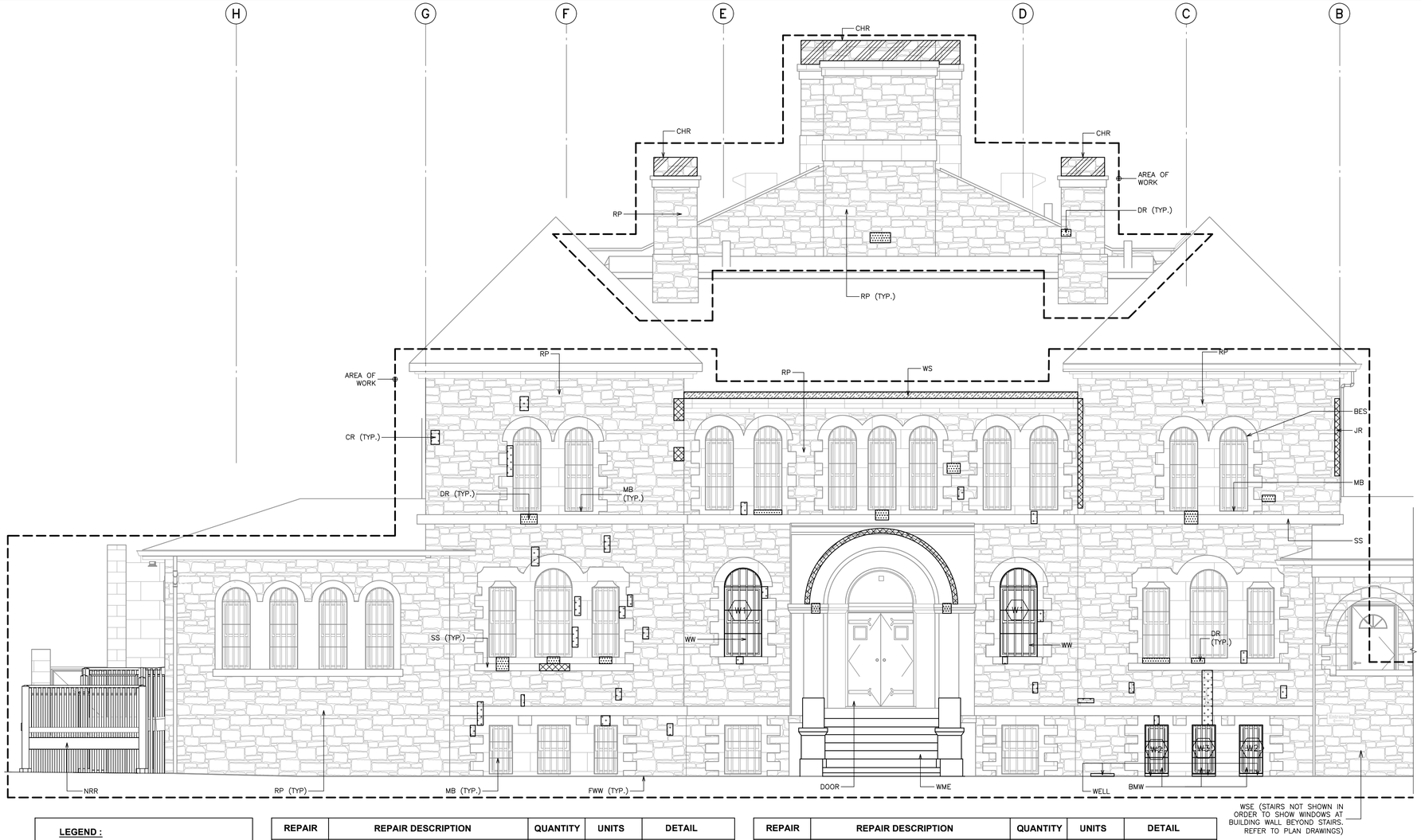
Sheet Title

ROOF PLAN

Drawn By	**Y.D./K.V.**	Scale	**3/16"=1'-0"**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number			**TOR.137843.0001**

Sheet Number — Revision

R1.1 .



LEGEND :

- AREA OF WORK
- DUTCHMAN STONE REPAIR (DR)
- WHOLESALE MASONRY REPOINTING (WRP)
- STONE CRACK REAPIR (CR)
- MASONRY JAHN REPAIR (JR)
- CHIMNEY REBUID (CHR)
- WOOD SOFFIT REPAIR
- W# WINDOW TYPE

GENERAL NOTE :

AREAS OF REPAIR MAY BE GREATER THAN ONES IDENTIFIED ON THE DRAWINGS. THE AREAS SHOWN ARE FOR REFERENCE OF EACH REPAIR TYPE.

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	1200	lin.ft.	5/R3.2
WRP	WHOLESALE MORTAR REPOINTING AT LOCATIONS SHOWN ON THE DRAWINGS ASSUME 10% DEEP REPOINTING	100	lin.ft.	5/R3.2
CR	LOCALIZED STONE CRACK REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	70	lin.ft.	3/R3.2
JR	LOCALIZED STONE JAHN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	30	sq.ft.	3/R3.2 (SIM.)
DR	LOCALIZED STONE DUTCHMEN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	15	sq.ft.	1 AND 3/R3.2
SR	LOCALIZED STONE REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	0	sq.ft.	4/R3.2 AND 8/R3.2
SS	WHOLESALE CUTTING OF NEW DRIP-REGLETS AT THE UNDERSIDE OF THE STONE WINDOW SILLS AND BANDS	155	lin.ft.	SIM TO 8/R3.2
MB	WHOLESALE CUTTING AND COATING THE BOTTOM OF THE EXISTING METAL BARS	TYP. ALL WINDOWS	L.S.	N/A
BES	WHOLESALE REPLACEMENT OF BUILDING ENVELOPE SEALANTS INCLUDING TYPE 1 ABATEMENT	1	L.S.	6/R3.2, 7/R3.2
CHR	REBUILD TOP FOUR COURSES OF THE CHIMNEYS TO MATCH EXISTING AND CAP WITH NEW METAL FLASHING	1	L.S.	4B/S3.1 (SIM.)
WS	LOCALIZED REPAIR FULL DEPTH OF DETERIORATED WOOD SOFFIT AND FASCIA (APPROX. 40 LIN.FT).	40	lin.ft.	N/A
WW	REPLACE EXISTING WOOD WINDOWS AT THE WEST ELEVATION GROUND FLOOR WITH NEW WOOD WINDOWS TO MATCH EXISTING	2	Ea.	5/R3.1 TO 7/R3.1
DOOR	REFINISH EXISTING WEST ENTRANCE WOOD DOOR	1	L.S.	N/A

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
BWM	REMOVAL OF EXISTING WINDOWS, BARS, SILLS, ACCESSORIES, ETC. AND REPLACEMENT OF THE THREE (3) BASEMENT WINDOWS AT THE WEST ELEVATION WITH NEW SMALLER ALUMINUM WINDOWS AND NEW STONE SILLS AS SHOWN ON THE DRAWINGS AND REPLACE BARS TO MATCH EXISTING	3	Ea.	1/R3.1 TO 4/R3.1 (SIM.)
WELL	REMOVAL AND DISPOSAL OF EXISTING WINDOW WELLS, HARDWARE, ACCESSORIES, CLEARSTONE, SUBGRADE MATERIAL, ETC. AT WEST ELEVATION WHERE SHOWN, INFILLING OF WINDOW WELLS PER FOUNDATION WALL BACKFILLING DETAIL TO EXISTING GRADE LEVEL, AND INSTALLATION OF NEW HARD AND/OR SOFT LANDSCAPING FINISHES PER APPROPRIATE REPAIR DETAIL, AS INDICATED ON THE DRAWINGS	4	Ea.	2/S3.2 (SIM.)
FWW	EXCAVATE TO EXPOSE THE FOUNDATION WALL AND FOOTING, REMOVE EXISTING COATINGS, PREPARE SURFACES AND INSTALL FOUNDATION WALL WATERPROOFING, INSTALL NEW PERIMETER WEEPING TILE SYSTEM, BACKFILL AND REINSTATE LANDSCAPING AT NORTH, EAST, AND WEST ELEVATIONS	1	L.S.	1, 2 AND 3/S3.1
WME	DEMOLISH EXISTING WEST ELEVATION STAIRS, RETAIN AND STOCKPILE ALL STONE FOR RE-USE, AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR WITH NEW GUARDRAILS AND HANDRAILS, WATERPROOFING, AND DECORATIVE STONE AT SIDEWALLS AND COPING TO MAINTAIN GENERAL AESTHETIC FOR HERITAGE REQUIREMENTS. FILL IN EXISTING WINDOW ROUGH OPENING BELOW STAIRS. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING.	1	L.S.	4/S3.5, 1/S3.6 AND 2/S3.6
WSE	DEMOLISH EXISTING STAFF ENTRANCE CONCRETE STAIRS AND LANDING, RETAIN AND STOCKPILE ALL STONE FOR RE-USE, AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR AND LANDING AND NEW HANDRAIL. REINSTATE STOCKPILED STONE. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING	1	L.S.	1 TO 8/S3.3
NRR	DEMOLISH EXISTING WOOD RAMP AND STAIR AT THE NORTH ELEVATION AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE RAMP AND STAIR WITH NEW WATERPROOFING, GUARDRAILS AND HANDRAILS AND STONE VENEER TO MAINTAIN BUILDING AESTHETIC. FILL IN EXISTING WINDOW ROUGH OPENING AT GRADE LEVEL BELOW RAMP. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING	1	L.S.	1 TO 12/S3.2

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Practical Results

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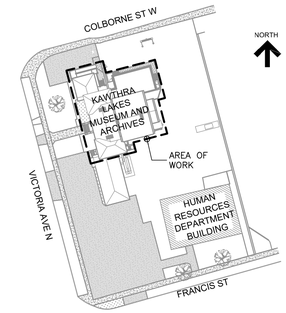

KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

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Seal

LICENSED PROFESSIONAL ENGINEER
N. BABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

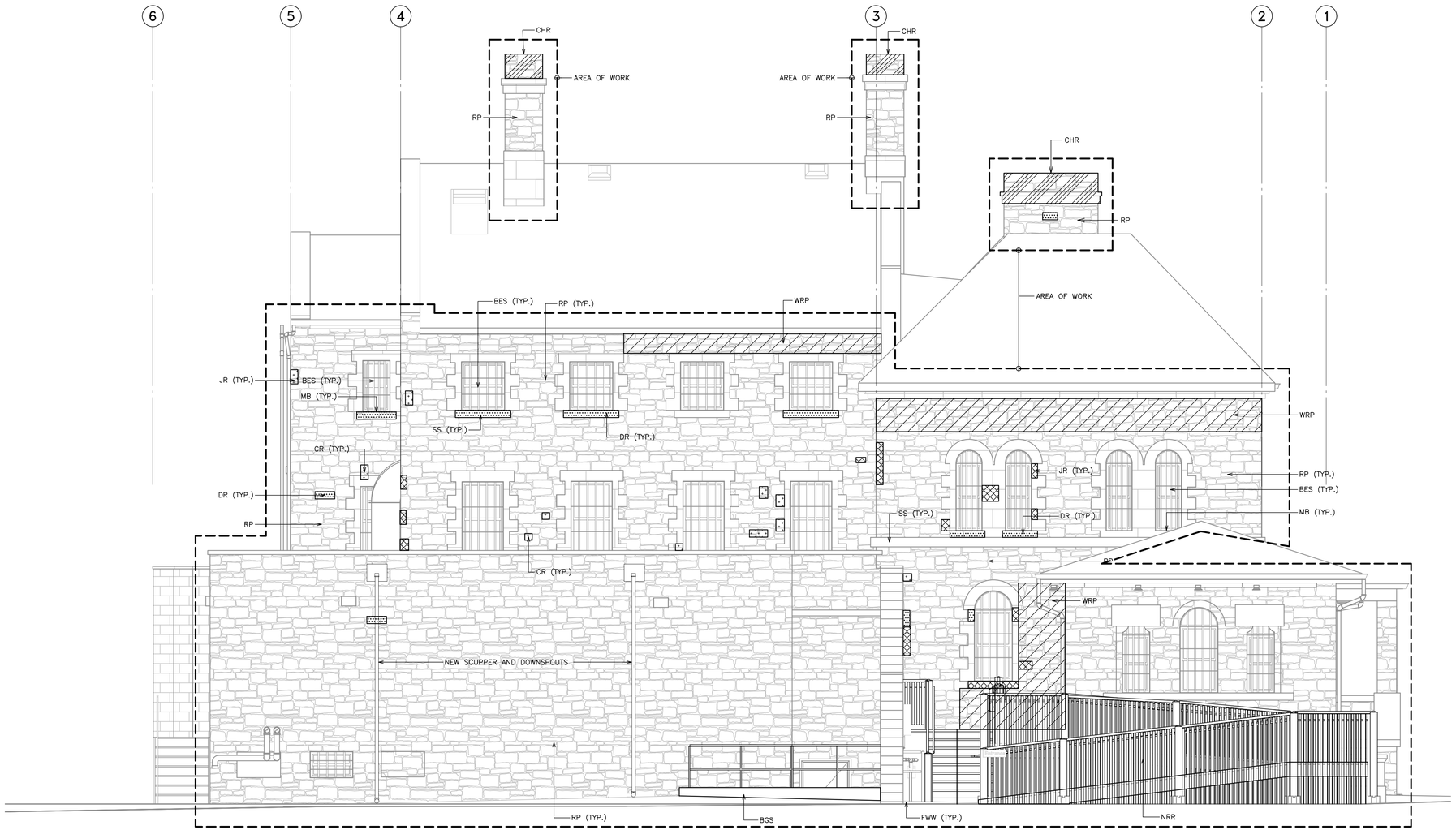
ENVELOPE RESTORATION

Sheet Title

WEST ELEVATION

Drawn By	Y.D./K.V.	Scale	N.T.S.
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

Sheet Number **R2.1** Revision **.**



LEGEND :

- AREA OF WORK
- DUTCHMAN STONE REPAIR (DR)
- WHOLESALE MASONRY REPOINTING (WRP)
- STONE CRACK REAPIR (CR)
- MASONRY JAHN REPAIR (JR)
- CHIMNEY REBUID (CHR)

GENERAL NOTE :

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REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	1000	lin.ft.	5/R3.2
WRP	WHOLESALE MORTAR REPOINTING AT LOCATIONS SHOWN ON THE DRAWINGS ASSUME 10% DEEP REPOINTING	130	lin.ft.	5/R3.2
CR	LOCALIZED STONE CRACK REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	30	lin.ft.	3/R3.2
JR	LOCALIZED STONE JAHN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	15	sq.ft.	3/R3.2 (SIM.)
DR	LOCALIZED STONE DUTCHMEN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	10	sq.ft.	1 AND 3/R3.2
SR	LOCALIZED STONE REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	5	sq.ft.	4/R3.2 AND 8/R3.2
SS	WHOLESALE CUTTING OF NEW DRIP-REGLETS AT THE UNDERSIDE OF THE STONE WINDOW SILLS AND BANDS	60	lin.ft.	SIM TO 8/R3.2
MB	WHOLESALE CUTTING AND COATING THE BOTTOM OF THE EXISTING METAL BARS (TYP. ALL WINDOWS)	1	L.S.	N/A
BES	WHOLESALE REPLACEMENT OF BUILDING ENVELOPE SEALANTS INCLUDING ABATEMENT	1	L.S.	6/R3.2, 7/R3.2
CHR	REBUILD TOP FOUR COURSES OF THE CHIMNEYS TO MATCH EXISTING AND CAP WITH NEW METAL FLASHING	1	L.S.	4B/S3.1 (SIM.)

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
FWW	EXCAVATE TO EXPOSE THE FOUNDATION WALL AND FOOTING, REMOVE EXISTING COATINGS, PREPARE SURFACES AND INSTALL FOUNDATION WALL WATERPROOFING, INSTALL NEW PERIMETER WEEPING TILE SYSTEM, BACKFILL AND REINSTATE LANDSCAPING AT NORTH, EAST, AND WEST ELEVATIONS	1	L.S.	1, 2 AND 3/S3.1
NRR	DEMOLISH EXISTING WOOD RAMP AND STAIR AT THE NORTH ELEVATION AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE RAMP AND STAIR WITH NEW WATERPROOFING, GUARDRAILS AND HANDRAILS AND STONE VENEER TO MAINTAIN BUILDING AESTHETIC. FILL IN EXISTING WINDOW ROUGH OPENING AT GRADE LEVEL BELOW RAMP. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING	1	L.S.	1 TO 12/S3.2
BGS	DEMOLISH EXISTING BELOW-GRADE STAIR AND LANDING STRUCTURES AND GUARDRAILS, AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR AND LANDING STRUCTURES COMPLETE WITH NEW WATERPROOFING, GUARDRAILS AND HANDRAILS, AND DRAINAGE SYSTEM TIE-IN TO SITE STORMWATER MANAGEMENT SYSTEM. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING	1	Loc.	1 TO 4/S3.4

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Practical Results

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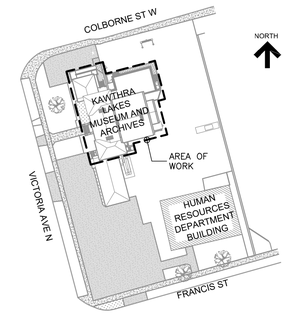

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Seal

LICENSED PROFESSIONAL ENGINEER
N. BABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N -
Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

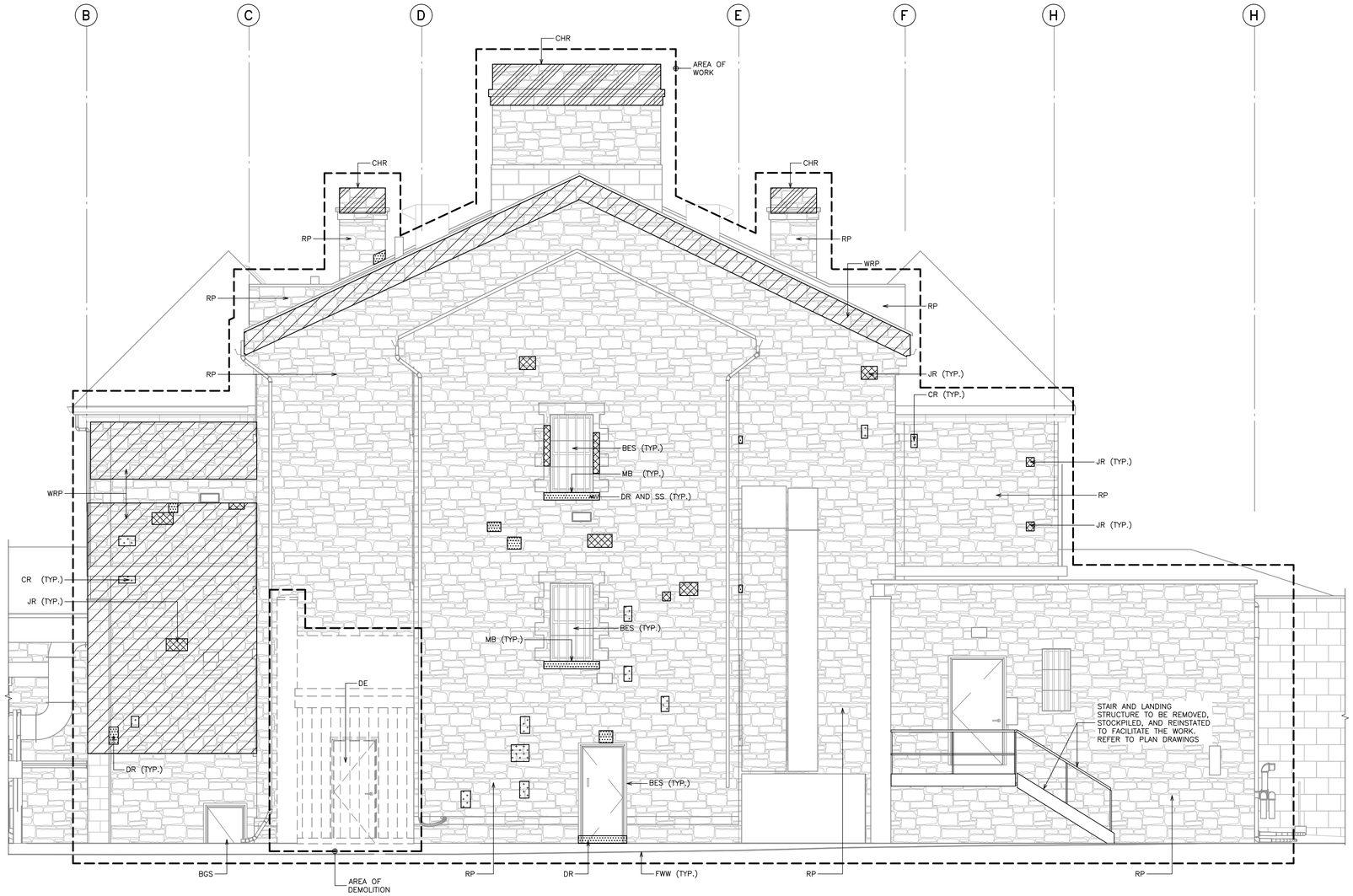
Sheet Title

NORTH ELEVATION

Drawn By	**Y.D./K.V.**	Scale	**N.T.S.**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number **R2.2**

Revision **.**



LEGEND :

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- DUTCHMAN STONE REPAIR (DR)
- WHOLESALE MASONRY REPOINTING (WRP)
- STONE CRACK REAPIR (CR)
- MASONRY JAHN REPAIR (JR)
- CHIMNEY REBUID (CHR)

GENERAL NOTE :

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REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	1100	lin.ft.	5/R3.2
WRP	WHOLESALE MORTAR REPOINTING AT LOCATIONS SHOWN ON THE DRAWINGS ASSUME 10% DEEP REPOINTING	350	lin.ft.	5/R3.2
CR	LOCALIZED STONE CRACK REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	20	lin.ft.	3/R3.2
JR	LOCALIZED STONE JAHN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	15	sq.ft.	3/R3.2 (SIM.)
DR	LOCALIZED STONE DUTCHMEN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	10	sq.ft.	1 AND 3/R3.2
SR	LOCALIZED STONE REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	5	sq.ft.	4/R3.2 AND 8/R3.2
SS	WHOLESALE CUTTING OF NEW DRIP-REGLETS AT THE UNDERSIDE OF THE STONE WINDOW SILLS AND BANDS	20	lin.ft.	SIM TO 8/R3.2
MB	WHOLESALE CUTTING AND COATING THE BOTTOM OF THE EXISTING METAL BARS (TYP. ALL WINDOWS)	1	L.S.	N/A
BES	WHOLESALE REPLACEMENT OF BUILDING ENVELOPE SEALANTS INCLUDING ABATEMENT	1	L.S.	6/R3.2, 7/R3.2
CHR	REBUILD TOP FOUR COURSES OF THE CHIMNEYS TO MATCH EXISTING AND CAP WITH NEW METAL FLASHING	1	L.S.	4B/S3.1 (SIM.)

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
DE	DEMOLITION OF THE SOUTHEAST WOOD ENCLOSURE AND REMAINING PART OF THE COURTYARD WALLS	1	L.S.	N/A
FWW	EXCAVATE TO EXPOSE THE FOUNDATION WALL AND FOOTING, REMOVE EXISTING COATINGS, PREPARE SURFACES AND INSTALL FOUNDATION WALL WATERPROOFING, INSTALL NEW PERIMETER WEEPING TILE SYSTEM, BACKFILL AND REINSTATE LANDSCAPING AT NORTH, EAST, AND WEST ELEVATIONS	1	L.S.	1, 2 AND 3/S3.1
BGS	DEMOLISH EXISTING BELOW-GRADE STAIR AND LANDING STRUCTURES AND GUARDRAILS, AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR AND LANDING STRUCTURES COMPLETE WITH NEW WATERPROOFING, GUARDRAILS AND HANDRAILS, AND DRAINAGE SYSTEM TIE-IN TO SITE STORMWATER MANAGEMENT SYSTEM. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING	1	Loc.	1 TO 4/S3.4

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
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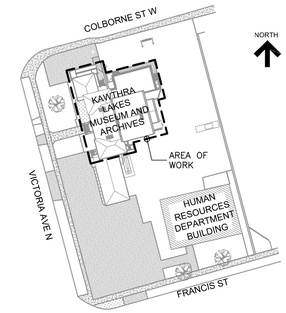
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

Drawing Notes

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Seal

LICENSED PROFESSIONAL ENGINEER
N. BABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

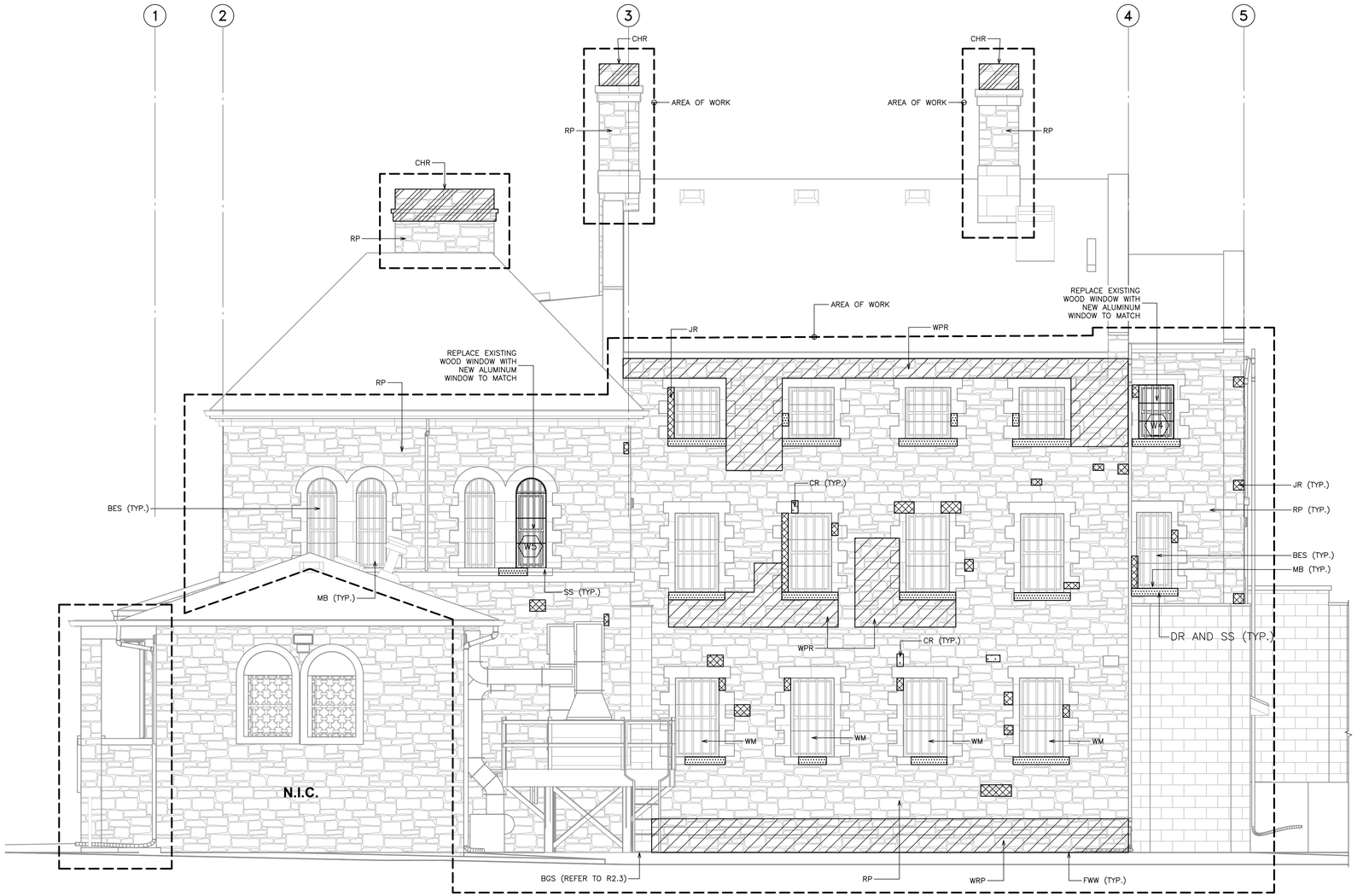
Sheet Title

EAST ELEVATION

Drawn By	**Y.D./K.V.**	Scale	**N.T.S.**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number **R2.3**

Revision **.**



LEGEND :

- AREA OF WORK
- DUTCHMAN STONE REPAIR (DR)
- WHOLESALE MASONRY REPOINTING (WRP)
- STONE CRACK REAPIR (CR)
- MASONRY JAHN REPAIR (JR)
- CHIMNEY REBUID (CHR)

GENERAL NOTE :

AREAS OF REPAIR MAY BE GREATER THAN ONES IDENTIFIED ON THE DRAWINGS. THE AREAS SHOWN ARE FOR REFERENCE OF EACH REPAIR TYPE.

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	1000	lin.ft.	5/R3.2
WRP	WHOLESALE MORTAR REPOINTING AT LOCATIONS SHOWN ON THE DRAWINGS ASSUME 10% DEEP REPOINTING	350	lin.ft.	5/R3.2
CR	LOCALIZED STONE CRACK REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	20	lin.ft.	3/R3.2
JR	LOCALIZED STONE JAHN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	20	sq.ft.	3/R3.2 (SIM.)
DR	LOCALIZED STONE DUTCHMEN REPAIRS AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	30	sq.ft.	1 AND 3/R3.2
SR	LOCALIZED STONE REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	10	sq.ft.	4/R3.2 AND 8/R3.2
SS	WHOLESALE CUTTING OF NEW DRIP-REGLETS AT THE UNDERSIDE OF THE STONE WINDOW SILLS AND BANDS	85	lin.ft.	SIM TO 8/R3.2
MB	WHOLESALE CUTTING AND COATING THE BOTTOM OF THE EXISTING METAL BARS (TYP. ALL WINDOWS)	1	L.S.	N/A
WM	REMOVE THE EXISTING MESH AT THE FOUR (4) WINDOWS AT GROUND FLOOR AND PAINT EXISTING BARS TO MATCH THE BUILDING	4	Ea.	N/A
BES	WHOLESALE REPLACEMENT OF BUILDING ENVELOPE SEALANTS INCLUDING ABATEMENT	1	L.S.	6/R3.2, 7/R3.2
CHR	REBUILD TOP FOUR COURSES OF THE CHIMNEYS TO MATCH EXISTING AND CAP WITH NEW METAL FLASHING	1	L.S.	4B/S3.1 (SIM.)

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAIL
AW	REPLACE EXISTING WOOD WINDOW WITH NEW ALUMINUM WINDOW TO MATCH EXISTING	2	Ea.	1/R3.1 AND 4/R3.1
FWW	EXCAVATE TO EXPOSE THE FOUNDATION WALL AND FOOTING, REMOVE EXISTING COATINGS, PREPARE SURFACES AND INSTALL FOUNDATION WALL WATERPROOFING, INSTALL NEW PERIMETER WEEPING TILE SYSTEM, BACKFILL AND REINSTATE LANDSCAPING AT NORTH, EAST, AND WEST ELEVATIONS	1	L.S.	1, 2 AND 3/S3.1
BGS	DEMOLISH EXISTING BELOW-GRADE STAIR AND LANDING STRUCTURES AND GUARDRAILS, AND CONSTRUCT NEW REINFORCED CAST-IN-PLACE CONCRETE STAIR AND LANDING STRUCTURES COMPLETE WITH NEW WATERPROOFING, GUARDRAILS AND HANDRAILS, AND DRAINAGE SYSTEM TIE-IN TO SITE STORMWATER MANAGEMENT SYSTEM. BACKFILL EXCAVATION AND REINSTATE LANDSCAPING	1	Loc.	1 TO 4/S3.4

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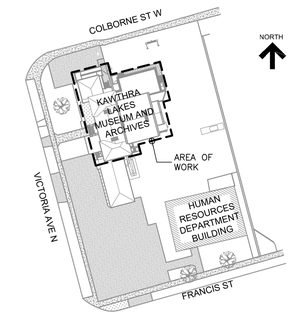

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Seal

LICENSED PROFESSIONAL ENGINEER
N. RABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N -
Olde Gaol Museum
Lindsay, Ontario

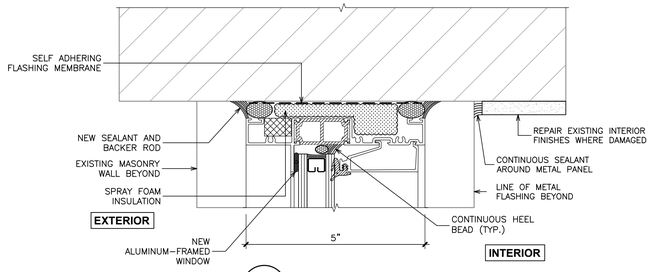
ENVELOPE RESTORATION

Sheet Title

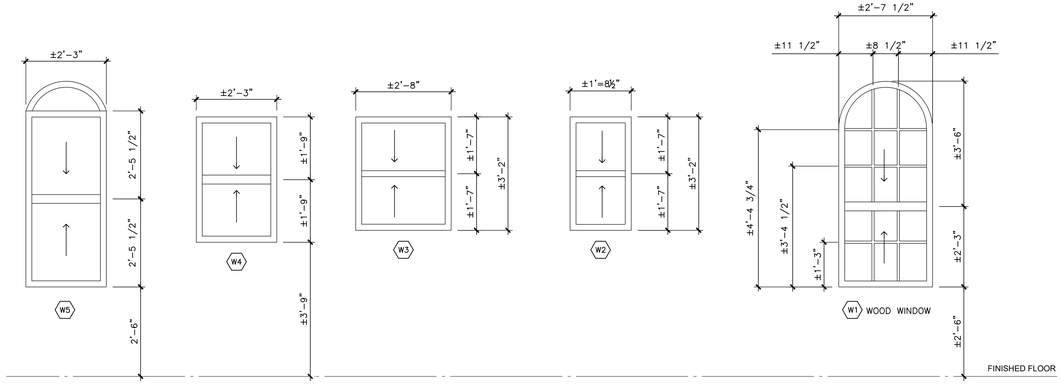
SOUTH ELEVATION

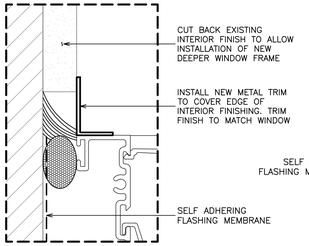
Drawn By	**Y.D./K.V.**	Scale	**N.T.S.**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number **R2.4** Revision **.**



1 / R3.1 **FIXED HEAD DETAIL**
6"=1'–0"

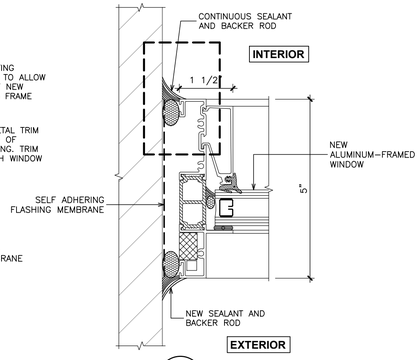




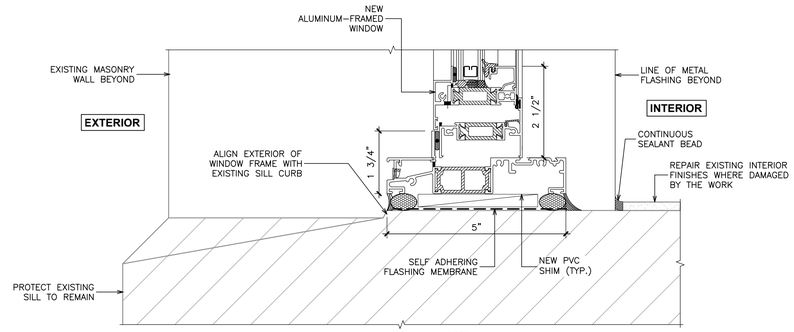
NOTES:

1. DETAIL IS SHOWN FOR CONCEPTUAL PURPOSES. ACTUAL CONDITION MAY VARY. CONTRACTOR TO VERIFY SITE CONDITIONS.
2. INTERIOR FINISHED ASSUMED PRESENT AT 5% OF THE WINDOWS.

3B / R3.1 **ALTERNATE INTERIOR DETAIL**
6"=1'–0"



3A / R3.1 **FIXED JAMB DETAIL**
6"=1'–0"



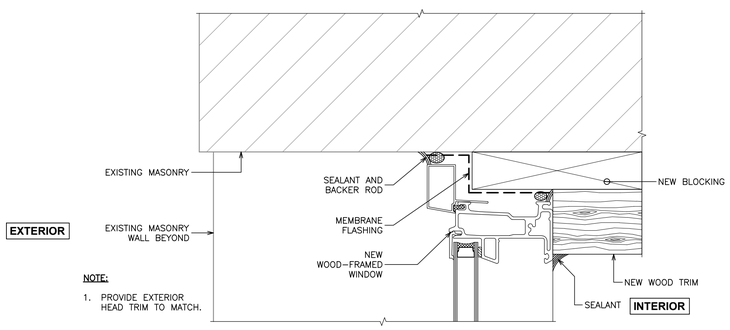
NOTE:

1. SUPPLY AND INSTALL NEW STONE SILLS TO MATCH EXISTING AT WINDOWS W2 AND W3.

2 / R3.1 **VENT SILL DETAIL**
6"=1'–0"

GLAZING NOTES:

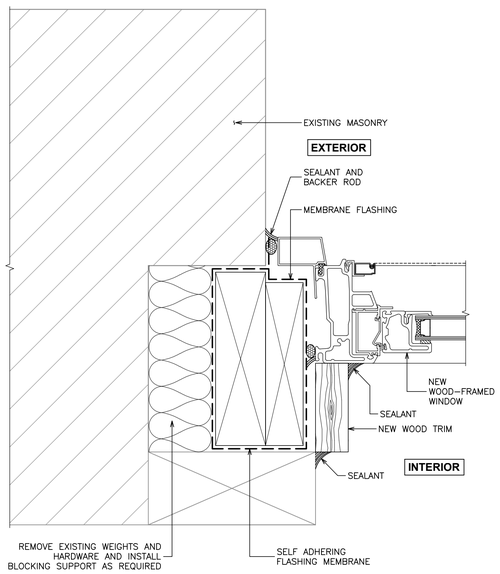
1. ALL GLAZING SYSTEMS AND DOORS ARE SHOWN AS VIEWED FROM EXTERIOR.
2. DENOTES OPERABLE HUNG WINDOW OPENING.
3. PROVIDE ⅜" SPACE BETWEEN GLAZING FRAMES AND ROUGH OPENINGS.
4. CUT BACK EXISTING FINISHES AS REQUIRED TO PERMIT NEW WORK. REPAIR AND FINISH EXISTING ASSEMBLES TO ACCOMMODATE NEW CONDITIONS.
5. PROVIDE CONTINUOUS AIR/VAPOUR/MOISTURE SEAL AT PERIMETER OF NEW GLAZING SYSTEM TO ROUGH OPENINGS.
6. FRAMING CAVITY TO BE FILLED WITH LOW EXPANDING SPRAY FOAM INSULATION EXTERIOR OF THERMAL BREAK.
7. SITE VERIFY LOCATION, SIZE AND ASSEMBLY OF INTERIOR BUILDING WALLS AND WINDOW PARTITIONS SHOWN ON THE FLOOR PLANS.
8. ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO CONFIRM ON SITE ACTUAL DIMENSIONS TO BE MEASURED FROM BOTH THE INTERIOR AND EXTERIOR.
9. ANCHORAGE PER SHOP DRAWINGS AND SPECIFICATIONS.
10. INTERIOR FINISHES AROUND WINDOWS TO MATCH EXISTING.
11. INTERIOR WINDOW COVERINGS TO BE REMOVED AND REINSTALLED BY THE OWNER AS REQUIRED TO PERMIT WINDOW REPLACEMENT.



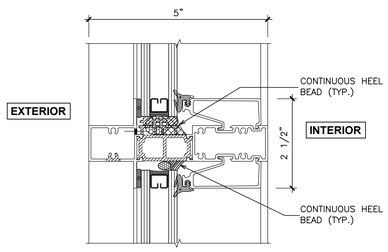
NOTE:

1. PROVIDE EXTERIOR HEAD TRIM TO MATCH.

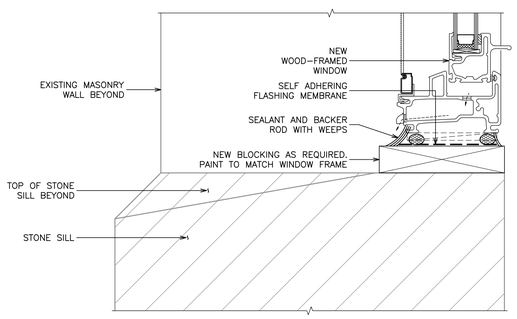
6 / R3.1 **WOOD WINDOW HEAD DETAIL**
6"=1'–0"



5 / R3.1 **WOOD WINDOW JAMB DETAIL**
6"=1'–0"



4 / R3.1 **INTERMEDIATE HORIZONTAL**
6"=1'–0"



7 / R3.1 **WOOD WINDOW SILL DETAIL**
6"=1'–0"

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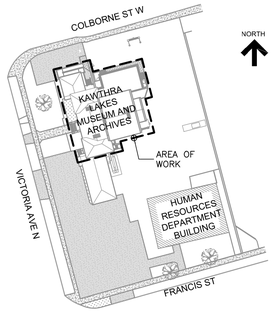

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Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

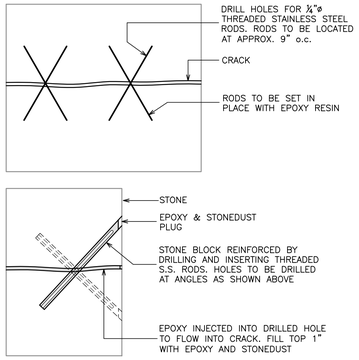
Sheet Title

WINDOW SCHEDULE AND DETAILS

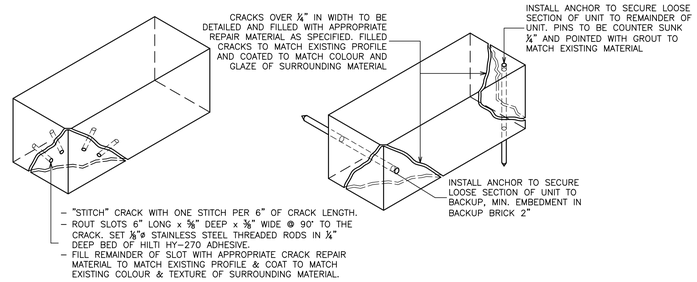
Drawn By	**Y.D./K.V.**	Scale	**AS NOTED**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number — Revision

R3.1 — **.**



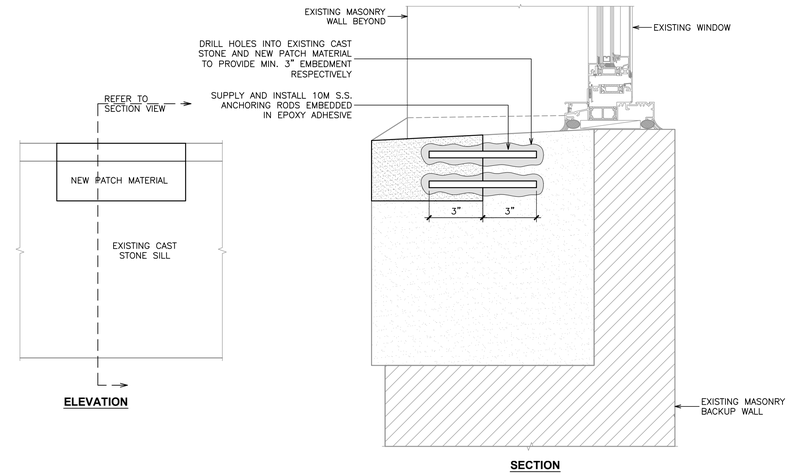
3 / R3.2 TYPICAL CRACK REPAIR PROCEDURE
N.T.S.



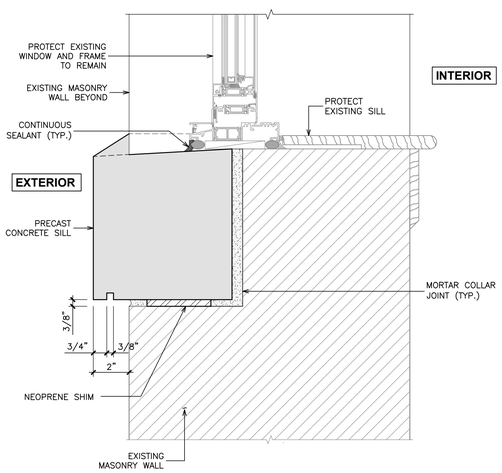
NOTES:

1. CONTRACTOR TO UTILIZE EITHER METHOD FOR REPAIR AFTER SITE INSPECTION TO DETERMINE EXTENT OF DAMAGE.
2. PROVIDE HILTI HIT–SC MESH SLEEVES FOR HOLLOW MASONRY FASTENINGS, OR APPROVED ALTERNATE.

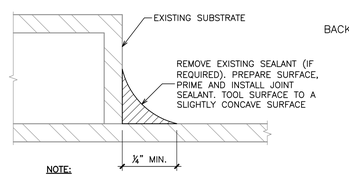
2 / R3.2 TYPICAL DETAILS FOR STITCH REPAIR OF CRACKED STONE
N.T.S.



1 / R3.2 TYPICAL DUTCHMAN REPAIR DETAIL FOR SPALLED OR DELAMINATED STONE
N.T.S.



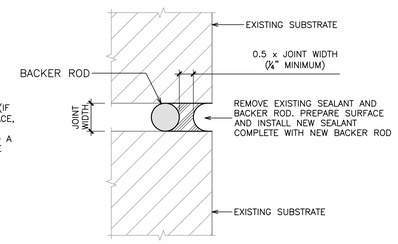
8 / R3.2 WINDOW STONE SILL REPLACEMENT DETAIL
N.T.S.



NOTE:

1. PROVIDE BOND BREAKER IF REQUIRED.

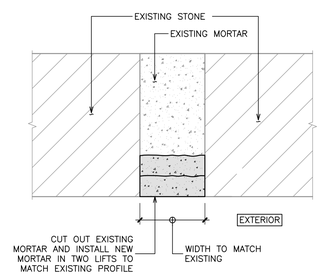
7 / R3.2 TYPICAL FILLET BEAD SEALANT DETAIL
N.T.S.



NOTE:

1. REMOVE EXISTING SEALANT AND PREPARE SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.

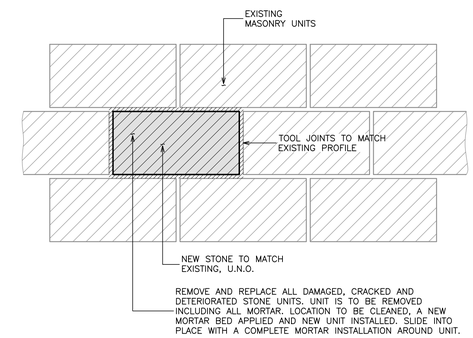
6 / R3.2 TYPICAL BUTT JOINT SEALANT DETAIL
N.T.S.



NOTES:

1. NEW MORTAR TO MATCH EXITING.
2. NEW MORTAR NOT TO HAVE GREATER COMPRESSION STRENGTH THAN ADJACENT STONE.
3. REFER TO DETAILS 5A, 5B, 6A AND 6B ON S3.1 FOR JOINT DEPTH AND THICKNESS DETAILS

5 / R3.2 MORTAR JOINT REPAIR DETAIL
N.T.S.



NOTES:

1. REFER TO DETAILS 4A AND 4B ON S3.1 FOR DETAILS OF STONE REPLACEMENT AT SMALL AND LARGE AREAS.

4 / R3.2 TYPICAL MASONRY REPLACEMENT DETAIL
N.T.S.

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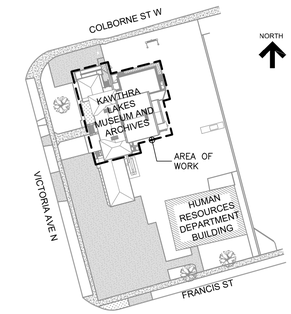

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N. BABOCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

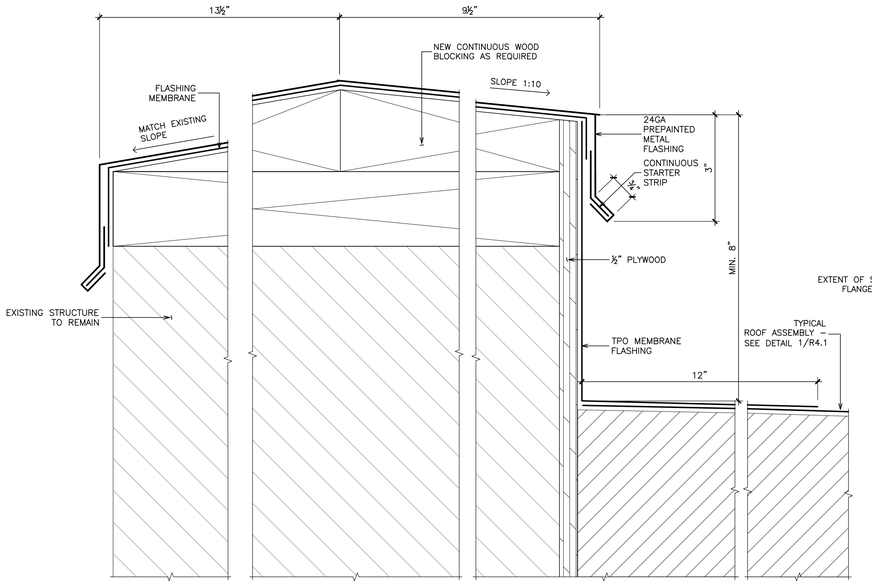
ENVELOPE RESTORATION

Sheet Title

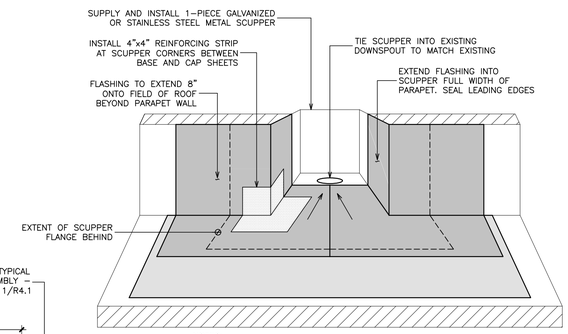
SECTIONS AND DETAILS

Drawn By	**Y.D./K.V.**	Scale	**AS NOTED**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number			**TOR.137843.0001**

Sheet Number **R3.2** Revision **.**



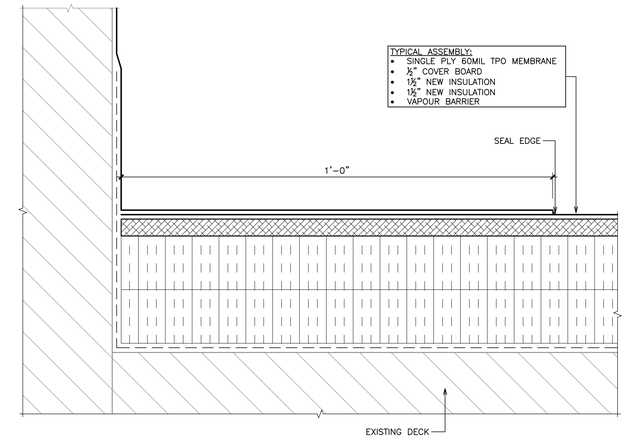
3 R4.1 **TYPICAL PARAPET**
6"=1'–0"



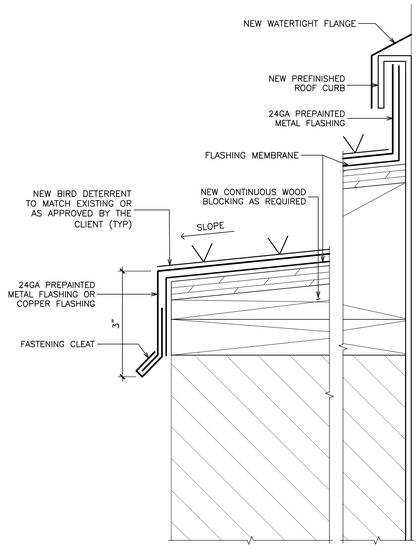
NOTES:

1. HORIZONTAL FLANGE OF WELDED WATERTIGHT SCUPPER MUST BE COMPLETELY SUPPORTED BY WOOD.
2. ALL MASONRY AND METAL SURFACES MUST BE PRIMED.
3. ALL METAL SURFACES TO BE PRIMED IN ACCORDANCE WITH MEMBRANE MANUFACTURER REQUIREMENTS.
4. SCHEMATIC SHOWS MEMBRANE INSTALLATION DESIGN INTENT ONLY. PARAPET CONFIGURATION DIFFERS ON SITE.
5. TOP SIDE OF SCUPPER NOT SHOWN FOR CLARITY.

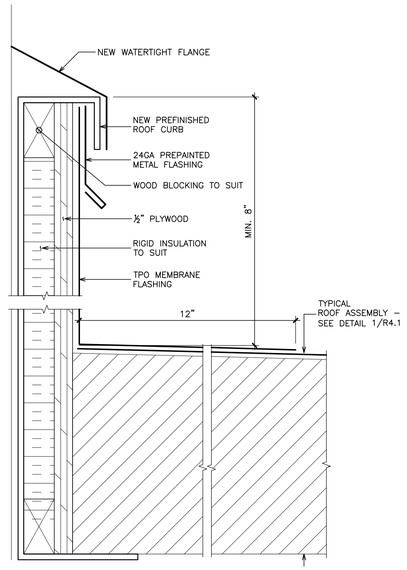
2 R4.1 **TYPICAL SCUPPER DETAIL**
N.T.S.



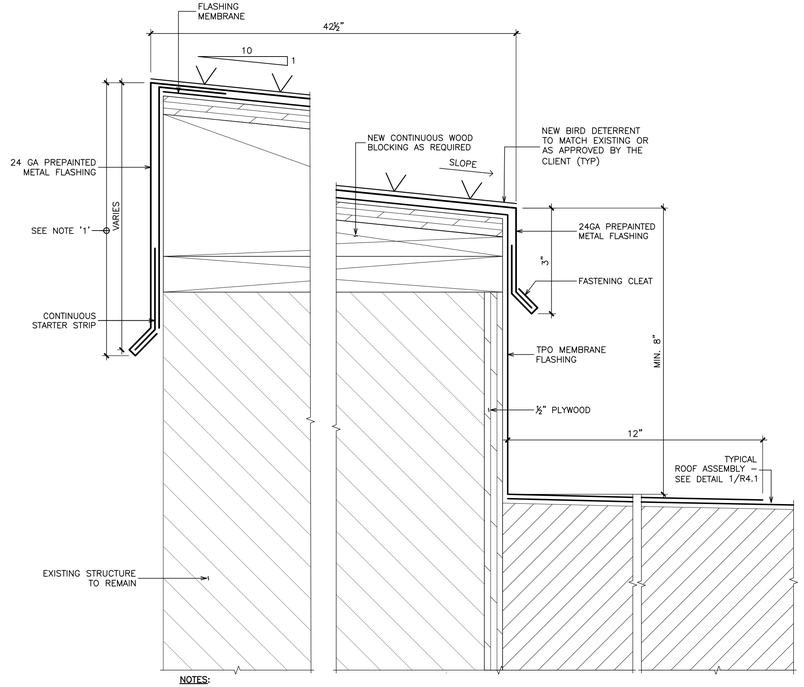
1 R4.1 **PARAPET SECTION FULL SYSTEM**
6"=1'–0"



6 R4.1 **DUCT PENETRATION DETAIL NEAR PARAPET**
6"=1'–0"



5 R4.1 **DUCT PENETRATION DETAIL**
6"=1'–0"



NOTES:

1. FACE OF PARAPET TO BE CONSISTENT AND TO TIE–IN TO ADJACENT PARAPETS.
2. ENCLOSE EXISTING CONDUIT AND BOXES INSIDE PARAPET.

4 R4.1 **TYPICAL PARAPET WITH PIGEON WIRE**
6"=1'–0"

Creative Thinking
Practical Results

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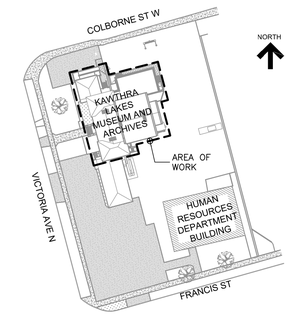
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

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Seal

LICENSED PROFESSIONAL ENGINEER
N. BABUCI ABES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

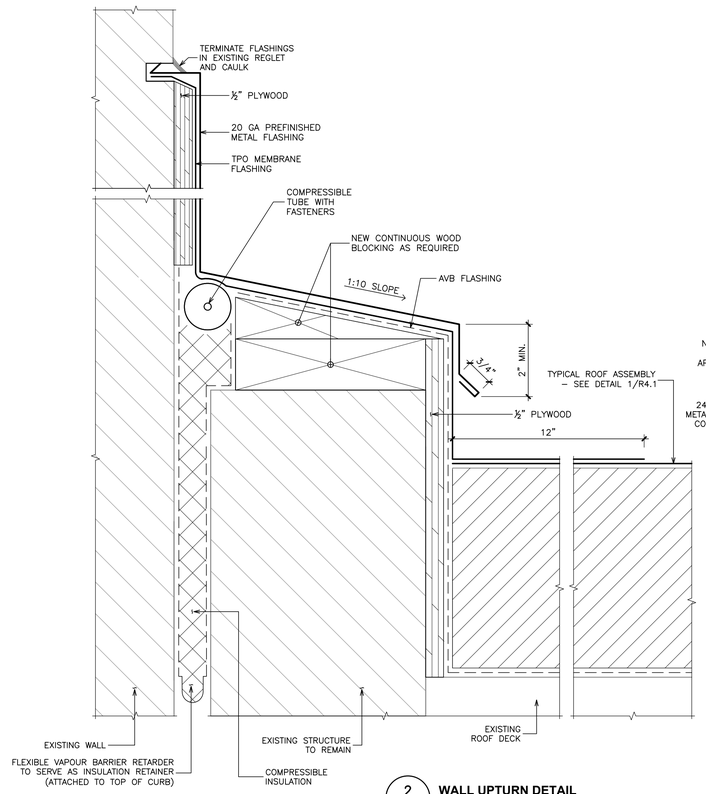
Sheet Title

ROOF SECTIONS AND DETAILS

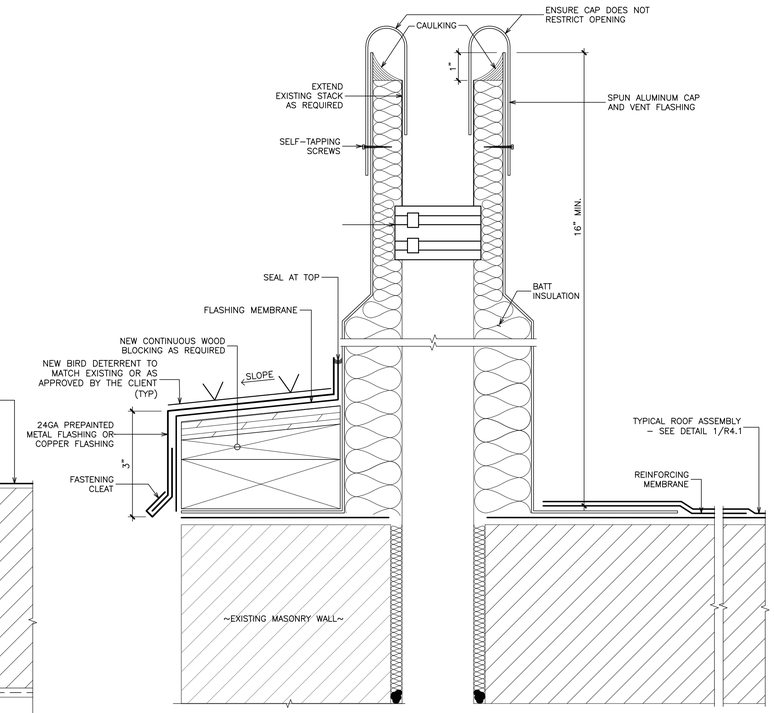
Drawn By	**Y.D./K.V.**	Scale	**AS NOTED**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number **R4.1**

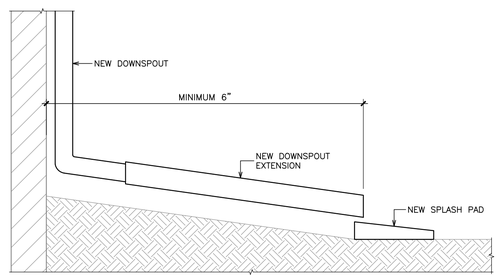
Revision **.**



2 R4.2 **WALL UPTURN DETAIL**
6"=1–0"



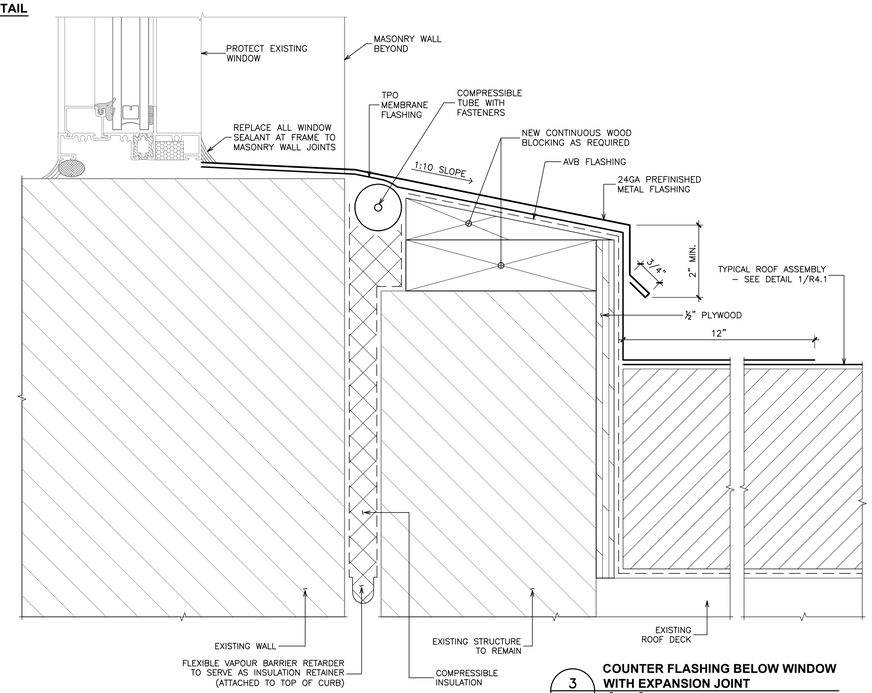
1 R4.2 **TYPICAL VENT STACK**
6"=1–0"



NOTE:

1. TYPICAL DETAIL UNLESS NOTED OTHERWISE.

4 R4.2 **DOWNSPOUT BASE**
6"=1–0"



3 R4.2 **COUNTER FLASHING BELOW WINDOW WITH EXPANSION JOINT**
6"=1–0"

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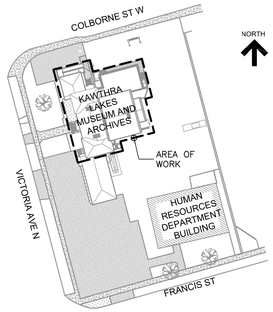
email toronto@rjc.ca



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Seal

LICENSED PROFESSIONAL ENGINEER
N. BABUCI AGES
100190231
November 18, 2024
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

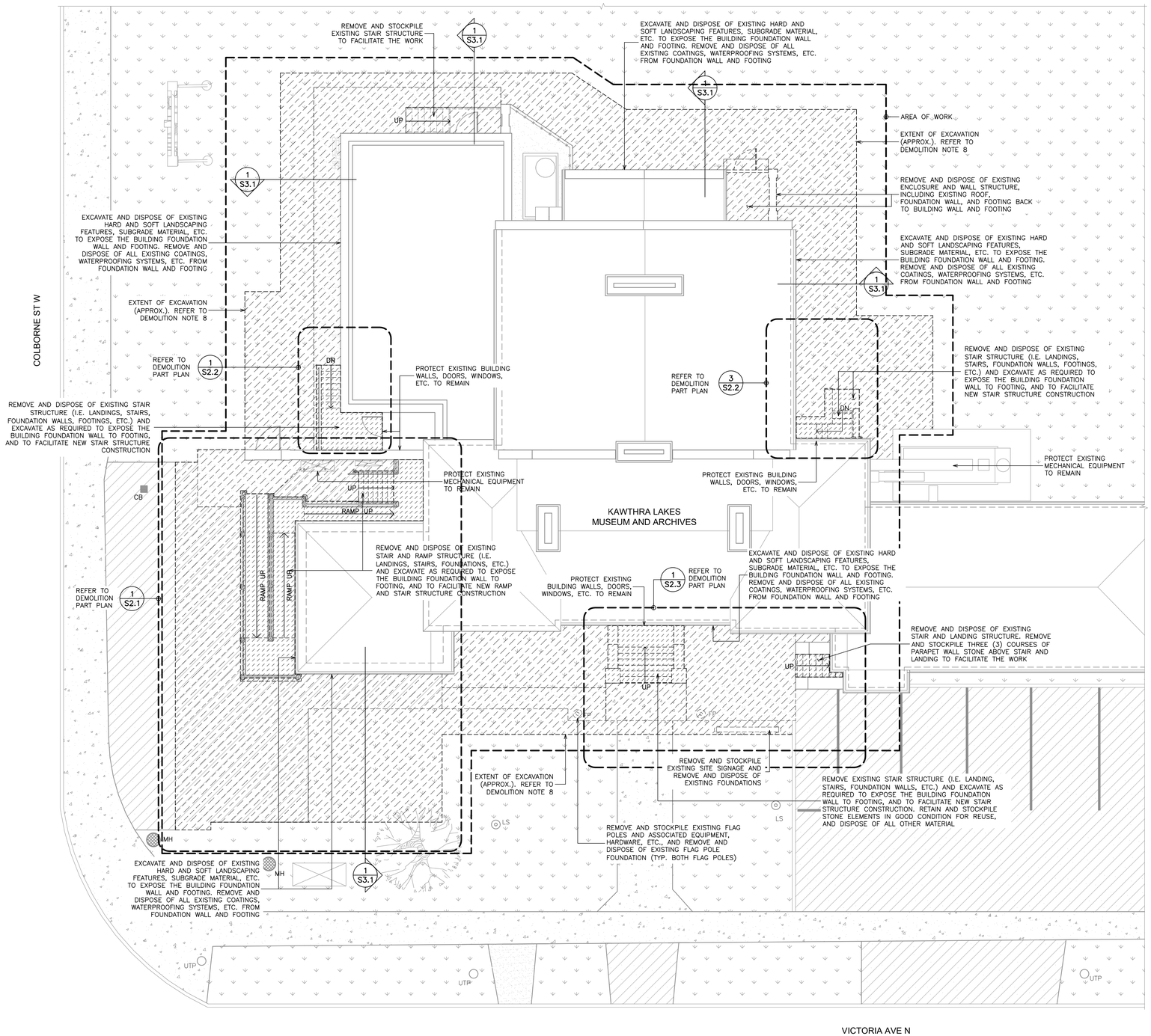
Sheet Title

ROOF SECTIONS AND DETAILS

Drawn By	**Y.D./K.V.**	Scale	**AS NOTED**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number			**TOR.137843.0001**

Sheet Number **R4.2**

Revision **.**



LEGEND :

- AREA OF WORK
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAD
- SOFT LANDSCAPING
- CONCRETE CURB
- CB — CATCH BASIN
- MH — MAN HOLE
- UTP — UTILITY POLE
- LS — LIGHT STANDARD
- FP — FLAG POLE
- EXISTING TREE
- EXTENT OF LANDSCAPING REMOVALS AND EXCAVATION
- EXTENT OF STAIR AND RAMP REMOVALS AND EXCAVATION

BELOW-GRADE FOUNDATION WALL, RAMP, AND STAIR DEMOLITION NOTES :

1. CONTRACTOR REQUIRED TO INSTALL HOARDING, DUST PROTECTION, AND SIGNAGE AROUND AREAS OF WORK PRIOR TO COMMENCING WORK, PER SECTION 01 56 00. WORK AREA IS TO BE LOCKED AND SECURED WHEN NOT IN USE. CONTRACTOR TO MAINTAIN HOARDING, DUST PROTECTION, AND SIGNAGE THROUGHOUT CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED TEMPORARY WORKS, SHORING, BRACING, ETC., TO PREVENT SETTLEMENT OR MOVEMENT OF ADJACENT HARD AND SOFT LANDSCAPING FEATURES, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION. REFER TO AND CONFORM WITH SHORING NOTES ON COVER PAGE AND SPECIFICATION SECTION 03 01 31.
3. CONTRACTOR TO VERIFY EXISTING ELEVATIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION. THOSE SHOWN ARE APPROXIMATE.
4. CONTRACTOR TO PROTECT ALL SURFACES, FINISHES, HARD AND SOFT LANDSCAPING, ETC. THAT ARE TO REMAIN FROM DAMAGE. ANY DAMAGE CAUSED BY CONSTRUCTION IS TO BE REPAIRED PRIOR TO SUBSTANTIAL PERFORMANCE.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REINSTATEMENT OF ALL FINISHES, LANDSCPING ETC. AS REQUIRED TO FACILITATE CONSTRUCTION.
6. CONTRACTOR TO LOCATE UTILITIES WITHIN THE AREA OF WORK AND PROTECT THESE UTILITIES DURING THE COURSE OF THE WORK. ANY DAMAGES TO EXISTING UTILITIES DUE TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT THEIR COST.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ROAD AND SIDEWALK CLOSURE PERMITS PRIOR TO THE START OF DEMOLITION ACTIVITY, IF REQUIRED.
8. EXCAVATION EXTENTS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO CONFORM WITH ALL MINISTRY OF LABOUR (MOL) AND OHSA GUIDELINES AND REQUIREMENTS FOR EXCAVATIONS. NO EXTRAS WILL BE ENTERTAINED RELATING TO EXCAVATION REQUIREMENTS FOLLOWING CONTRACT AWARD.
9. ADDITIONAL EXCAVATION TO BE COMPLETED AS DIRECTED BY THE CONSULTANT IF POOR SOIL CONDITIONS ARE ENCOUNTERED. REFER TO RELEVANT DETAILS.
10. EXISTING FOUNDATION WALL AND FOOTING COATINGS, WATERPROOFING SYSTEMS, ETC. ARE TO BE COMPLETELY REMOVED AND DISPOSED OF, LEAVING NO RESIDUE. FOUNDATION WALLS ARE TO BE PREPARED FOLLOWING COMPLETION OF REMOVALS OF EXISTING SYSTEMS AS INDICATED IN THE SPECIFICATIONS.
11. CONTRACTOR TO SEQUENCE WORK SHOWN ON THIS DRAWING WITH ALL OTHER BUILDING ENVELOPE WORK SHOWN IN THE CONTRACT DOCUMENTS. CONTRACTOR TO SUBMIT PROPOSED PHASING AND SEQUENCING TO THE CONSULTANT AND OWNER FOR REVIEW PRIOR TO COMMENCING THE WORK.
12. BUILDING HAS HERITAGE STATUS. CONTRACTOR IS TO CONFORM TO HERITAGE DEPARTMENT REQUIREMENTS AND PROJECT SPECIFICATIONS FOR THE DISMANTLING, STOCKPILING, AND REINSTATEMENT AND/OR REPLACEMENT OF EXTERIOR FEATURES THROUGHOUT THE SITE.

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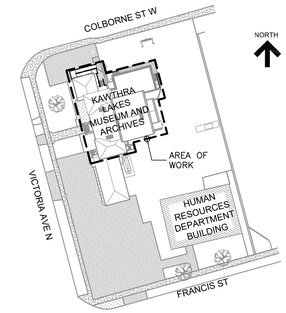

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LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

PROJECT NORTH
NORTH

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

ENVELOPE RESTORATION

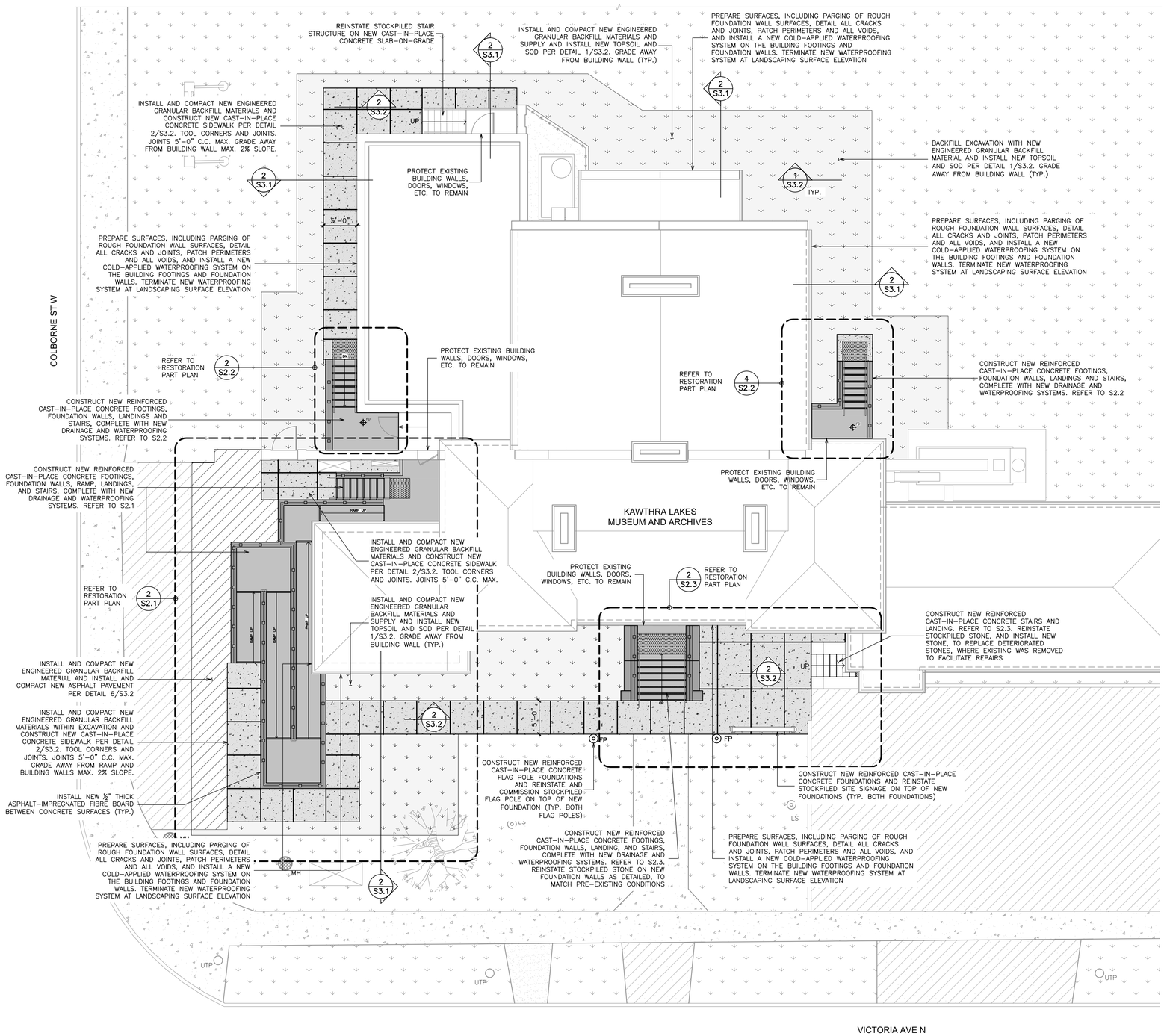
Sheet Title

FOUNDATION WALL AND STAIRS - DEMOLITION PLAN

Drawn By	**Y.D./K.V.**	Scale	**1/8"=1'-0"**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

Sheet Number — Revision

S1.1 **.**



LEGEND :

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- CONCRETE SIDEWALK
- CONCRETE PAD
- SOFT LANDSCAPING
- CONCRETE CURB
- CB — CATCH BASIN
- MH — MAN HOLE
- UTP — UTILITY POLE
- LS — LIGHT STANDARD
- FP — FLAG POLE
- EXISTING TREE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAD OR SIDEWALK
- NEW SOFT LANDSCAPING
- NEW CONCRETE STAIRS/RAMP
- NEW CONCRETE WALL AND GUARDRAIL
- NEW HANDRAILS
- NEW CONCRETE CURB

BELOW-GRADE FOUNDATION WALL, RAMP, AND STAIR RESTORATION NOTES :

1. DISCOVERED HIGH WATER TABLE (I.E. ABOVE UNDERSIDE OF FOOTING ELEVATION) AND/OR DISCOVERED SUBGRADE BEARING CAPACITY LESS THAN THE AS-DESIGNED CAPACITY (q=100 kPa SLS, q=150 kPa ULS) TO BE REPORTED TO CONSULTANT BEFORE PROCEEDING FURTHER.
2. REPLACE DETERIORATED MASONRY UNITS AND MORTAR JOINTS ON THE BUILDING FOUNDATION WALLS WHERE DIRECTED BY THE CONSULTANT.
3. FOLLOWING COMPLETION OF BUILDING FOUNDATION WALL REPAIRS AND NEW STAIR AND RAMP FOOTING AND FOUNDATION WALL CONSTRUCTION, INCLUDING CONCRETE CURING, PREPARE SURFACES AND INSTALL A NEW COLD-APPLIED WATERPROOFING SYSTEM ON ALL BELOW-GRADE CONCRETE SURFACES, AS INDICATED ON THE DRAWINGS AND IN CONFORMANCE WITH SECTION 07 14 20.
4. NEW STAIR, LANDING, AND RAMP SLAB SURFACES TO BE LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. IN GENERAL, THE NEW STAIRS, LANDINGS, AND RAMP ARE TO CONFORM TO KAWARTHA LAKES FACILITY ACCESSIBILITY DESIGN STANDARDS (FADS). CONTRACTOR IS REQUIRED TO REVIEW AND CONFORM TO REQUIREMENTS INDICATED IN THE FADS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FADS REQUIREMENTS IS TO BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
6. REINSTATE ALL HARD AND SOFT LANDSCAPING FINISHES, ETC. UPON COMPLETION OF WATERPROOFING AND WEEPING TILE SYSTEM INSTALLATION. IN GENERAL, NEW LANDSCAPING IS TO MATCH PRE-EXISTING CONDITIONS WITH REGRADING COMPLETED TO SLOPE FINISHES AWAY FROM BUILDING TO EXISTING GRADES.
7. CONTRACTOR TO SEQUENCE WORK SHOWN ON THIS DRAWING WITH ALL OTHER BUILDING ENVELOPE WORK SHOWN IN THE CONTRACT DOCUMENTS. CONTRACTOR TO SUBMIT PROPOSED PHASING AND SEQUENCING TO THE CONSULTANT AND OWNER FOR REVIEW PRIOR TO COMMENCING THE WORK.
8. BUILDING HAS HERITAGE STATUS. CONTRACTOR IS TO CONFORM TO HERITAGE DEPARTMENT REQUIREMENTS AND PROJECT SPECIFICATIONS FOR THE DISMANTLING, STOCKPILING, AND REINSTATEMENT AND/OR REPLACEMENT OF EXTERIOR FEATURES THROUGHOUT THE SITE.

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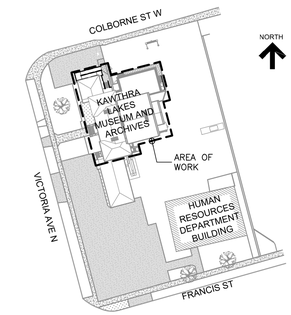

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LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

PROJECT NORTH

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

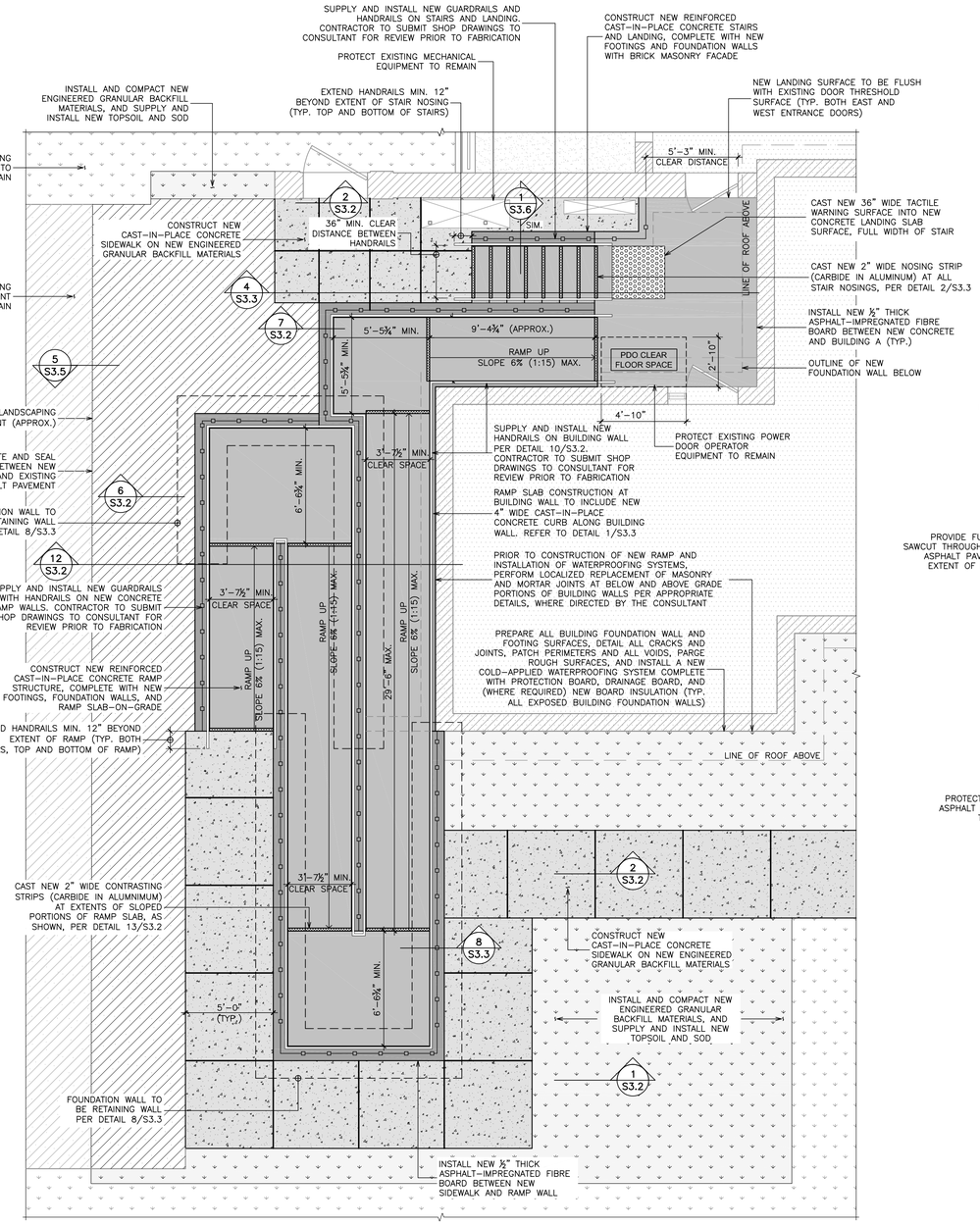
ENVELOPE RESTORATION

Sheet Title

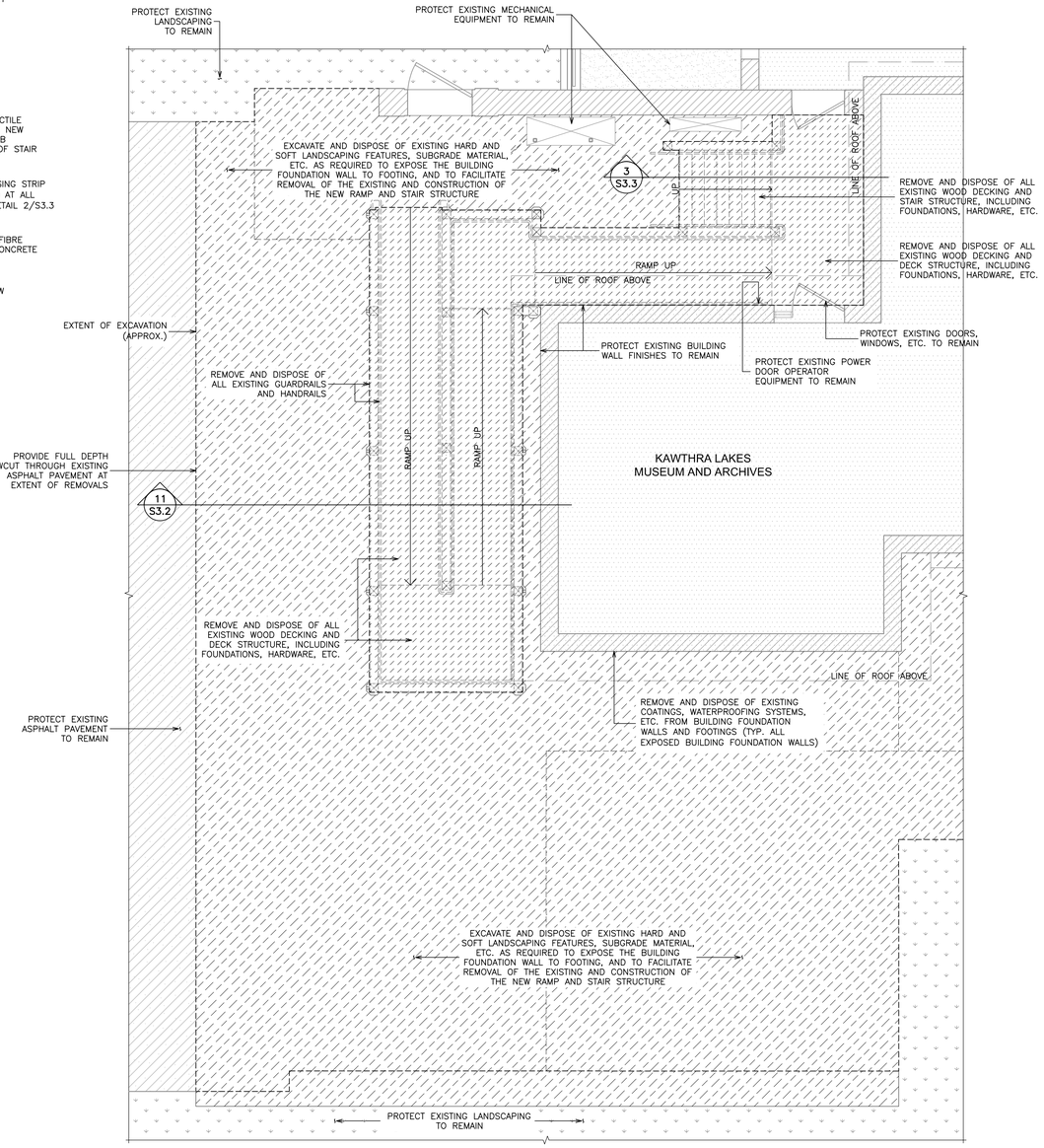
FOUNDATION WALL AND STAIRS - RESTORATION PLAN

Drawn By	Y.D./K.V.	Scale	1/8"=1'-0"
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

Sheet Number **S1.2** Revision **.**



2 / S2.1 NORTH RAMP - RESTORATION PART PLAN
1/4"=1'-0"



1 / S2.1 NORTH RAMP - DEMOLITION PART PLAN
1/4"=1'-0"

DEMOLITION NOTES :

1. REFER TO DEMOLITION NOTES ON S1.1

RESTORATION NOTES :

1. REFER TO RESTORATION NOTES ON S1.2

LEGEND :

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAD OR SIDEWALK
- EXISTING SOFT LANDSCAPING
- BUILDING N.I.C.
- EXISTING MASONRY WALL
- EXTENT OF LANDSCAPING REMOVALS AND EXCAVATION
- EXTENT OF STAIR AND RAMP REMOVALS AND EXCAVATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAD OR SIDEWALK
- NEW SOFT LANDSCAPING
- NEW CONCRETE STAIRS/RAMP
- NEW CONCRETE WALL AND GUARDRAIL
- NEW HANDRAILS
- NEW CONCRETE CURB

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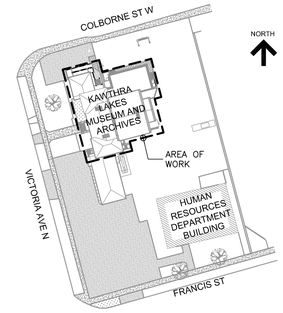

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Seal

LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

PROJECT NORTH
NORTH

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

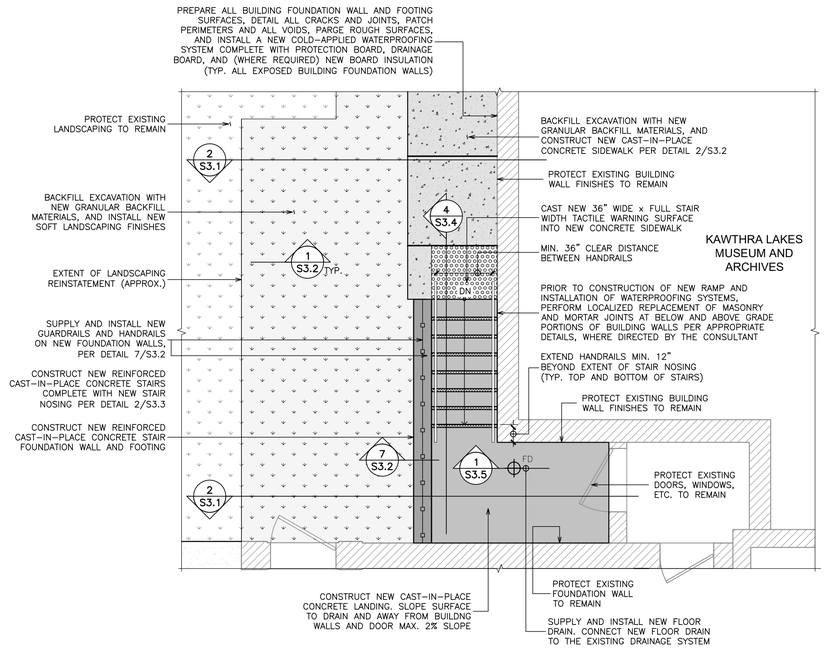
ENVELOPE RESTORATION

Sheet Title

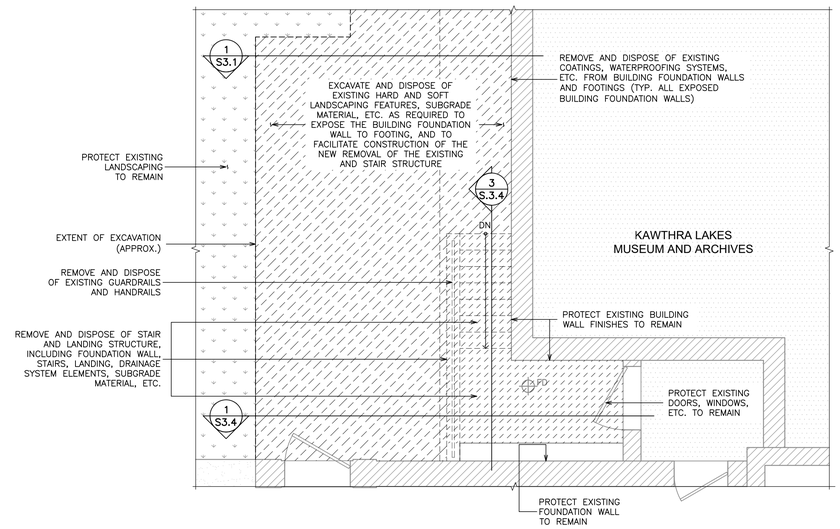
NORTH RAMP DEMOLITION AND RESTORATION PART PLAN

Drawn By	Y.D./K.V.	Scale	AS NOTED
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

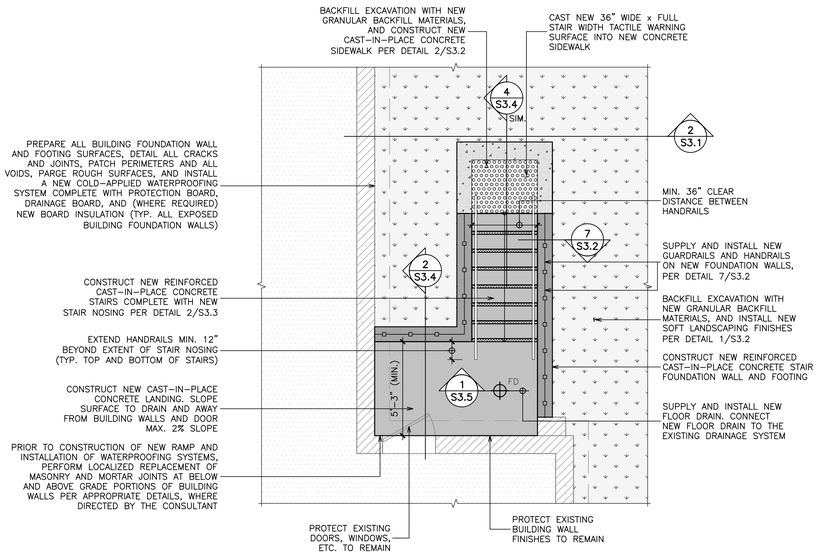
Sheet Number **S2.1** Revision **.**



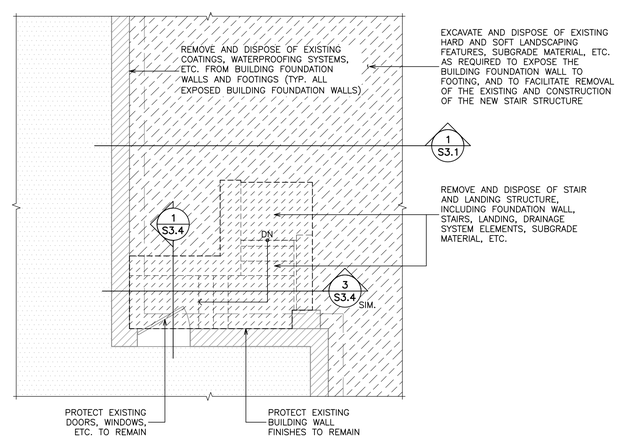
2 / S2.2 NORTH STAIR - RESTORATION PART PLAN
1/4"=1'-0"



1 / S2.2 NORTH STAIR - DEMOLITION PART PLAN
1/4"=1'-0"



4 / S2.2 SOUTH STAIR - RESTORATION PART PLAN
1/4"=1'-0"



3 / S2.2 SOUTH STAIR - DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES :

1. REFER TO DEMOLITION NOTES ON S1.1

RESTORATION NOTES :

1. REFER TO RESTORATION NOTES ON S1.2

LEGEND :

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAD OR SIDEWALK
- EXISTING SOFT LANDSCAPING
- BUILDING N.I.C.
- EXISTING MASONRY WALL
- EXTENT OF LANDSCAPING REMOVALS AND EXCAVATION
- EXTENT OF STAIR REMOVALS AND EXCAVATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAD OR SIDEWALK
- NEW SOFT LANDSCAPING
- NEW CONCRETE STAIRS
- NEW CONCRETE WALL AND GUARDRAIL
- NEW HANDRAILS
- FD NEW DRAIN

Creative Thinking
Practical Results

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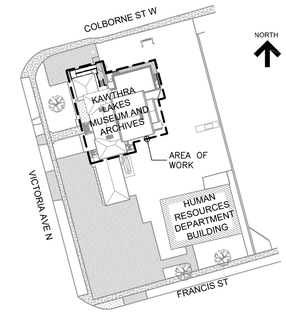
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

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LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

PROJECT NORTH

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

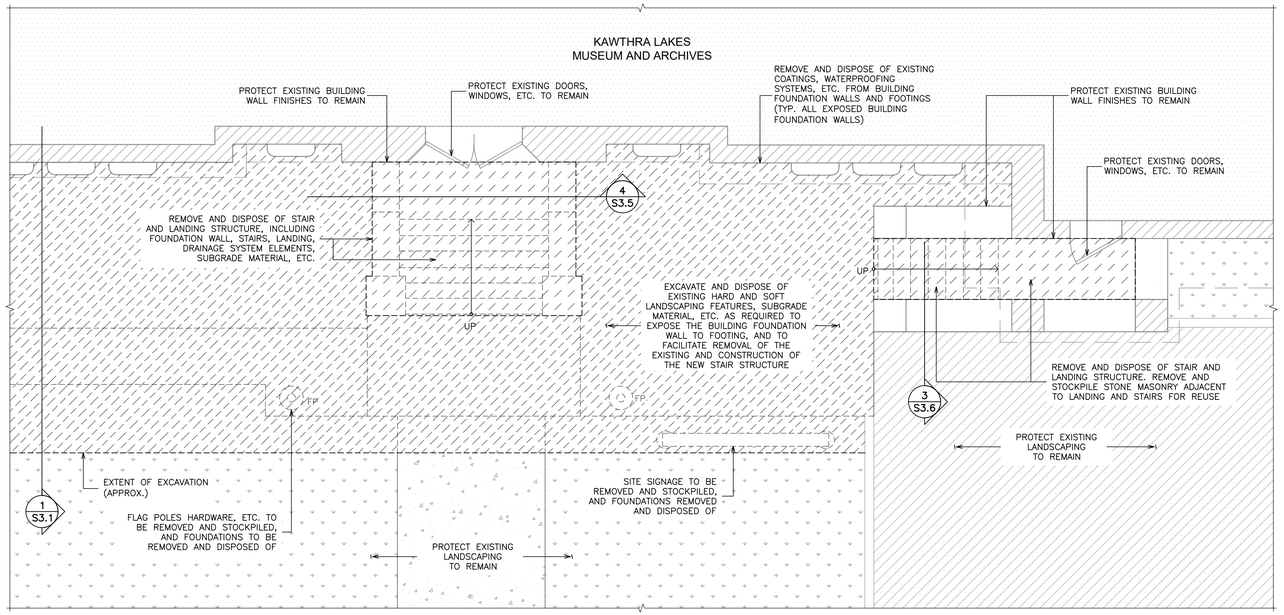
ENVELOPE RESTORATION

Sheet Title

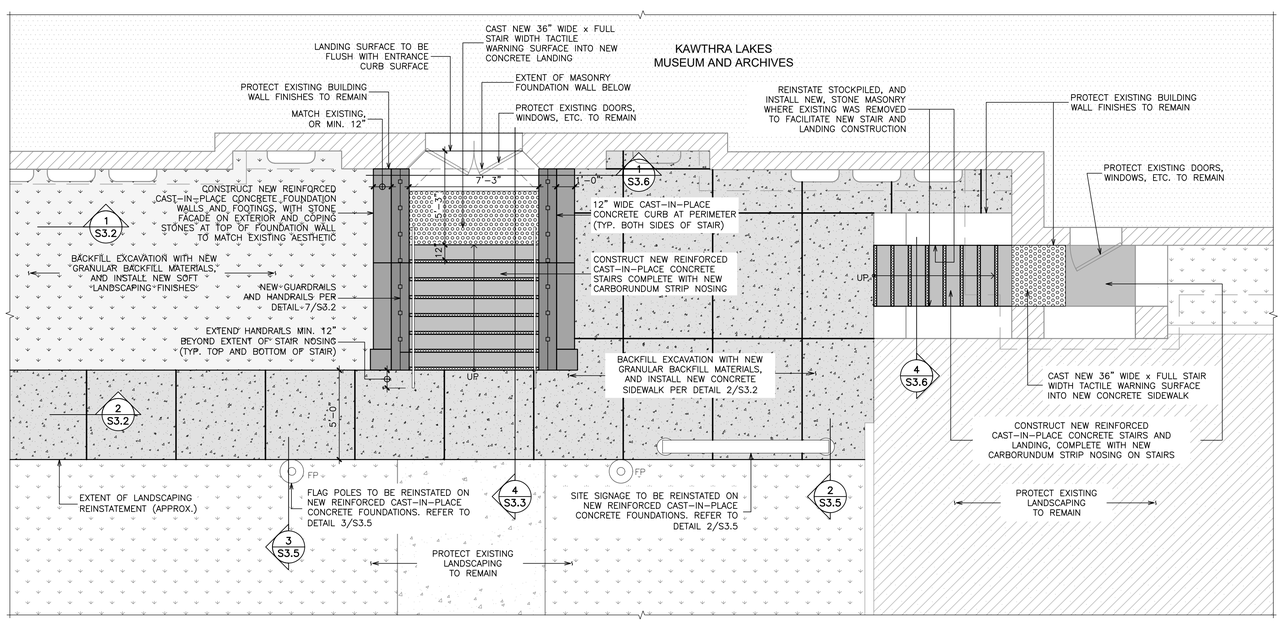
NORTH AND SOUTH STAIR - DEMOLITION AND RESTORATION PART PLANS

Drawn By	Y.D./K.V.	Scale	AS NOTED
Designed By	N.B.A.	Date	September, 2024
RJC Project Number			TOR.137843.0001

Sheet Number: **S2.2**
Revision: .



1 / S2.3 WEST STAIR AND STAFF STAIR - DEMOLITION PART PLAN
1/4"=1'-0"



2 / S2.3 WEST STAIR AND STAFF STAIR - RESTORATION PART PLAN
1/4"=1'-0"

DEMOLITION NOTES :

1. REFER TO DEMOLITION NOTES ON S1.1

RESTORATION NOTES :

1. REFER TO RESTORATION NOTES ON S1.2

LEGEND :

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAD OR SIDEWALK
- EXISTING SOFT LANDSCAPING
- BUILDING N.I.C.
- CONCRETE CURB
- EXISTING MASONRY WALL
- EXTENT OF LANDSCAPING REMOVALS AND EXCAVATION
- EXTENT OF STAIR REMOVALS AND EXCAVATION
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAD OR SIDEWALK
- NEW SOFT LANDSCAPING
- NEW CONCRETE STAIRS
- NEW CONCRETE CURB AND GUARDRAIL
- NEW HANDRAILS
- FP FLAG POLE
- NEW CONCRETE FOUNDATION WALL

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Practical Results

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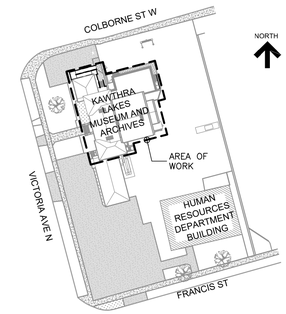

KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
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1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

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LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

PROJECT NORTH
NORTH

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

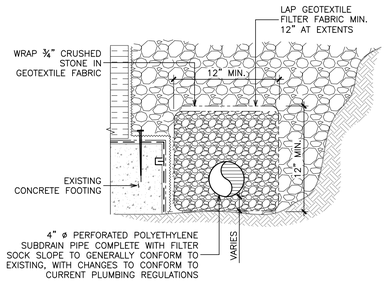
ENVELOPE RESTORATION

Sheet Title

WEST STAIR AND STAFF STAIR - DEMOLITION AND RESTORATION PART PLANS

Drawn By	Y.D./K.V.	Scale	AS NOTED
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

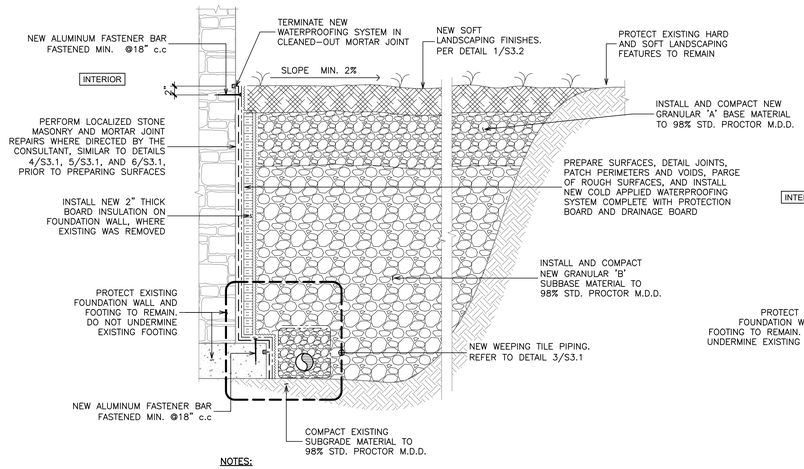
Sheet Number **S2.3** Revision **.**



NOTE:

1. CONNECT NEW WEEPING TILE PIPING TO EXISTING WEEPING TILE SYSTEM.

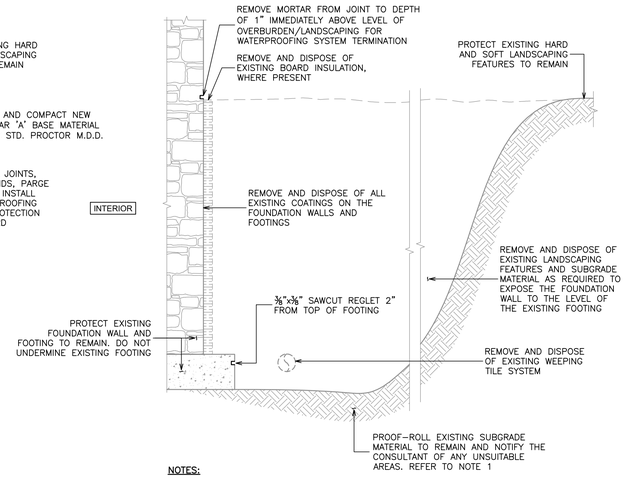
3 / S3.1 BELOW - GRADE SUBGRADE DRAINAGE (WEEPING TILE) INSTALLATION
N.T.S.



NOTES:

1. NEW LANDSCAPING SURFACES ARE TO BE SLOPED AWAY FROM VERTICAL SURFACES MIN. 2% AND TOWARDS DRAINS AND CATCH BASINS.
2. STONE MASONRY FOUNDATION WALL IS SHOWN IN THIS DETAIL. DETAILING AND APPLICATION AT CONCRETE WALL OR CONCRETE MASONRY WALL IS SIMILAR.
3. DEPTH TO FOOTING SHOWN IN DETAIL IS NOT TO SCALE. DEPTH TO FOOTING VARIES FROM APPROXIMATELY 65" TO 110".
4. SOFT LANDSCAPING FINISHES ARE SHOWN IN THIS DETAIL. REFER TO PLAN DRAWINGS AND OTHER TYPICAL LANDSCAPING DETAILS FOR LOCATIONS AND DETAILING OF OTHER LANDSCAPING FINISHES.

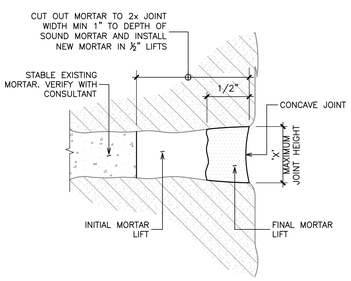
2 / S3.1 TYPICAL WATERPROOFING SYSTEM INSTALLATION AT FOUNDATION WALL
N.T.S.



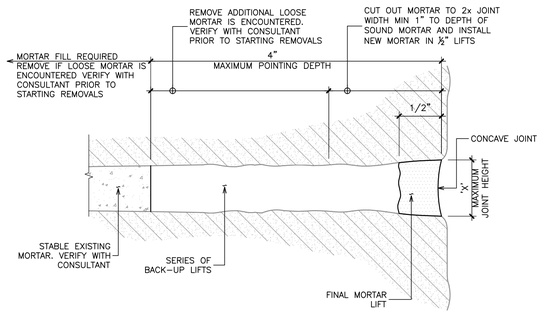
NOTES:

1. CONTRACTOR TO PROOF–ROLL EXISTING SUBGRADE MATERIAL TO REMAIN IN PRESENCE OF RJC REMOVE UNSUITABLE SUBGRADE MATERIAL TO DEPTH OF 12" AND REPLACE WITH NEW GRANULAR 'B' SUBBASE MATERIAL WHERE DIRECTED BY RJC.
2. DEPTH TO FOOTING SHOWN IN DETAIL IS NOT TO SCALE. DEPTH TO FOOTING VARIES FROM APPROXIMATELY 65" TO 110".

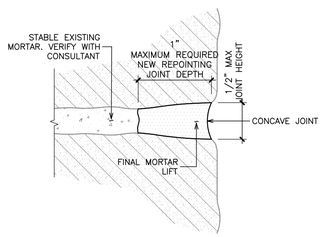
1 / S3.1 TYPICAL REMOVALS AT FOUNDATION WALL FOR WATERPROOFING SYSTEM INSTALLATION
N.T.S.



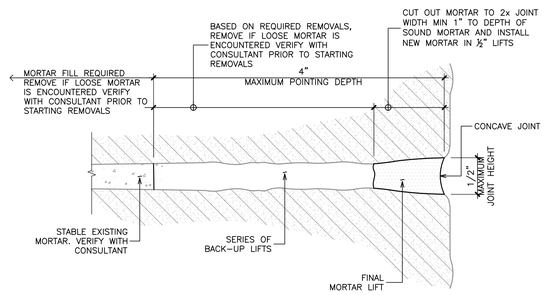
5B / S3.1 TYPICAL MASONRY JOINT - STONE LARGE JOINT (MINIMUM REPOINTING)
1'–0"=1'–0"



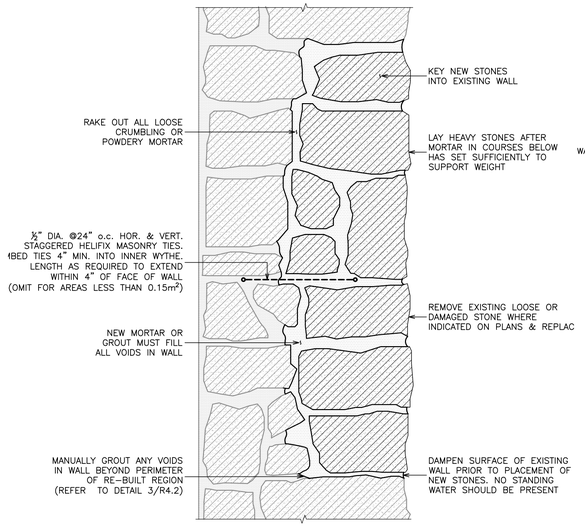
5A / S3.1 TYPICAL MASONRY JOINT - STONE LARGE JOINT (MAXIMUM REPOINTING)
1'–0"=1'–0"



6B / S3.1 TYPICAL MASONRY JOINT - STONE SMALL JOINT (MINIMUM REPOINTING)
1'–0"=1'–0"



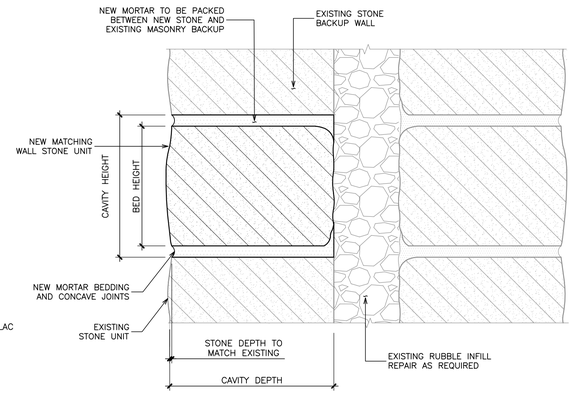
6A / S3.1 TYPICAL MASONRY JOINT - STONE SMALL JOINT (MAXIMUM REPOINTING)
1'–0"=1'–0"



NOTES:

1. STONE UNITS TO BE REPAIRED WILL BE IDENTIFIED BY THE CONSULTANT.
2. WHERE FRACTURES/CRACKS OF THE LIMESTONE UNITS ARE FOUND TO BE CONCEALED BY RIBBON POINTING AND /OR PARGING. THE CONTRACTOR IS TO INCLUDE FOR FULL REPLACEMENT OF THAT UNIT.

4B / S3.1 WALL STONE REPLACEMENT FOR AREAS GREATER THAN 0.15m2
N.T.S.



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2. WHERE FRACTURES/CRACKS OF THE LIMESTONE UNITS ARE FOUND TO BE CONCEALED BY RIBBON POINTING AND /OR PARGING. THE CONTRACTOR IS TO INCLUDE FOR FULL REPLACEMENT OF THAT UNIT.

4A / S3.1 WALL STONE REPLACEMENT FOR AREAS SMALLER THAN 0.15m2
N.T.S.

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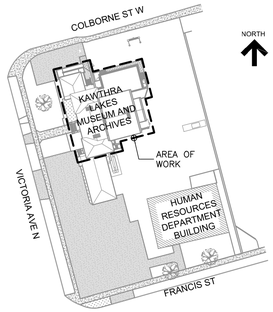

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S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

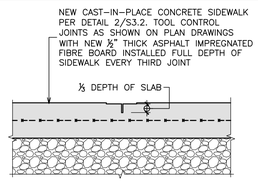
ENVELOPE RESTORATION

Sheet Title

FOUNDATION AND STAIRS - SECTIONS AND DETAILS

Drawn By	Y.D./K.V.	Scale	AS NOTED
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

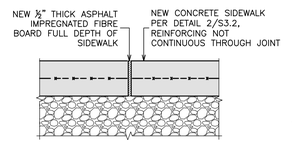
Sheet Number **S3.1** Revision **.**



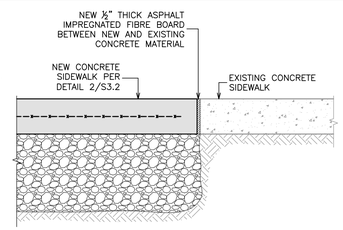
NOTE:

1. CONTRACTOR TO CONFIRM JOINT LAYOUT WITH CONSULTANT. SUBMIT PLAN DRAWING TO CONSULTANT FOR REVIEW.

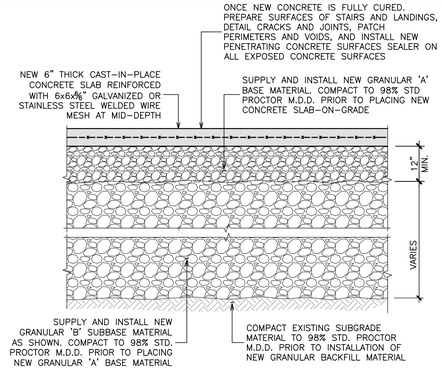
5 / S3.2 CONCRETE SIDEWALK TOOLED JOINTS
N.T.S.



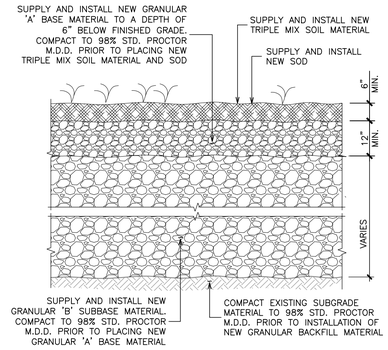
4 / S3.2 TYPICAL SIDEWALK FULL DEPTH JOINT DETAIL
N.T.S.



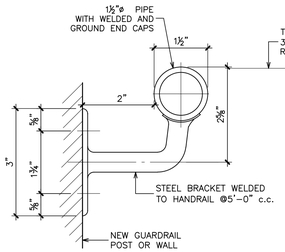
3 / S3.2 TYPICAL JOINT DETAIL BETWEEN NEW AND EXISTING CONCRETE SIDEWALKS
N.T.S.



2 / S3.2 TYPICAL CONCRETE SLAB-ON-GRADE CONSTRUCTION (RAMP AND SIDEWALK)
N.T.S.



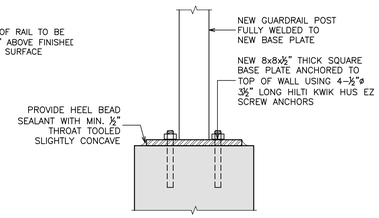
1 / S3.2 SOFT LANDSCAPING REINSTATEMENT AT EXCAVATED AREAS
N.T.S.



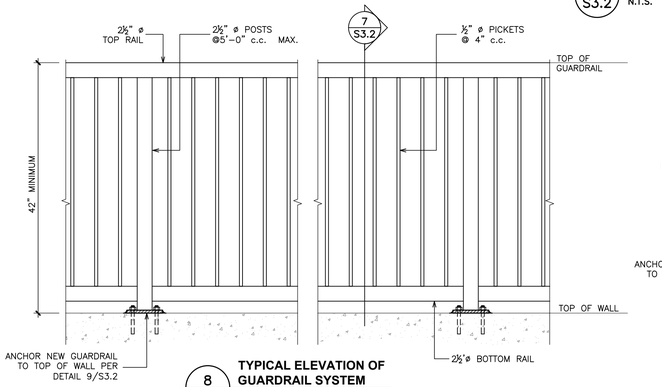
NOTE:

1. AT GUARDRAIL, HANDRAIL BRACKET TO BE WELDED TO VERTICAL POSTS OF GUARDRAIL. NO WALL PLATE REQUIRED.

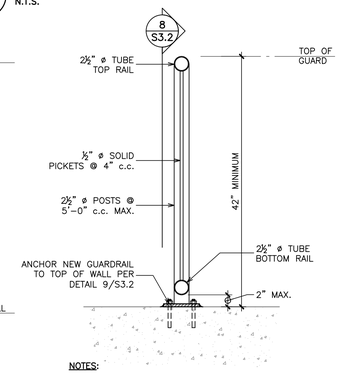
10 / S3.2 HANDRAIL DETAIL
N.T.S.



9 / S3.2 GUARDRAIL POST ANCHORING AT TOP OF WALL
N.T.S.



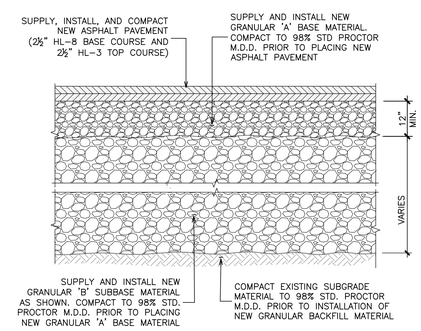
8 / S3.2 TYPICAL ELEVATION OF GUARDRAIL SYSTEM
N.T.S.



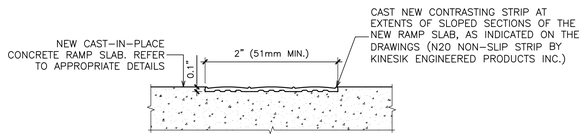
NOTES:

1. ALL GUARDRAILS TO BE HOT DIPPED GALVANIZED-300W GRADE STEEL CONSTRUCTION, SHOP PRIMED AND PAINTED BLACK.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

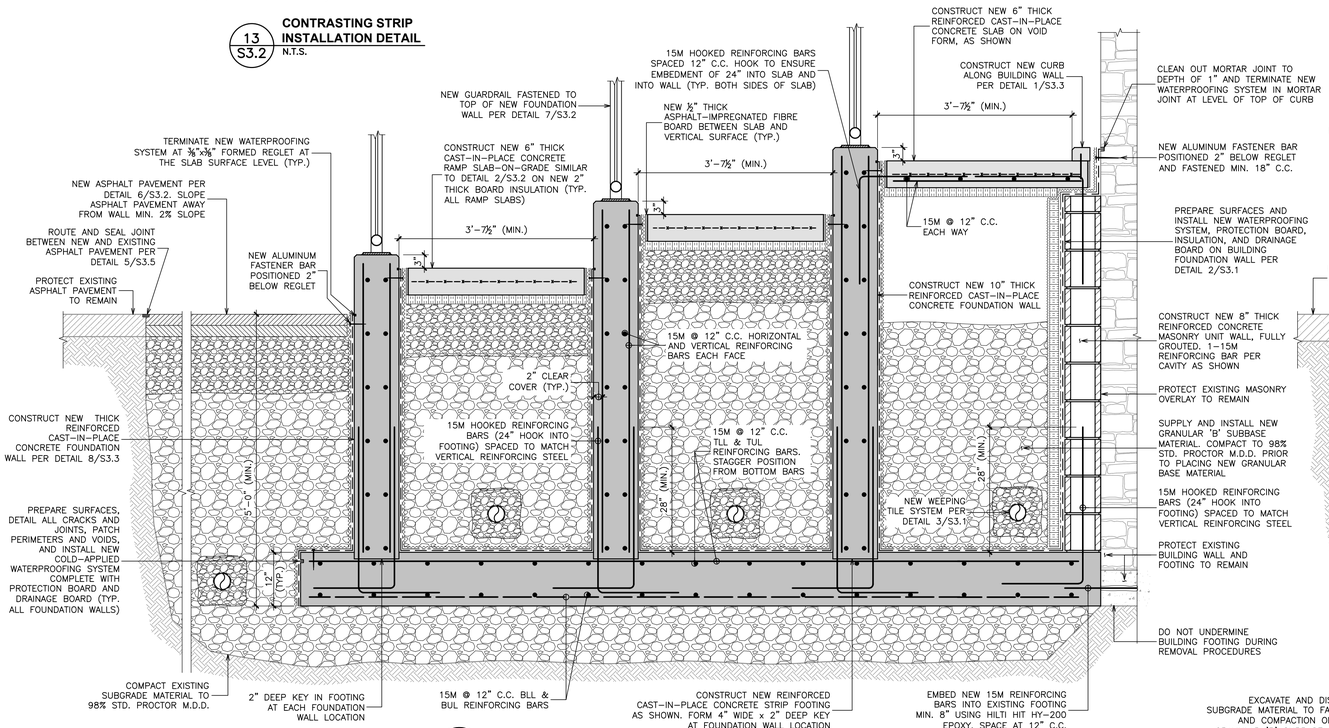
7 / S3.2 TYPICAL GUARDRAIL SECTION
N.T.S.



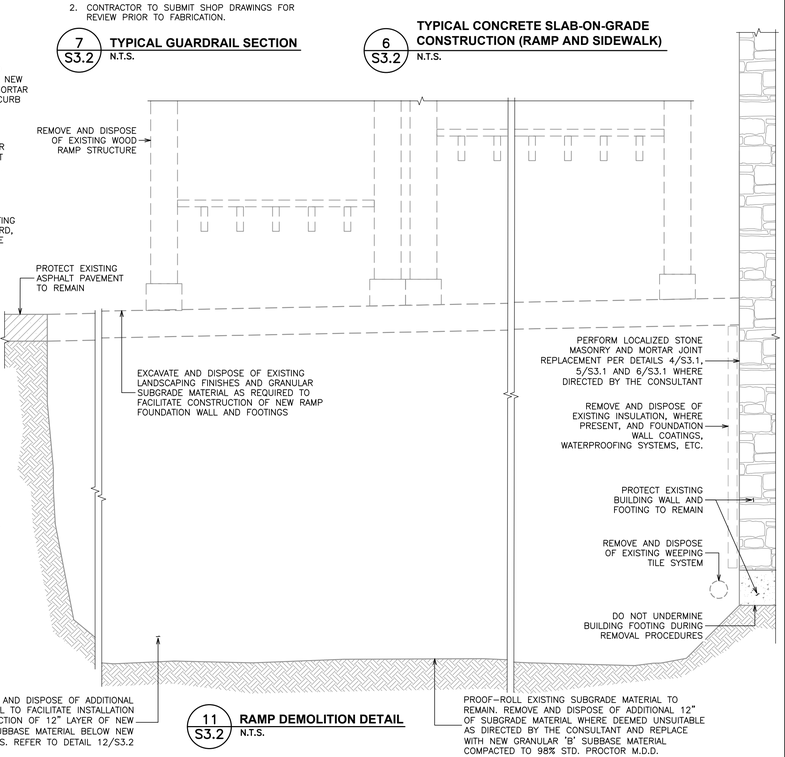
6 / S3.2 TYPICAL CONCRETE SLAB-ON-GRADE CONSTRUCTION (RAMP AND SIDEWALK)
N.T.S.



13 / S3.2 CONTRASTING STRIP INSTALLATION DETAIL
N.T.S.



12 / S3.2 RAMP CONSTRUCTION DETAIL
N.T.S.



11 / S3.2 RAMP DEMOLITION DETAIL
N.T.S.

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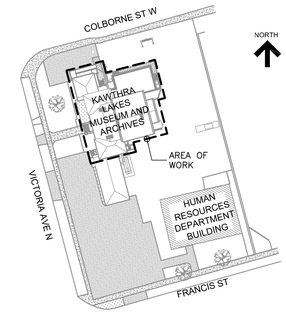

KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Sept. 24, 24	N.B.A
2.	ISSUED 90% FOR CLIENT REVIEW	July 17, 24	N.B.A
1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

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Seal

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

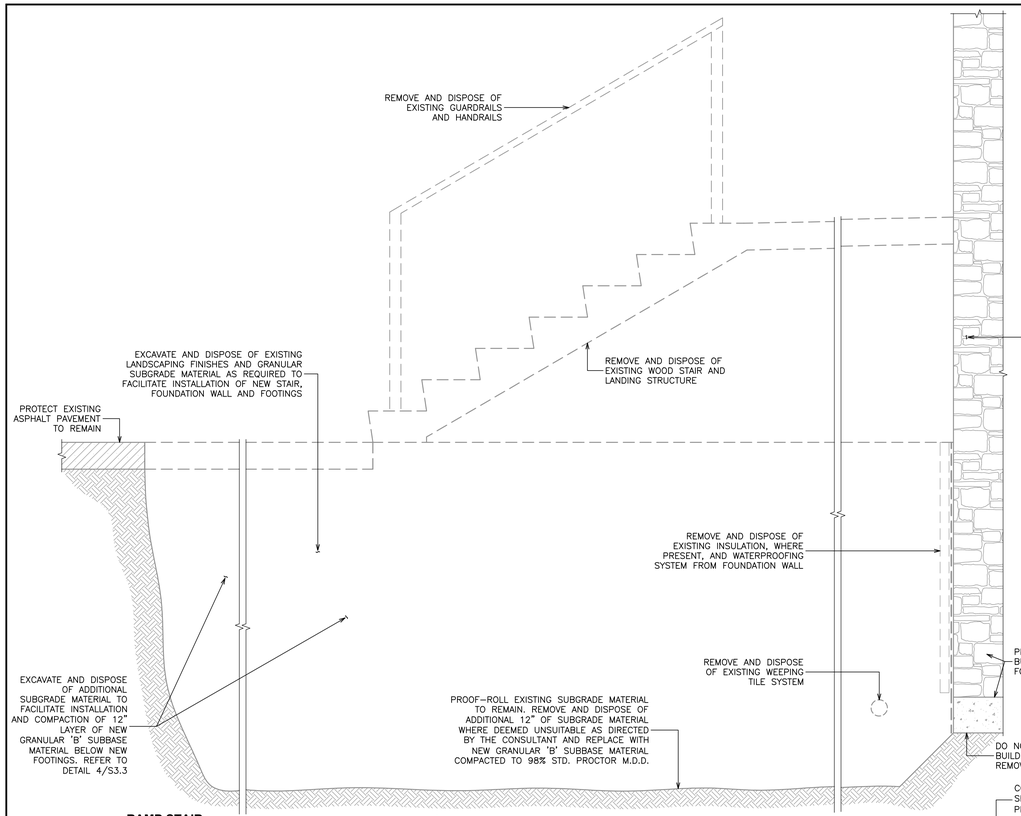
ENVELOPE RESTORATION

Sheet Title

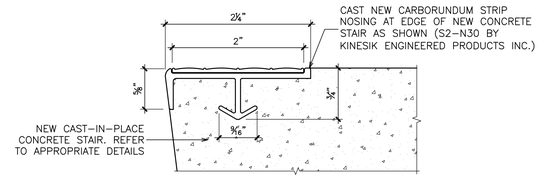
FOUNDATION AND STAIRS - SECTIONS AND DETAILS

Drawn By	Y.D./K.V.	Scale	AS NOTED
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

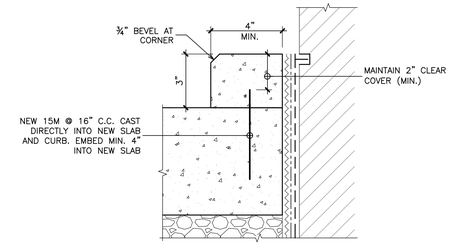
Sheet Number **S3.2** Revision **.**



3 / S3.3 RAMP STAIR DEMOLITION DETAIL
N.T.S.



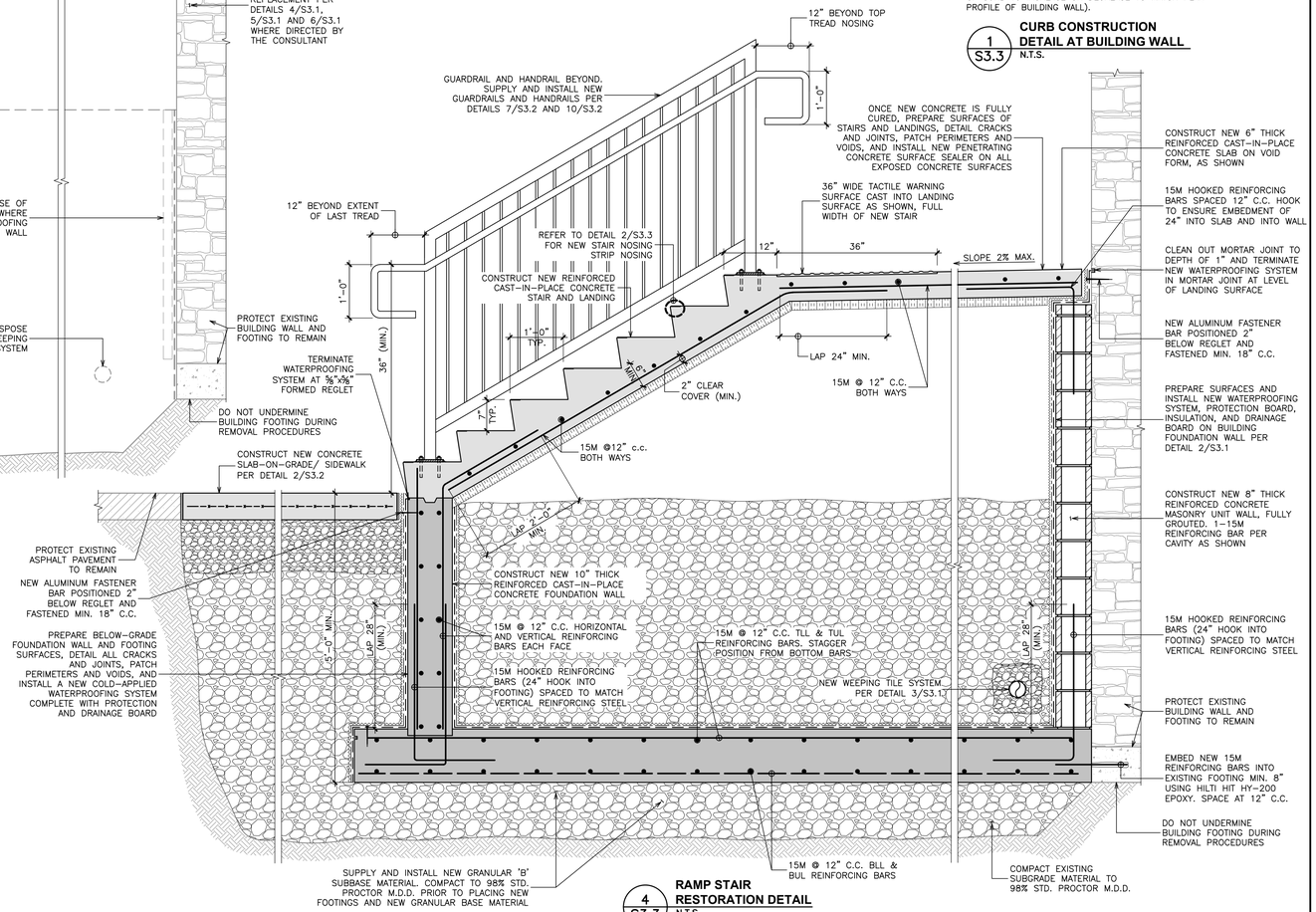
2 / S3.3 STAIR NOSING DETAIL
N.T.S.



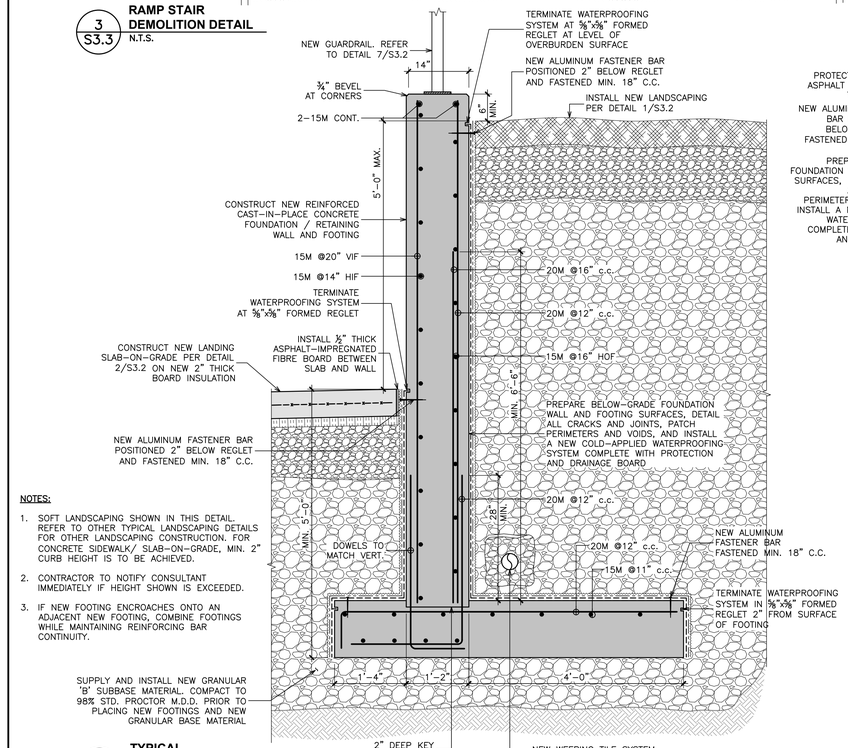
NOTES:

1. TOP OF CURB TO FOLLOW SLOPE OF RAMP (I.E. MAINTAIN 3" HEIGHT ALONG LENGTH OF RAMP).
2. PROFILE OF CURB TO MATCH PROFILE OF WALL (I.E. WIDTH OF CURB TO INCREASE OR DECREASE TO MATCH PLAN PROFILE OF BUILDING WALL).

1 / S3.3 CURB CONSTRUCTION DETAIL AT BUILDING WALL
N.T.S.



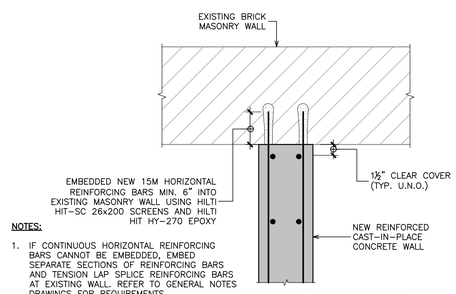
4 / S3.3 RAMP STAIR RESTORATION DETAIL
N.T.S.



NOTES:

1. SOFT LANDSCAPING SHOWN IN THIS DETAIL. REFER TO OTHER TYPICAL LANDSCAPING DETAILS FOR OTHER LANDSCAPING CONSTRUCTION. FOR CONCRETE SIDEWALK/ SLAB-ON-GRADE, MIN. 2" CURB HEIGHT IS TO BE ACHIEVED.
2. CONTRACTOR TO NOTIFY CONSULTANT IMMEDIATELY IF HEIGHT SHOWN IS EXCEEDED.
3. IF NEW FOOTING ENCROACHES ONTO AN ADJACENT NEW FOOTING, COMBINE FOOTINGS WHILE MAINTAINING REINFORCING BAR CONTINUITY.

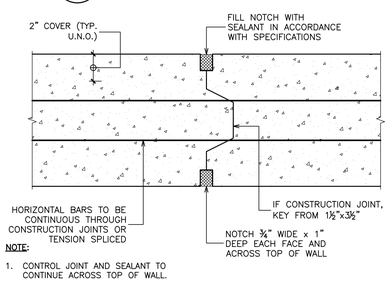
8 / S3.3 TYPICAL FREESTANDING WALL DETAIL
N.T.S.



NOTES:

1. IF CONTINUOUS HORIZONTAL REINFORCING BARS CANNOT BE EMBEDDED, EMBED SEPARATE SECTIONS OF REINFORCING BARS AND TENSION LAP SPLICE REINFORCING BARS AT EXISTING WALL. REFER TO GENERAL NOTES DRAWINGS FOR REQUIREMENTS.

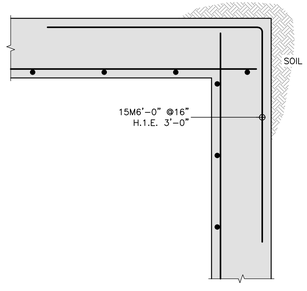
7 / S3.3 NEW WALL TERMINATION AT EXISTING WALL
N.T.S.



NOTE:

1. CONTROL JOINT AND SEALANT TO CONTINUE ACROSS TOP OF WALL.

6 / S3.3 WALL CONTROL JOINT/ CONSTRUCTION JOINT
N.T.S.



5 / S3.3 TYPICAL REINFORCING BAR DETAILING AT WALL CORNER
N.T.S.

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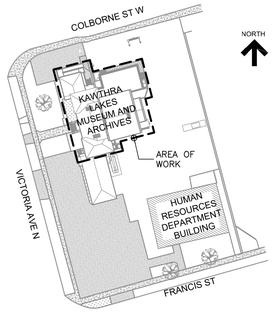

KEY PLAN

No.	Revision	Date	By
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LICENSED PROFESSIONAL ENGINEER
S. F. PLESIKO
100186231
2024-11-18
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

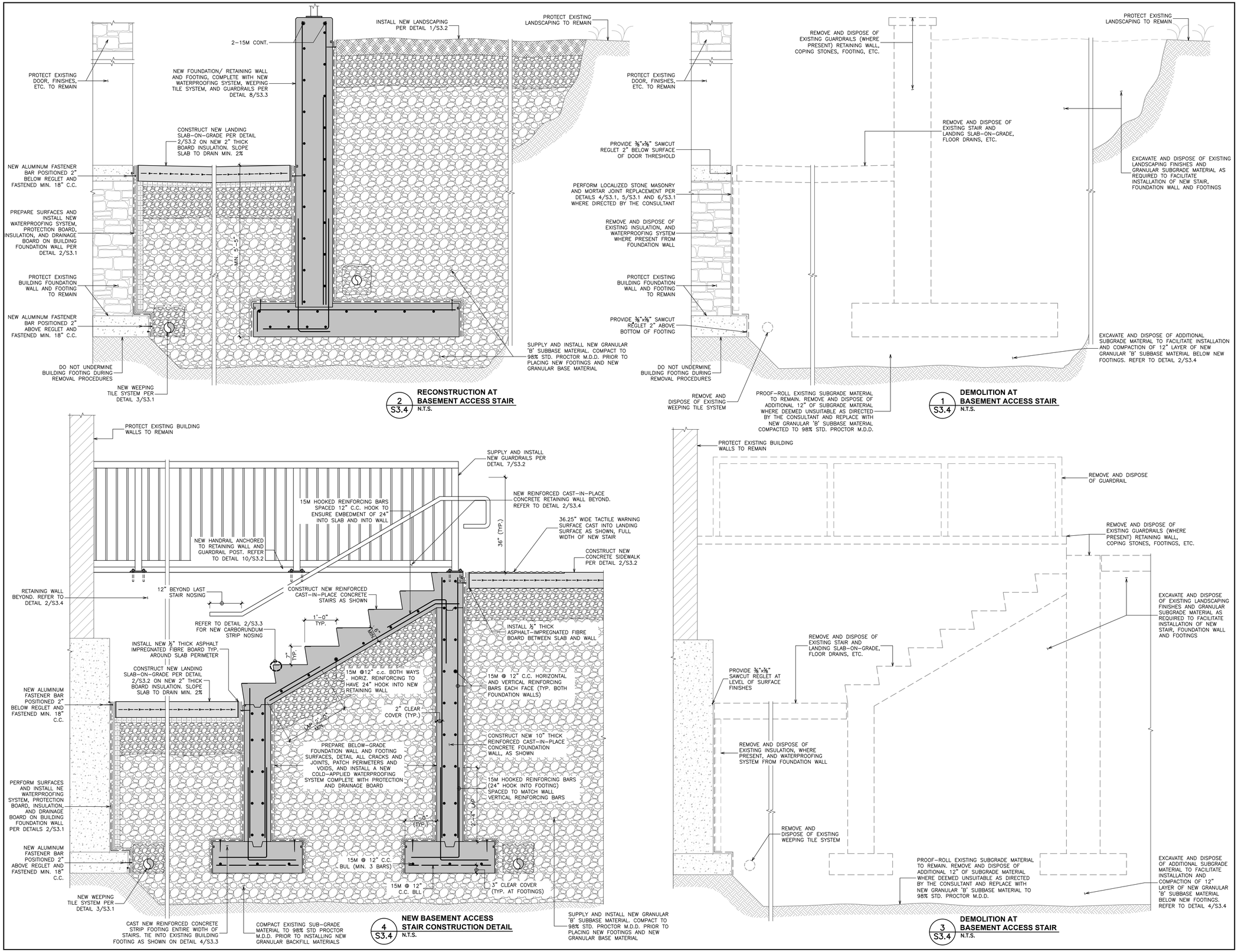
ENVELOPE RESTORATION

Sheet Title

FOUNDATION AND STAIRS - SECTIONS AND DETAILS

Drawn By	Y.D./K.V.	Scale	AS NOTED
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

Sheet Number **S3.3** Revision **.**



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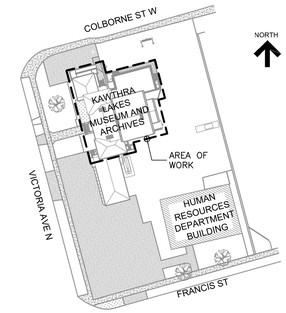

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Project Name

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Lindsay, Ontario

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Sheet Title

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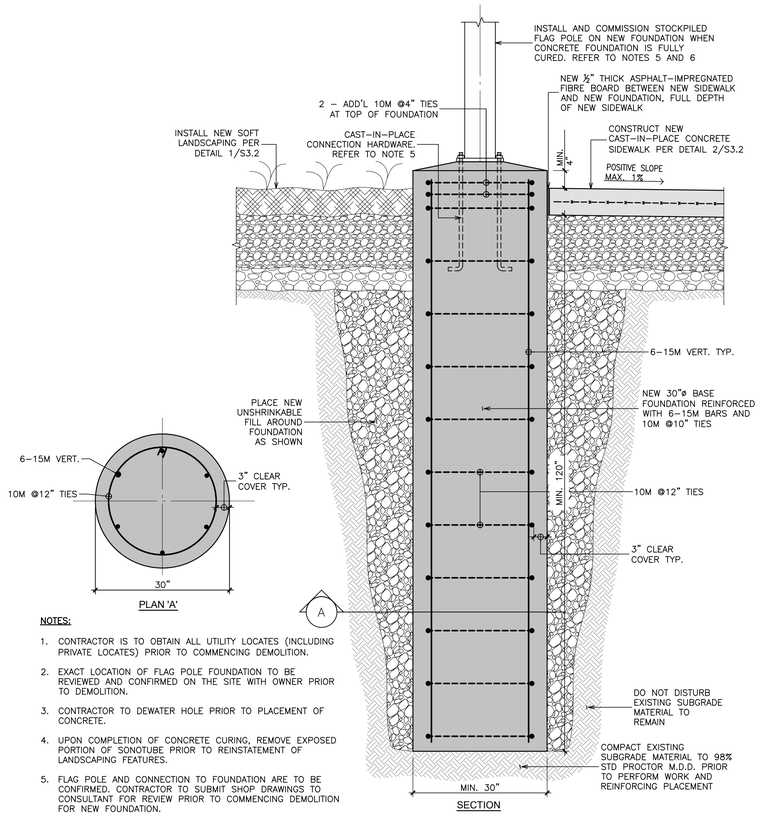
Drawn By	**Y.D./K.V.**	Scale	**AS NOTED**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number	**TOR.137843.0001**		

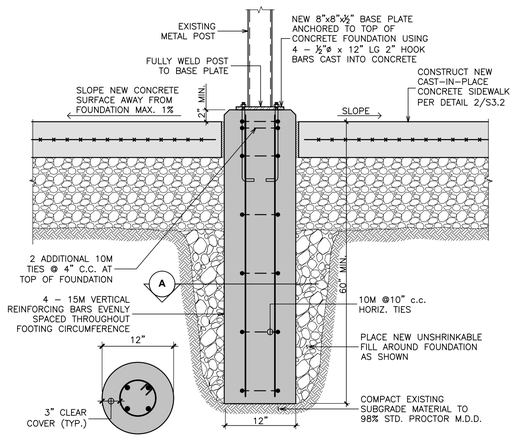
Sheet Number **S3.4** Revision **.**



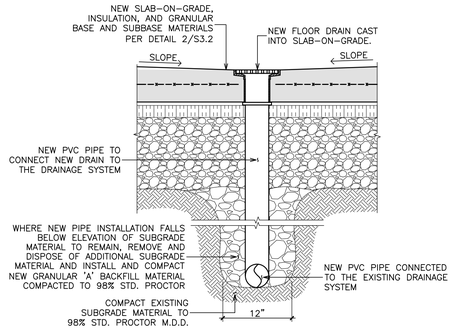
NOTES:

1. CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES (INCLUDING PRIVATE LOCATES) PRIOR TO COMMENCING DEMOLITION.
2. EXACT LOCATION OF FLAG POLE FOUNDATION TO BE REVIEWED AND CONFIRMED ON THE SITE WITH OWNER PRIOR TO DEMOLITION.
3. CONTRACTOR TO DEWATER HOLE PRIOR TO PLACEMENT OF CONCRETE.
4. UPON COMPLETION OF CONCRETE CURING, REMOVE EXPOSED PORTION OF SONOTUBE PRIOR TO REINSTATEMENT OF LANDSCAPING FEATURES.
5. FLAG POLE AND CONNECTION TO FOUNDATION ARE TO BE CONFIRMED. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO CONSULTANT FOR REVIEW PRIOR TO COMMENCING DEMOLITION FOR NEW FOUNDATION.
6. FOUNDATION HAS BEEN DESIGNED TO SUPPORT A FLAG POLE HEIGHT OF 40'-0" AND FLAG SIZE OF 94.5" x 60". CONTRACTOR TO ADVISE IF EXISTING SYSTEMS EXCEED THE ABOVE-NOTED DIMENSIONS.

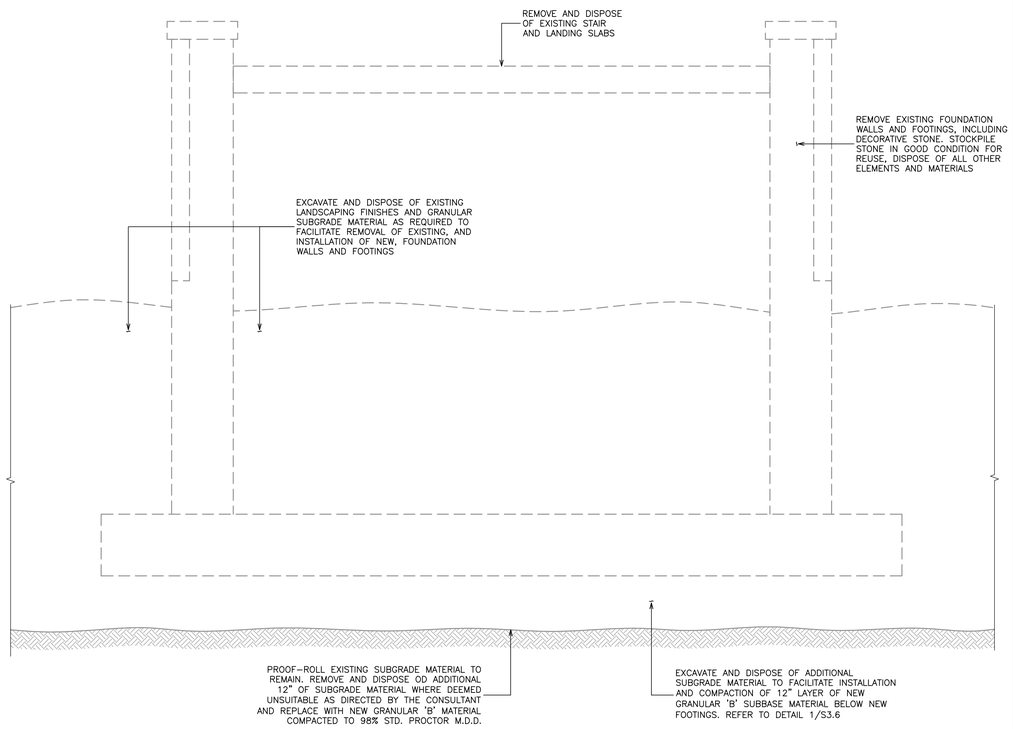
3 / S3.5 FLAG POLE FOUNDATION DETAIL
N.T.S.



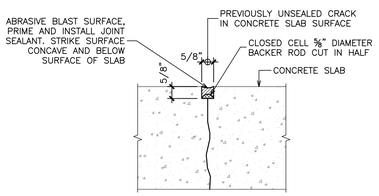
2 / S3.5 SITE SIGNAGE POST FOUNDATION DETAIL
N.T.S.



1 / S3.5 TYPICAL DRAIN INSTALLATION DETAIL
N.T.S.



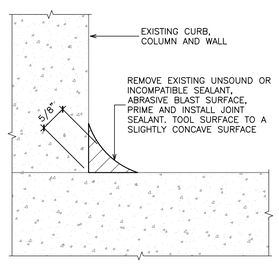
4 / S3.5 WEST STAIR DEMOLITION DETAIL
N.T.S.



NOTES:

1. ABRASIVE BLAST JOINT SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.
2. ENSURE ROUGH EDGES ARE GROUND SMOOTH.
3. CLEAN JOINT OF ALL DUST, PAINT, LOOSE OR FOREIGN MATERIAL PRIOR TO APPLICATION OF NEW MATERIALS.
4. ERECT SUITABLE BARRICADES TO ENSURE THAT TRAFFIC WILL NOT BE ALLOWED ONTO SEALED AREAS PRIOR TO THE MATERIALS BEING FULLY CURED.

7 / S3.5 TYPICAL CRACK SEALANT DETAIL
N.T.S.



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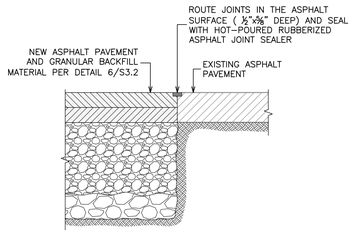
6 / S3.5 TYPICAL HEEL BEAD SEALANT DETAIL
N.T.S.



NOTES:

1. AFTER CUTTING SEALANT RESERVOIR, RESERVOIR IS TO BE THOROUGHLY CLEANED AND DRIED WITH HOT COMPRESSED AIR PRIOR TO FILLING WITH JOINT SEAL.
2. AFTER JOINT IS FILLED WITH HOT-POURED RUBBERIZED ASPHALT, SURFACE IS TO BE DUSTED WITH PORTLAND CEMENT OR MINERAL DUST TO PREVENT TRACKING.

5 / S3.5 JOINT SEALANT AT EXISTING PAVEMENT
N.T.S.

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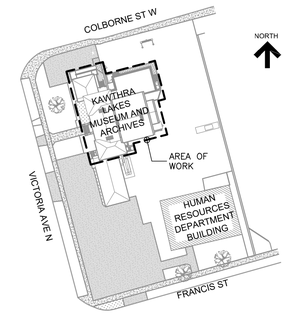

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Sheet Title

FOUNDATION AND STAIRS - SECTIONS AND DETAILS

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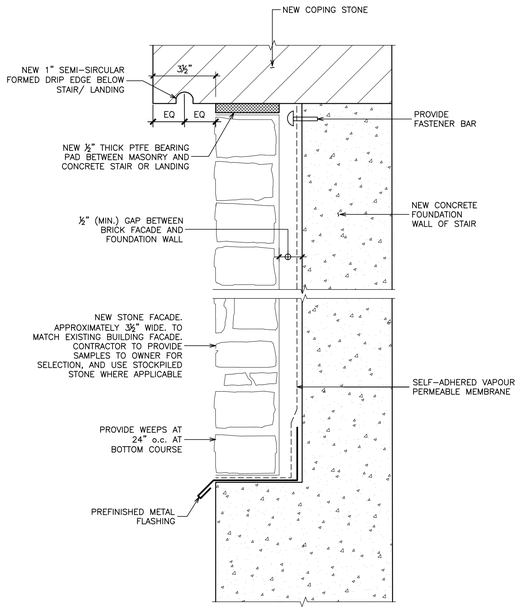
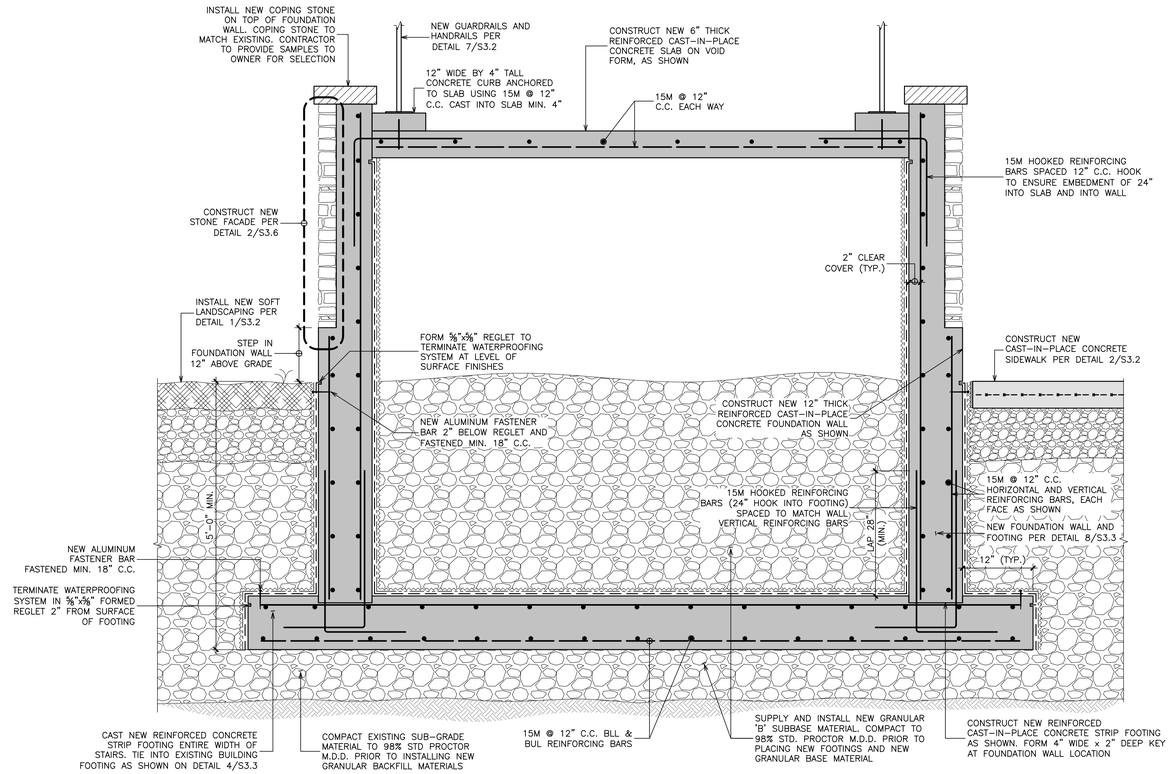
Designed By	N.B.A.	Date	September, 2024
RJC Project Number	TOR.137843.0001		

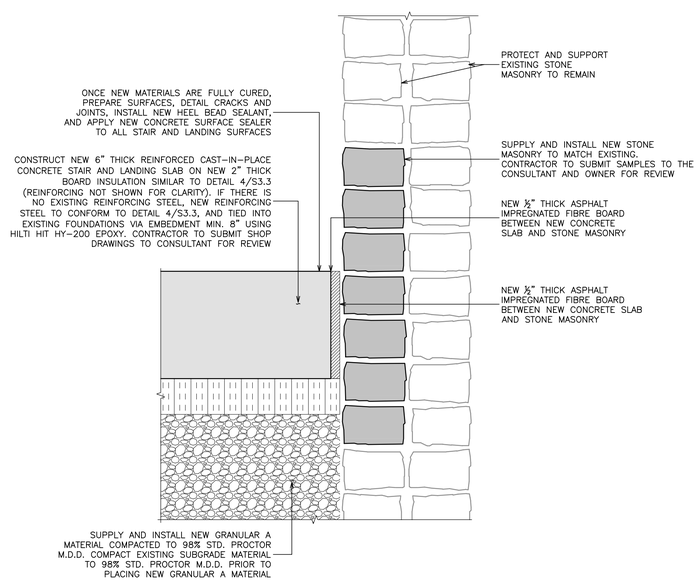
Sheet Number **S3.5** Revision **.**



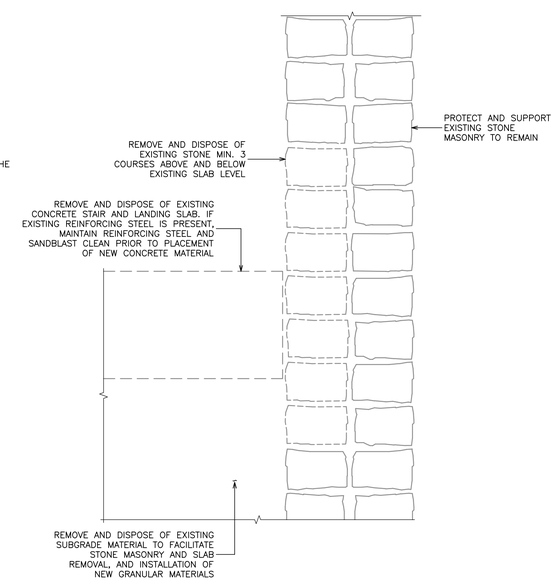
2 / S3.6 STAIR BRICK FACADE INSTALLATION DETAIL
N.T.S.



1 / S3.6 WEST STAIR RECONSTRUCTION DETAIL
N.T.S.



4 / S3.6 STAFF ENTRANCE STAIR TYPICAL SLAB RESTORATION DETAIL
N.T.S.



3 / S3.6 STAFF ENTRANCE STAIR TYPICAL SLAB DEMOLITION DETAIL
N.T.S.

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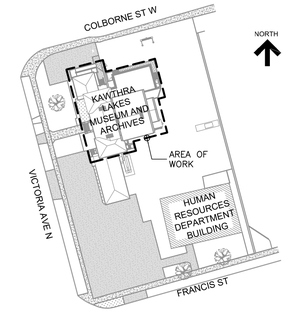

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1.	ISSUED 60% FOR CLIENT REVIEW	June 28, 24	N.B.A

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

LICENSED PROFESSIONAL ENGINEER
S. F. PLESKO
100186231
2024-11-18
PROVINCE OF ONTARIO

Project Name

50 Victoria Ave N - Olde Gaol Museum
Lindsay, Ontario

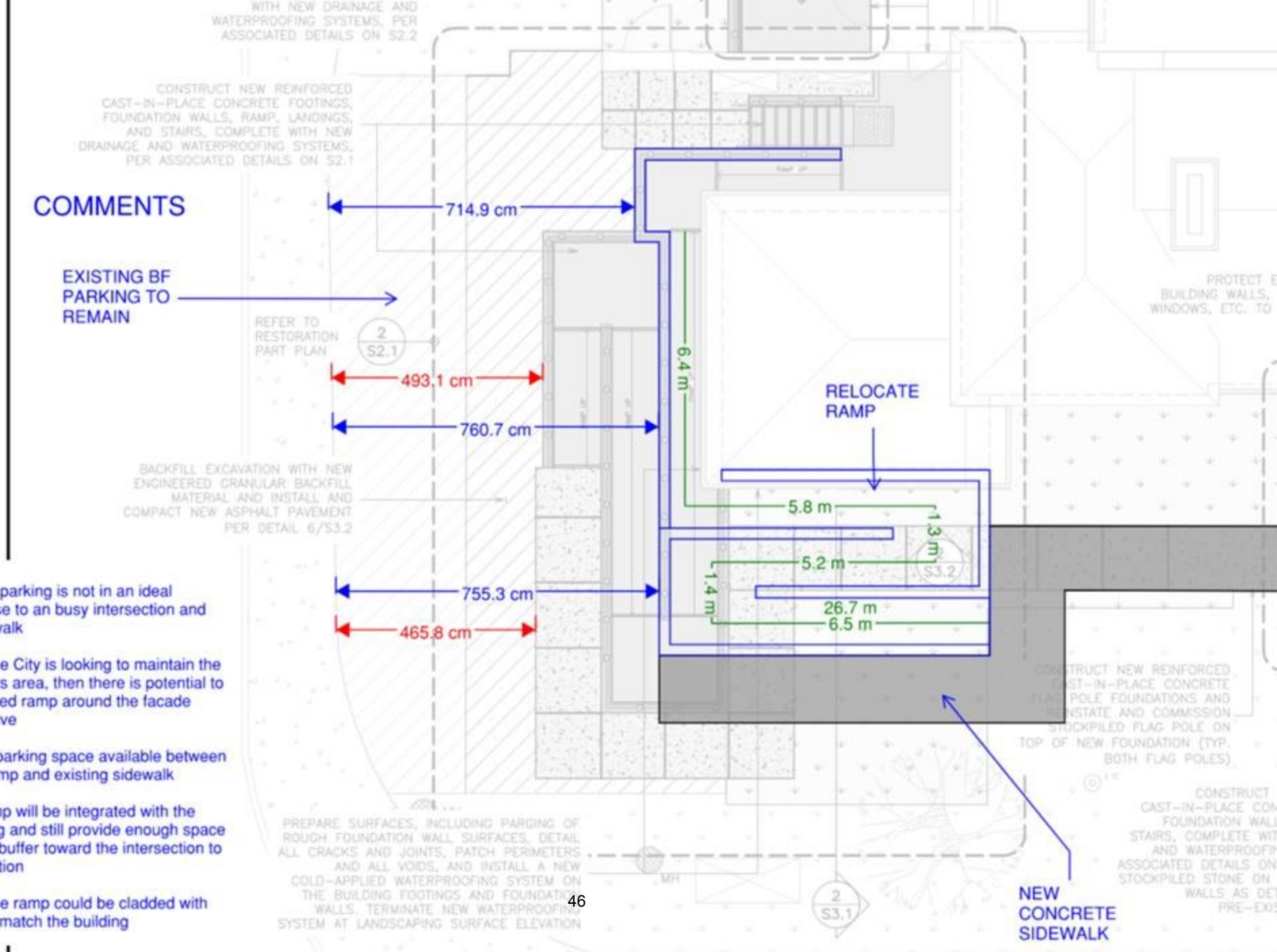
ENVELOPE RESTORATION

Sheet Title

SECTIONS AND DETAILS

Drawn By	**Y.D./K.V.**	Scale	**AS NOTED**
Designed By	**N.B.A.**	Date	**September, 2024**
RJC Project Number			**TOR.137843.0001**

Sheet Number: **S3.6**
Revision: **.**



COMMENTS:
The existing BF parking is not in an ideal location this close to an busy intersection and crossing a sidewalk

1. However, if the City is looking to maintain the BF parking in this area, then there is potential to wrap the proposed ramp around the facade facing Victoria Ave

3. Increase the parking space available between the proposed ramp and existing sidewalk

4. Proposed ramp will be integrated with the museum building and still provide enough space for a landscape buffer toward the intersection to soften the transition

5. The face of the ramp could be cladded with stone veneer to match the building

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-010**
Meeting Date:	February 6, 2025
Title:	**Alteration Application – 1 King Street West, Omemee**
Description:	Proposed alteration to 1 King Street West (Coronation Hall)
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-010, **Alteration Application – 1 King Street West, Omemee**, be received;

That the proposed alteration be approved.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

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.

1 King Street West is designated individually under the Ontario Heritage Act by By-law 2024-130, which is a replacement for an older by-law. The by-law is attached to this report as Appendix A. The property contains Coronation Hall which was constructed in 1911 as a performance hall and municipal office for the former Village of Omemee. It has significant association with Lady Eaton who was born in Omemee and donated the building to the village and is only one of a handful of Prairie-style public buildings in Ontario. The property is currently owned by the City of Kawartha Lakes and is used both for a public hall and rental facility and for the Omemee Service Centre.

The 2025 Capital Projects budget allocated funds for a complete envelope restoration of 1 King Street West. This project will restore and repair the exterior of the building for its long-term conservation. A site plan and elevations highlighting the areas where restoration is required and their treatment is attached as Appendix B. Building and Property staff will attend the Committee's February 6 meeting to provide an overview of the envelope restoration project and its details.

Rationale:

Staff are supportive of the approval of this application. The envelope restoration of this building is intended to ensure the long-term protection and conservation of Coronation Hall, both as a community landmark and as an active City facility.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as the result of the recommendations of this report. This project has been allocated funds through the 2025 Capital Projects budget.

Consultations:

Building and Property Staff.

Attachments:

Appendix A – By-law 2024-130

Adobe Acrobat Document

Appendix B – Site Plan and Elevations

Adobe Acrobat Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

The Corporation of the City of Kawartha Lakes

By-Law 2024-130

A By-Law to Repeal and Replace By-Law 2003-038, Designating 1 King Street West, Village of Omemee in the City of Kawartha Lakes

A By-law to repeal and replace By-law 2003-038 which designates 1 King Street West, Village of Omemee in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

Recitals

1. Section 31 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may repeal a by-law passed under Section 29 of the Act designating a property within the boundaries of the municipality at Council's initiative.

2. A Notice of Intention to Repeal By-law 2003-038 designating 1 King Street West, Village of Omemee has been given in accordance with Section 31 of the Ontario Heritage Act.

3. No objection to the proposed repeal of the designating by-law has been served on the Clerk of the City.

4. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.

5. A Notice of Intention to Designate 1 King Street West, Village of Omemee described further in Schedule A, has been given in accordance with Section 29 of the Ontario Heritage Act.

6. No objection to the proposed designation has been served on the Clerk of the City.

7. Council has consulted with its Municipal Heritage Committee.

8. Reasons for Designation are set forth in Schedule A.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2024-130.

Section 1.00: Definitions and Interpretation

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

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

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

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

"Council" or "City Council" means the municipal council for the City;

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

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

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

"Property" means property as set out in Section 2.01.

1.02 **Interpretation Rules:**

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

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

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

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

Section 2.00: Designation of Property

2.01 1 King Street West, Village of Omemee is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations to the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the Land Registry Office.

2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

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

3.02 **Offence and Penalty:** It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with the provisions of the Provincial Offences Act, the Ontario Heritage Act and to any other applicable penalty.

Section 4.00: Administration and Effective Date

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

4.02 **Effective Date:** This By-law shall come into force thirty (30) days after the publication of the notice of intention to designate in a newspaper with general circulation in the municipality.

Section 5.00: Repeals

5.01 **Repeal:** By-law 2003-038 is repealed.

By-law read a first, second and third time, and finally passed, this 25th day of June, 2024.

D. J. F. Elmslie CRitchie

Doug Elmslie, Mayor Cathie Ritchie, City Clerk

Schedule A to By-law 2024-130

Being a By-law to repeal and replace By-law 2003-038, designating 1 King Street West, Village of Omemee in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

1 King Street West, Village of Omemee

Section 2: Location of Property

Located on the northwest corner of the intersection of King Street West (Highway 7) and Sturgeon Road.

Section 3: Legal Description and PIN

LT 2 N/S KING ST AND W/S STURGEON ST PL 109; LT 1 N/S KING ST AND W/S STURGEON ST PL 109 EXCEPT R125169; S/T R123870; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is Coronation Hall, the early twentieth century municipal and concert hall which is located in the middle of the property facing King Street West.

Section 5: Statement of Reasons for Designation

Design and Physical Value
1 King Street West, also known as Coronation Hall, has design and physical value as a rare example of a Prairie style public building in Ontario. The Prairie style developed in the American Midwest in the early twentieth century in the work of architect Frank Lloyd Wright and is characterized by its strong horizontal lines, limited ornamentation, geometric qualities and natural colour palette. While relatively popular in the United States, its use in Canada was limited, particularly in public buildings. Coronation Hall is a rare example of its use in a municipal building and concert hall and displays key characteristics of the style such as horizontal lines, a low pitched hipped roof, neutral colour palette and strong use of geometric forms. The interior is also a well-preserved example of an early twentieth century concert hall.

Historical and Associative Value
1 King Street West has historical and associative value in its association with Flora McCrae, Lady Eaton, who commissioned the hall in 1911 as a gift to the village, and in its role as the former Town Hall for the Village of Omemee. Lady Eaton was born in Omemee in 1879 and married John Craig Eaton, the younger son of Eaton's store founder Timothy Eaton, who she met in Toronto while working as a nurse. Lady Eaton was a significant philanthropist in the early decades of the twentieth century and, in particular, made substantial contributions to her home town, including funding the construction of Coronation

Hall. The building served as a concert hall as well as the Town Hall for the village, which it had been without since the separation of Omemee from the rest of Emily Township in 1874.

Contextual Value
1 King Street West has contextual value as a significant local landmark in the village of Omemee and as a contributing feature to its historic small town streetscape. The building has served as a concert hall and municipal building since its construction in 1911 and is a well-used and recognized community space in the village. It forms part of the historic streetscape of King Street East and West which forms the core of the village and is comprised of a range of historic building in various late nineteenth and early twentieth century styles. The subject property maintains and supports this historic landscape and is one of its anchor buildings at the corner of Sturgeon and King Streets.

Section 6: Heritage Attributes

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

Design and Physical Features

The design and physical attributes support the value of the property as a representative example of a Prairie style public building and concert hall.

Exterior Features

- Two-storey buff brick construction
- Low pitched hipped roof
- Wide projecting eaves
- Fishscale shingles
- Chimneys
- Symmetrical massing
- Projecting front bay
- Rendered entablature, including “Omemee Hall 1911” signage
- Pilasters
- Coursing

- Fenestration including:
    - Bands of sash windows
    - Window surrounds
- Entrance including:
    - Pair of entrance doors
    - Overhang
    - Brackets
- War memorial

Interior Features

- Stage including:
    - Stage stairs
    - Arch
    - Recessed stage lighting
- Balcony including:
    - Folding seating
    - Steps
- Pillars
- Wooden moulding
- Beams
- Interior light fixtures
- Wooden flooring
- Wooden doors
- Decorative wall and floor grates
- Stairs including:
    - Baluster

- Balustrade
- Newels

Historic and Associative Attributes

The historic and associative attributes support the historic and continuing value of the property as a municipal building for the former Village of Omemee and performance venue, as well as its association with Flora McCrae, Lady Eaton.

- Use as a municipal building and performance venue
- "Coronation Hall 1911" sign
- Association with Flora McCrae, Lady Eaton
- Association with the former Village of Omemee

Contextual Features

The contextual attributes support the value of the property a local landmark and contributing feature to the historic streetscape of downtown Omemee.

- Location at the intersection of King Street and Sturgeon Road
- Orientation of the property towards King Street
- Views of the property from King Street and Sturgeon Road
- Views of King Street and Sturgeon Road from the property
- Internal relationship of the war memorial and hall

CORONATION HALL EXTERIOR CONSERVATION

01 KING STREET WEST, OMEMEE, ON

BUILDING PERMIT APPLICATION: JANUARY 15, 2025

1 A1.0 **CORONATION HALL**
SCALE: NTS

2 A1.0 **LOCATION PLAN**
SCALE: NTS

ARCHITECTURAL

PHASE 1:

A1.0 - TITLE PAGE, CONTEXT PLAN
A1.1 - SOUTH ELEVATION
A1.2 - EAST ELEVATION
A1.3 - NORTH ELEVATION
A1.4 - WEST ELEVATION
A1.5 - ROOF & CANOPY DETAILS
A1.6 - MASONRY REPAIRS

3 A1.0 **DRAWING LIST**
SCALE: NTS

SUMMARY OF WORKS:

THE WORK SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:
1. MASONRY CONSERVATION, INCLUDING REPOINTING & BRICK REPLACMENT & CLEANING.
2. WOOD CONSERVATION: WOOD REPAIRS & REPAINTING.
3. METAL REPAIR & PAINTING.
4. STUCCO REPAIRS & PAINTING.
5. CANOPY CAP FLASHING REPLACEMENT.

SEPARATE PRICE 1: REPARGING OF FOUNDATION BASE WALL.

DRAWINGS ARE NOT TO BE SCALED.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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NO.	DATE	DESCRIPTION

REVISIONS

ISSUE

NO.	DATE	DESCRIPTION
1	15 JAN. 2025	BUILDING PERMIT APPLICATION
2		
3		
4		

ORIENTATION

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
SHELDON C. KEIM
LICENCE
6638

CONSTRUCTION NOTES:

MASONRY CONSERVATION:
1. REPOINT 25%, TYPICAL FOR ALL BRICK MASONRY UNLESS OTHERWISE NOTED.
2. REPLACE DAMAGED/DETERIORATED BRICKS DAMAGED, APPROX. 7%.
3. PRESSURE WASH ALL BRICK MASONRY.

WINDOW CONSERVATION:
1. REMOVE EXISTING SEALANT & APPLY NEW BETWEEN ALUMINIUM WINDOW SURROUNDS & MASONRY.
2. SEAL ALL ALUMINIUM PANELS AT JOINTS.
3. PROVIDE WEEPHOLES IN SEALANT AT BOTTOM JOINTS.
4. SEALANT COLOUR TO MATCH ALUMINIUM FRAME.
5. REPAINT WINDOW SURROUNDS TO MATCH EXISTING.

GUTTER & DOWNPIPE REPAIRS:
1. SCRAPE ALL SURFACES TO REMOVE LOOSE PAINT. SAND TO REMOVE.
2. PRIME & PAINT ALL METAL SURFACES TO MATCH EXISTING.
3. SECURE LOOSE FITTINGS.

MAIN ROOF REPAIRS:
1. INSPECT HIP ROOF METAL ANGLES FOR SEVERE DETERIORATION. REVIEW CONDITION WITH CONSULTANT
2. SCRAPE & SAND ALL SURFACES TO REMOVE LOOSE PAINT & RUST TO BASE METAL.
3. PRIME WITH RUST INHIBITIVE PRIMER & PAINT ALL METAL SURFACES TO MATCH EXISTING.
4. UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

EAST ADDITION ROOF REPAIRS:
1. CHECK SHEET METAL FOR PAINT DAMAGE.
2. ANY AREAS OF REMOVED PAINT TO BE PATCH REPAIRED PRIME & PAINTED.
3. UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

STUCCO BAND CONSERVATION:
1. SOUND ALL STUCCO SURFACES, REMOVE DELAMINATED PLASTER, SCRAPE, SAND & REMOVE LOOSE PAINT.
2. RE-PLASTER REMOVED STUCCO, TEXTURE TO MATCH EXISTING.
3. PRIME & PAINT SURFACE.
4. ALL SIGNAGE TO BE REPAINTED.

WOOD CORNICE CONSERVATION:
1. SCRAPE & REMOVE LOOSE PAINT. REMOVE ALL SEALANT. SAND TO REMOVE ANY EDGES WHICH MAY TELEGRAPH UNDER NEW PAINT.
2. INFILL ANY CHIPPED OR CRACKED WOOD WITH WOOD FILLER.
3. PRIME & PAINT SURFACE.
4. INSTALL NEW SEALANT AT STUCCO/WOOD CONNECTION & BETWEEN WOOD JOINTS.
2. REVIEW CONDITION WITH CONSULTANT AND IDENTIFY ANY AREAS OF MAJOR REPAIRS.

REPAINTING OF ROOF WOOD SHINGLES:
1. SAND & REMOVE LOOSE PAINT.
2. PRIME & PAINT SURFACE.

ONTARIO BUILDING CODE DATA MATRIX - PART 11 - RENOVATION OF EXISTING BUILDING

11.1	EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE: GROUP A1 - THEATRE CONSTRUCTION INDEX: —/— HAZARD INDEX: —/— ■ NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)	11.2.1 T 11.2.1.1A T 11.2.1.1B to N
11.2	ALTERATION TO EXISTING BUILDING IS:	BASIC RENOVATION: ■ EXTENSIVE RENOVATION: □	11.3.3.1 11.3.3.2
11.3	REDUCTION IN PERFORMANCE LEVEL	STRUCTURAL: □ YES ■ NO BY INCREASE IN OCCUPANT LOAD: □ YES ■ NO BY CHANGE IN MAJOR OCCUPACY: □ YES ■ NO PLUMBING: □ YES ■ NO SEWERAGE -SYSTEM: □ YES ■ NO	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	COMPENSATING CONSTRUCTION	STRUCTURAL: ■ NO □ YES (EXPLAIN)	11.4.3 11.4.3.2
		INCREASE IN OCCUPANT LOAD: ■ NO □ YES (EXPLAIN)	11.4.3.3
		CHANGE OF MAJOR OCCUPANCY: ■ NO □ YES (EXPLAIN)	11.4.3.4
		PLUMBING: ■ NO □ YES (EXPLAIN)	11.4.3.5
		SEWERAGE -SYSTEM: ■ NO □ YES (EXPLAIN)	11.4.3.6
11.5	COMPLIANCE ALTERNATIVES PROPOSED	■ NO □ YES (GIVE NUMBERS)	11.5.1
11.6	ALTERNATIVE MEASURES PROPOSED	■ NO □ YES (EXPLAIN)	11.5.2

Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

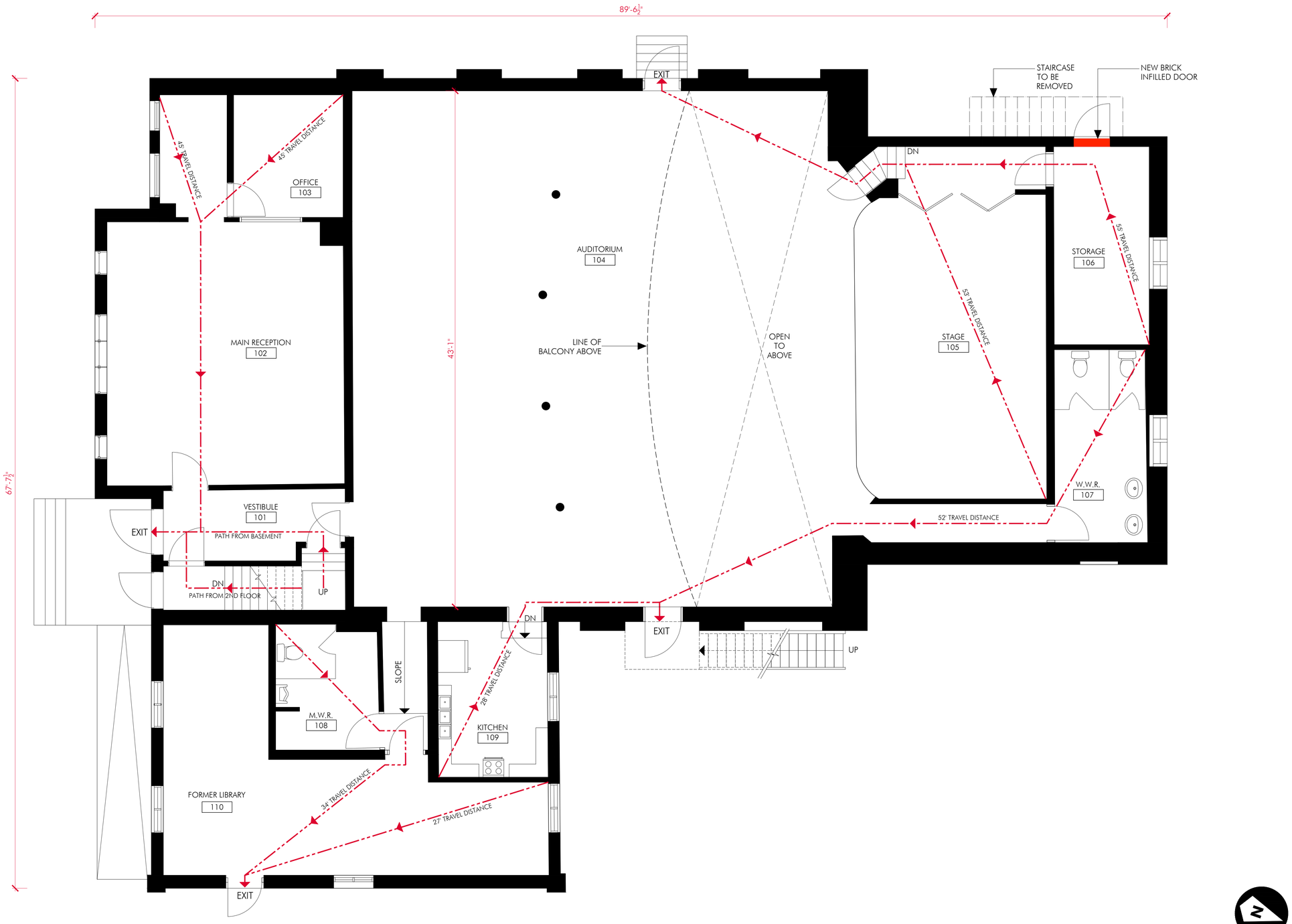
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST, OMEMEE, ON

PROJECT NO.:
24012

DRAWING TITLE:
TITLE PAGE & LOCATION PLAN

SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	JAN 2025		**A1.0**
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



1 A1.2 **GROUND FLOOR PLAN**
1/4":1'

LEGEND:

EGRESS ROUTE

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NO.	DATE	DESCRIPTION

REVISIONS

ISSUE

NO.	DATE	DESCRIPTION
1	15 JAN. 2025	BUILDING PERMIT APPLICATION
2		
3		
4		

ORIENTATION

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
SHELDON C. KENNEDY
LICENSE
6638

SBA Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON, M5A 2K2 T: 416-961-5690 F: 416-972-6417

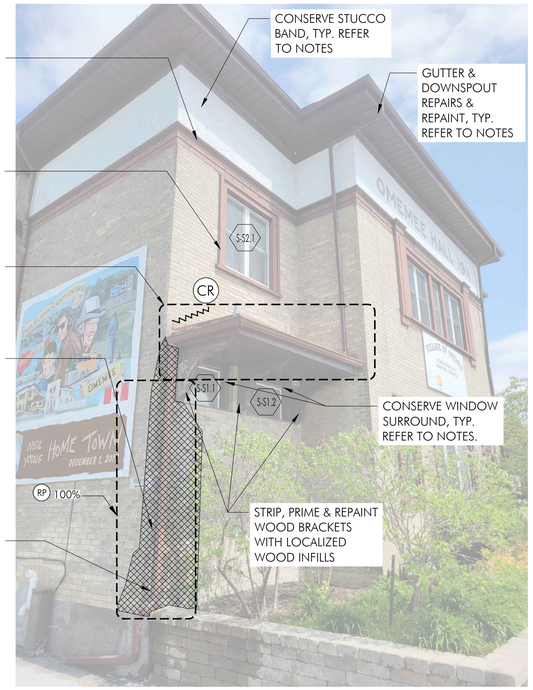
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST, OMEMEE, ON

PROJECT NO.:
24012

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	JAN 2025		A1.1
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



CONSERVE STUCCO BAND, TYP. REFER TO NOTES

CONSERVE WOOD CORNICE, TYP. REFER TO NOTES.

GUTTER & DOWNSPOUT REPAIRS & REPAINT, TYP. REFER TO NOTES

CONSERVE WINDOW SURROUND, TYP. REFER TO NOTES.

INSTALL NEW CANOPY CAP FLASHING. SEE DETAIL 7-A1.5

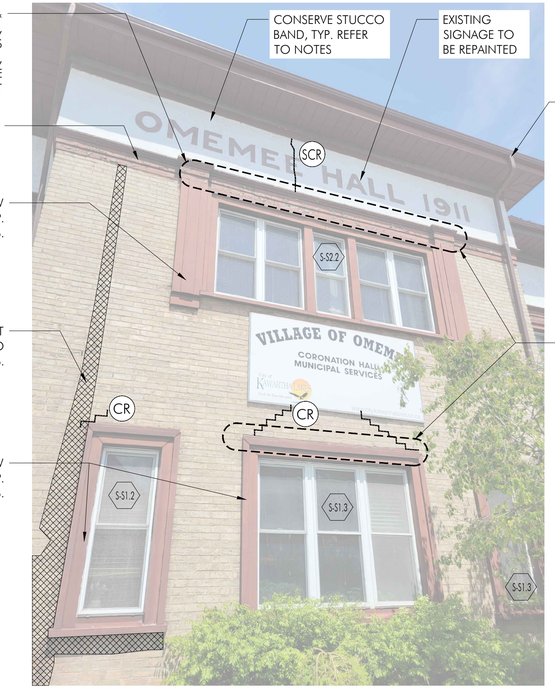
AREA OF SIGNIFICANT STAIN REMOVAL . REFER TO PROJECT SPECIFICATIONS.

CONSERVE WINDOW SURROUND, TYP. REFER TO NOTES.

STRIP, PRIME & REPAINT WOOD BRACKETS WITH LOCALIZED WOOD INFILLS

MODIFY DOWNSPOUT OUTLET TO REDIRECT WATER INTO PLANTER. PROVIDE NEW CONCRETE SPLASHPAD. REPAINT DOWNSPOUT.

1 / A1.0 SOUTH ELEVATION 1
NTS



WOOD CORNICE, FRAME & BRICKWORK TO BE SALVAGED, STEEL LINTEL TO BE REPLACED AS DIRECTED BY STRUCTURAL ENG., BRICKWORK & WINDOW FRAME TO BE CONSERVED & RE-SET

CONSERVE STUCCO BAND, TYP. REFER TO NOTES

EXISTING SIGNAGE TO BE REPAINTED

GUTTER & DOWNSPOUT REPAIRS & REPAINT, TYP. REFER TO NOTES

CONSERVE WOOD CORNICE, TYP. REFER TO NOTES.

CONSERVE WINDOW SURROUND, TYP. REFER TO NOTES.

AREA OF SIGNIFICANT STAIN REMOVAL .REFER TO PROJECT SPECIFICATIONS.

REVIEW STEEL LINTEL CONDITION WITH CONSULTANT & STRUCTURAL ENGINEER. REPLACE/REPAIR/MODIFY AS DIRECTED. COST OF WORK TO FALL UNDER ALLOCATED CASH ALLOWANCE.

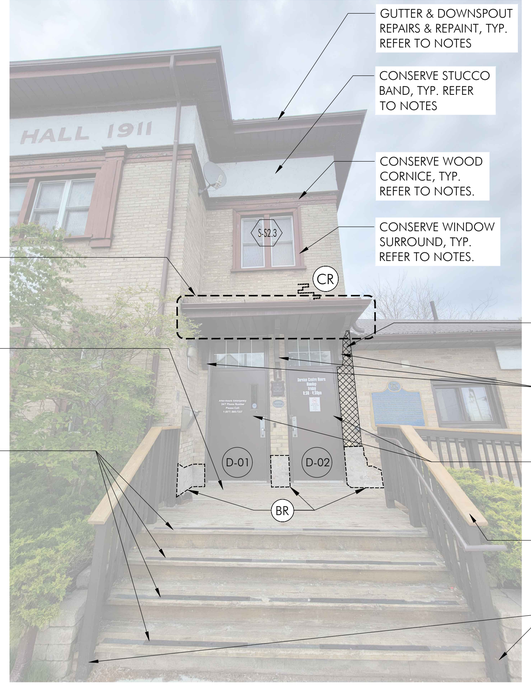
CONSERVE WINDOW SURROUND, TYP. REFER TO NOTES.

2 / A1.0 SOUTH ELEVATION 2
NTS

REFERENCE ELEVATION

LEGEND:

- AREA OF SIGNIFICANT STAIN REMOVAL
- AREA OF GRAFFITI CLEANING
- AREA OF REPARGING - SEPARATE PRICE 1
- AREA OF PARGING REMOVAL
- OJ OPEN MASONRY JOINTS - REPOINT
- CR MASONRY CRACK REPAIR - STABILIZE & REPOINT
- CR STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
- CR CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
- BR BRICK REPLACEMENT
- SR SEALANT REPLACEMENT
- RP REPOINTING



GUTTER & DOWNSPOUT REPAIRS & REPAINT, TYP. REFER TO NOTES

CONSERVE STUCCO BAND, TYP. REFER TO NOTES

CONSERVE WOOD CORNICE, TYP. REFER TO NOTES.

CONSERVE WINDOW SURROUND, TYP. REFER TO NOTES.

INSTALL NEW CANOPY CAP FLASHING. SEE DETAIL 7-A1.5

AREA OF SIGNIFICANT STAIN REMOVAL REFER TO PROJECT SPECIFICATIONS.

PRESSURE WASH WOOD DECK FLOORING & STEPS, SAND & STAIN.

STRIP, PRIME & REPAINT WOOD BRACKETS WITH LOCALIZED WOOD INFILLS

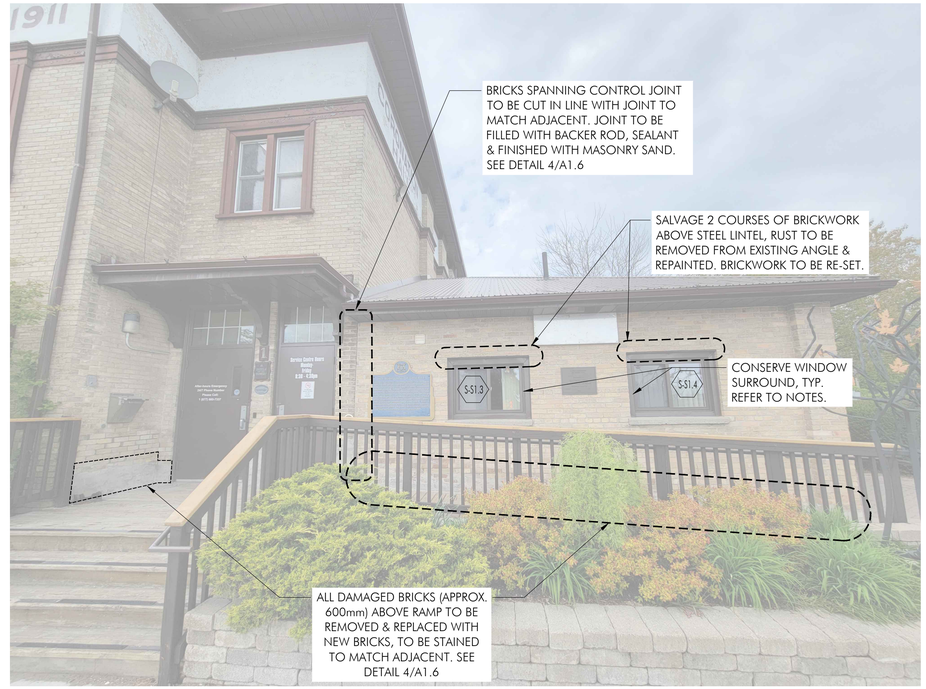
REMOVE EXISTING COLOUR CONTRAST ABRASIVE STRIPS & REPLACE WITH NEW.

REPAINT DOOR PANELS & FRAMES. REPLACE SEALANT, COLOUR TO MATCH FRAME.

SAND & STAIN ALL WOODEN HANDRAILS.

CLEAN WOOD RAILING, SAND & PAINT. WOOD BALUSTERS TO BE CLEANED, SANDED & REPAINTED TO MATCH EXISTING

3 / A1.0 SOUTH ELEVATION 3
NTS



BRICKS SPANNING CONTROL JOINT TO BE CUT IN LINE WITH JOINT TO MATCH ADJACENT. JOINT TO BE FILLED WITH BACKER ROD, SEALANT & FINISHED WITH MASONRY SAND. SEE DETAIL 4/A1.6

SALVAGE 2 COURSES OF BRICKWORK ABOVE STEEL LINTEL, RUST TO BE REMOVED FROM EXISTING ANGLE & REPAINTED. BRICKWORK TO BE RE-SET.

CONSERVE WINDOW SURROUND, TYP. REFER TO NOTES.

ALL DAMAGED BRICKS (APPROX. 600mm) ABOVE RAMP TO BE REMOVED & REPLACED WITH NEW BRICKS, TO BE STAINED TO MATCH ADJACENT. SEE DETAIL 4/A1.6

4 / A1.0 SOUTH ELEVATION 4
NTS

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Stevens Burgess Architects Ltd.
204 - 120 Carlton St., Toronto, ON. M5A 2K2 T: 416-961-5690 F: 416-972-6417

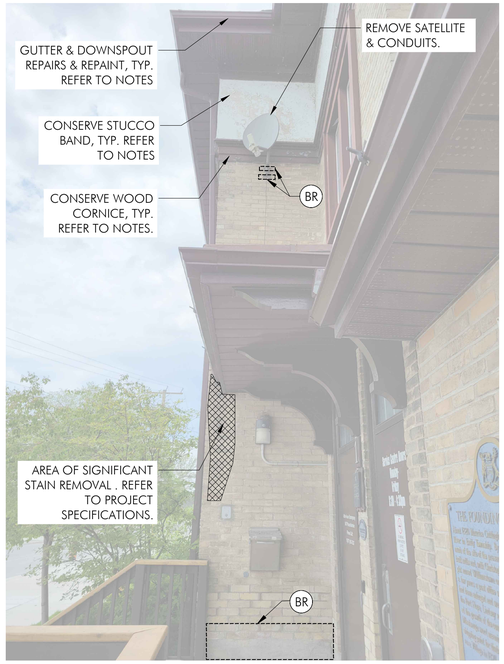
CLIENT:
CITY OF KAWARTHA LAKES
26 FRANCIS STREET
LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

PROJECT NO.:
24012

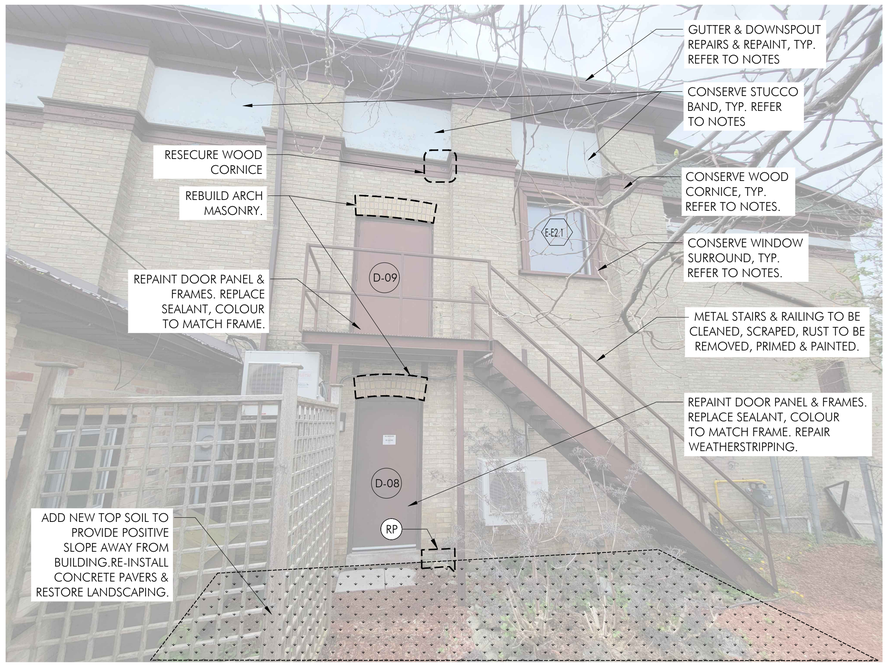
DRAWING TITLE:
SOUTH ELEVATION

SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	JAN 2025		A1.2
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



1 / A1.2 EAST ELEVATION 1
NTS

3 / A1.2 EAST ELEVATION 3
NTS



2 / A1.2 EAST ELEVATION 2
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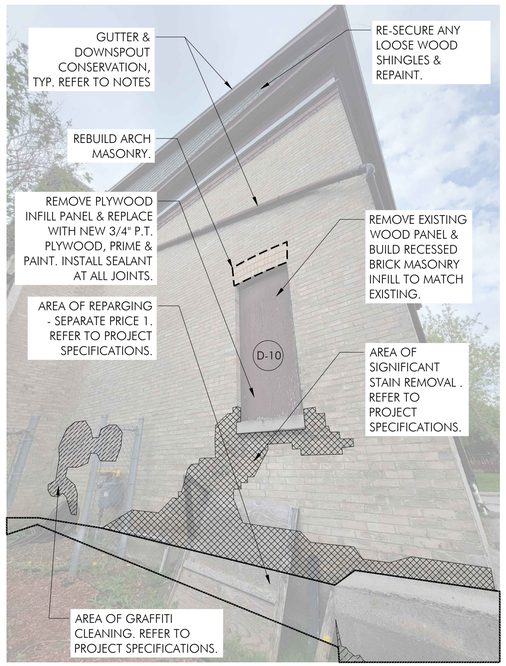

4 / A1.2 EAST ELEVATION 4
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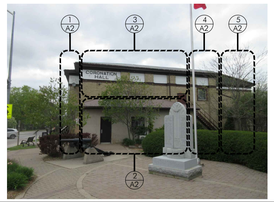

REFERENCE ELEVATION

LEGEND:

- AREA OF SIGNIFICANT STAIN REMOVAL
- AREA OF GRAFFITI CLEANING
- AREA OF REPARGING - SEPARATE PRICE 1
- AREA OF PARGING REMOVAL
- O1 OPEN MASONRY JOINTS - REPOINT
- C1 MASONRY CRACK REPAIR - STABILIZE & REPOINT
- C2 STUCCO CRACK REPAIR - RAKE OUT CRACK & PLASTER
- C3 CONCRETE CRACK REPAIR - APPLY CONCRETE CRACK FILLER
- BR BRICK REPLACEMENT
- SR SEALANT REPLACEMENT
- RP REPOINTING

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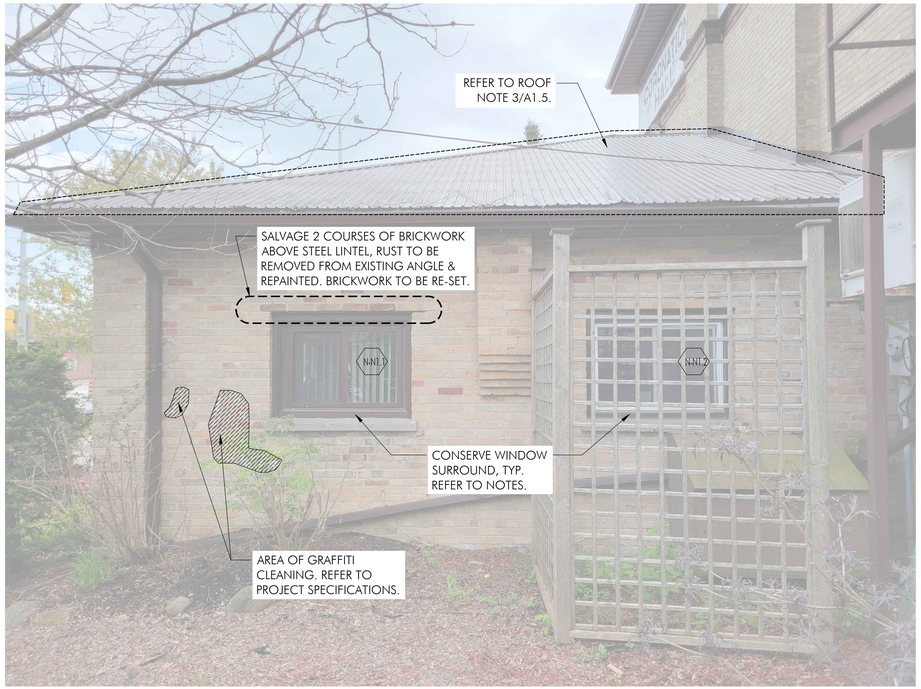
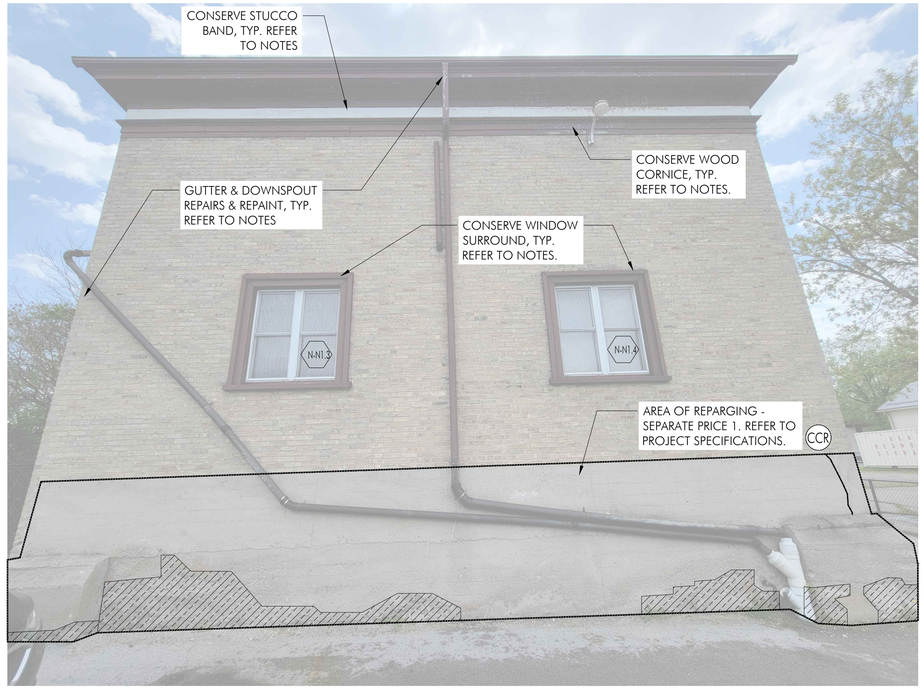
SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	JAN 2025		A1.3
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



1 / A1.3 NORTH ELEVATION 1
NTS



2 / A1.3 NORTH ELEVATION 2
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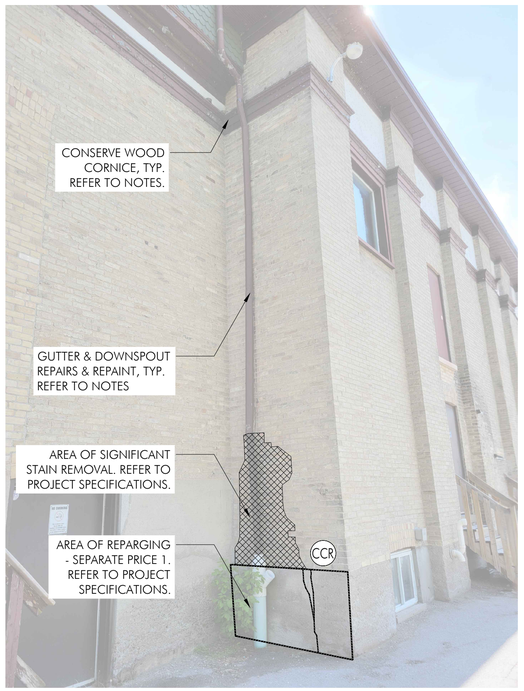

3 / A1.3 NORTH ELEVATION 3
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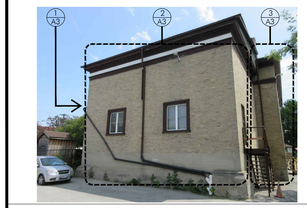

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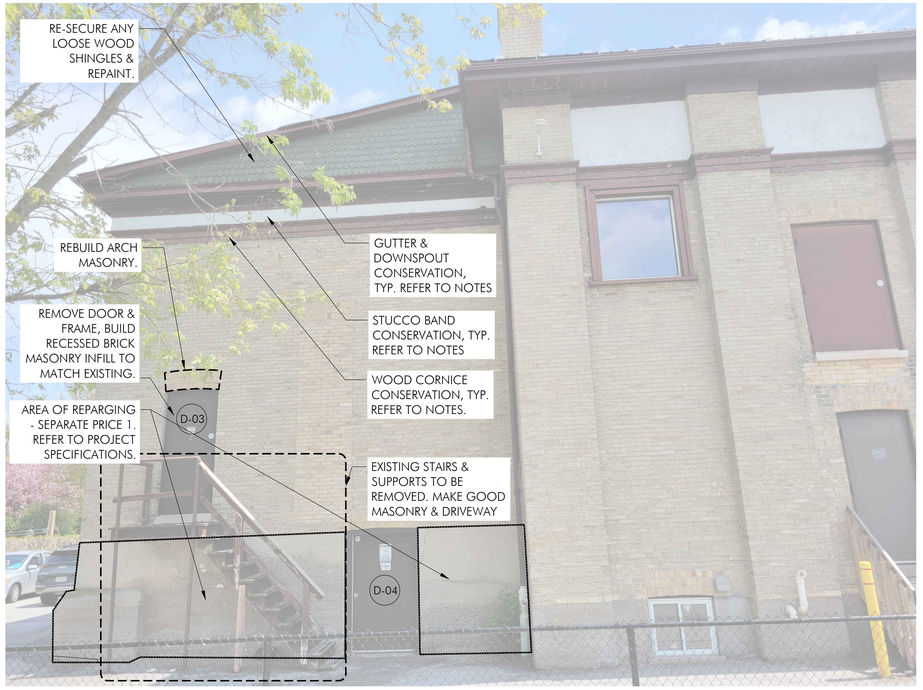
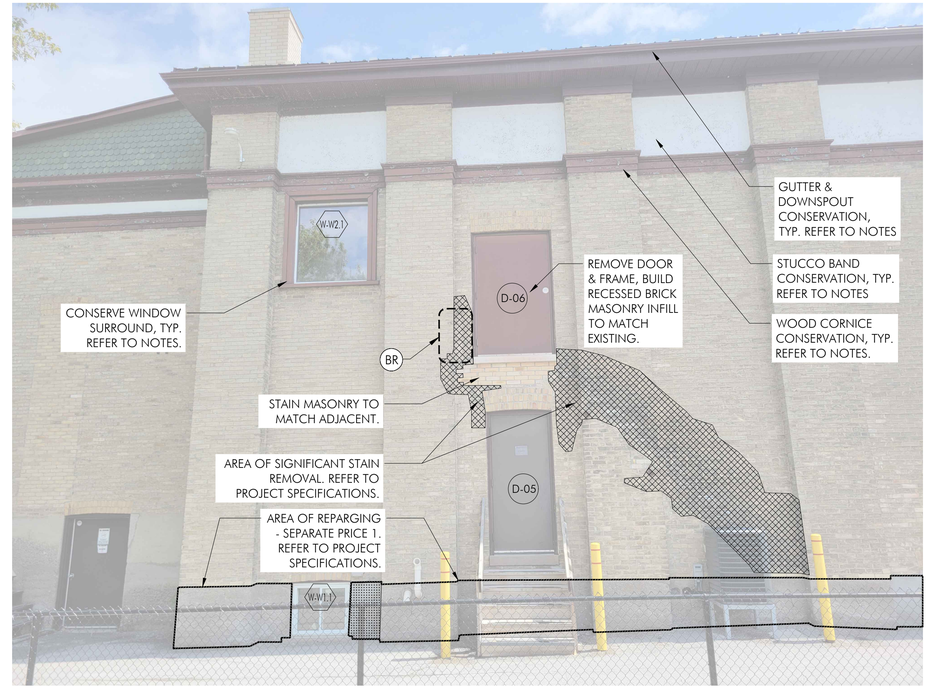
AS NOTED	JAN 2025		**A1.4**
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	



1 A1.4 **WEST ELEVATION 1**
NTS



2 A1.4 **WEST ELEVATION 2**
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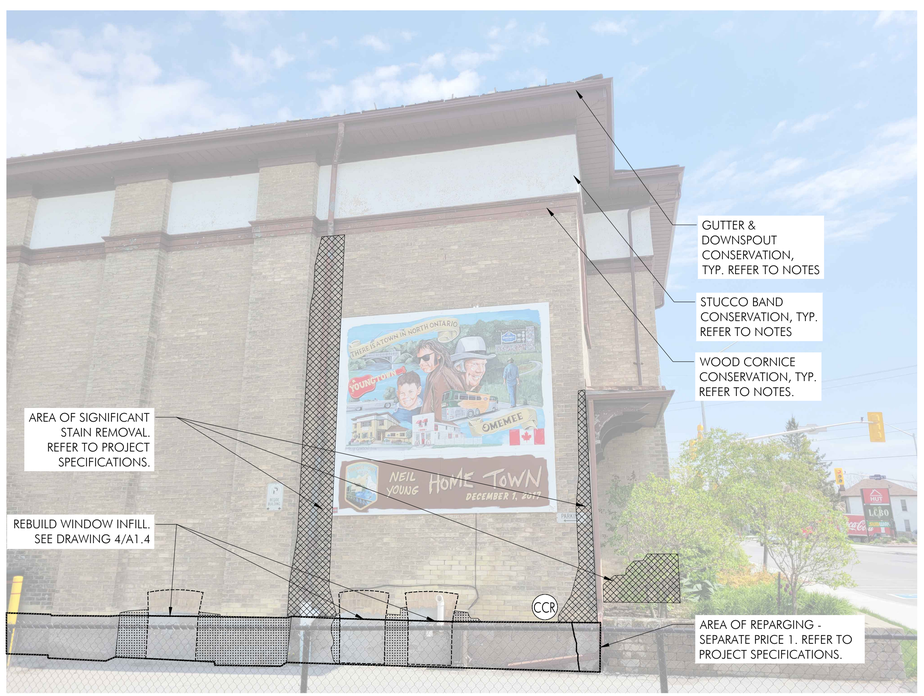

3 A1.4 **WEST ELEVATION 3**
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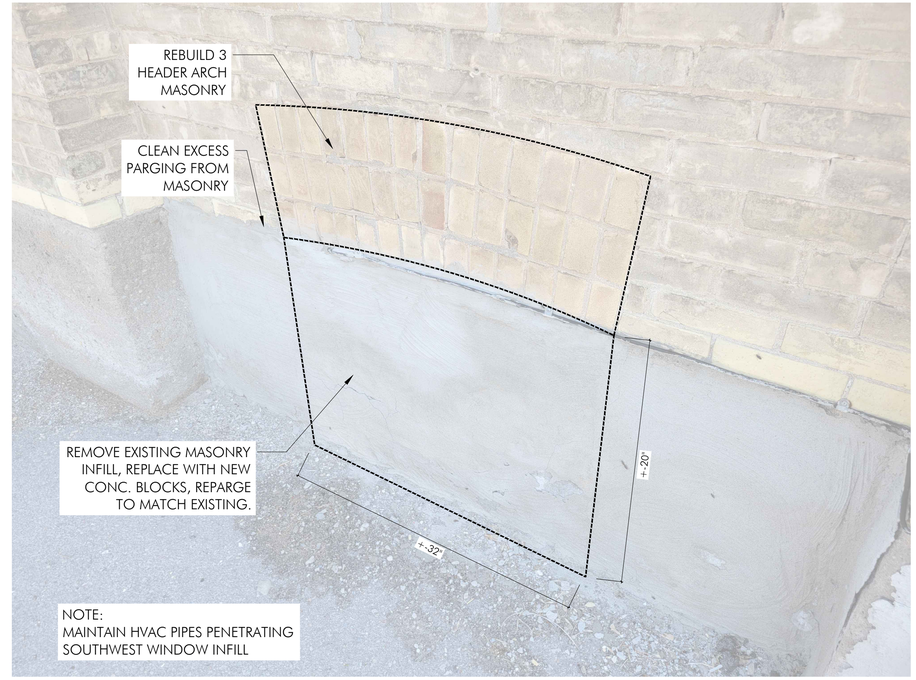
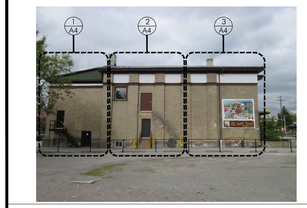


4 A1.4 **WINDOW INFILL REBUILD AT 3 LOCATIONS**
NTS



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EXTERIOR CONSERVATION
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PROJECT NO.:
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DRAWING TITLE:
WEST ELEVATION

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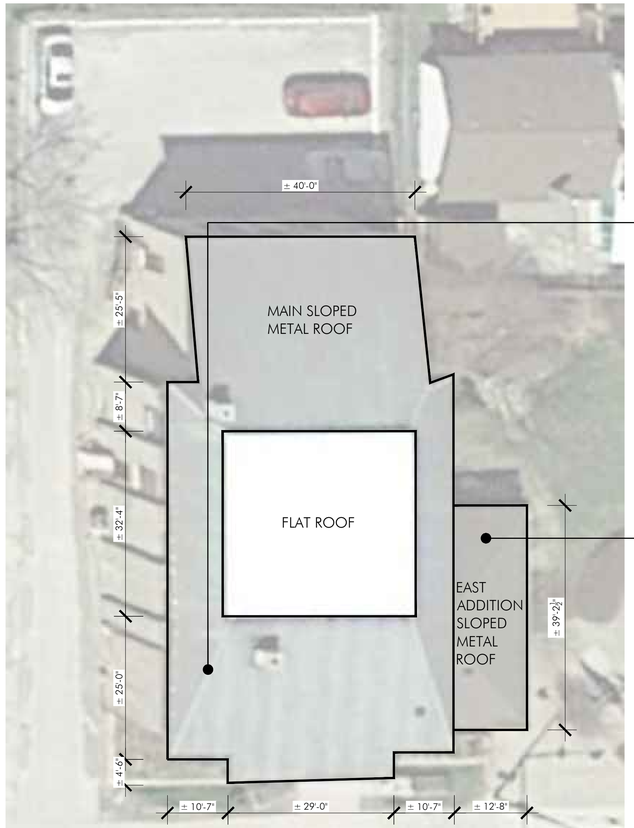
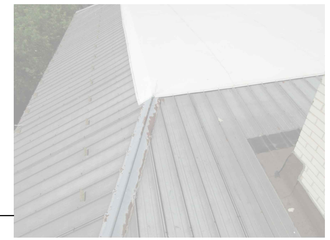
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	

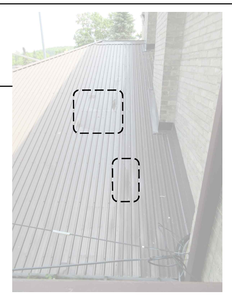


1 ROOF PLAN
A1.5 NTS



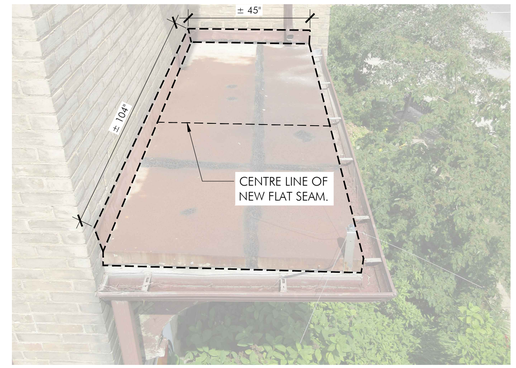
MAIN ROOF REPAIRS:
1. INSPECT HIP ROOF METAL ANGLES FOR SEVERE DETERIORATION. REVIEW CONDITION WITH CONSULTANT
2. SCRAPE & SAND ALL SURFACES TO REMOVE LOOSE PAINT & RUST TO BASE METAL.
3. PRIME WITH RUST INHIBITIVE PRIMER & PAINT ALL METAL SURFACES TO MATCH EXISTING.
4. UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

2 MAIN ROOF REPAIR
A1.5 NTS

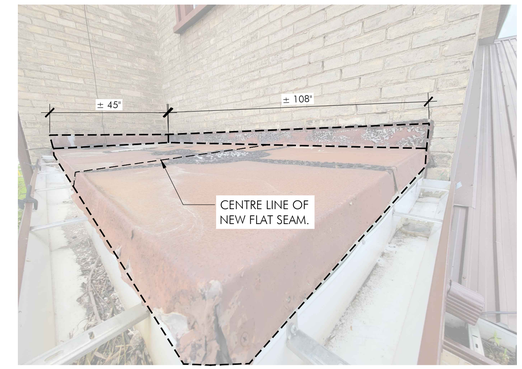


EAST ADDITION ROOF REPAIRS:
1. CHECK SHEET METAL FOR PAINT DAMAGE.
2. ANY AREAS OF REMOVED PAINT TO BE PATCH REPAIRED PRIME & PAINTED.
3. UNDERTAKE REPAIRS AS DETERMINED DURING REVIEW. CHANGES TO SCOPE TO BE ADDRESSED BY CHANGE ORDER.

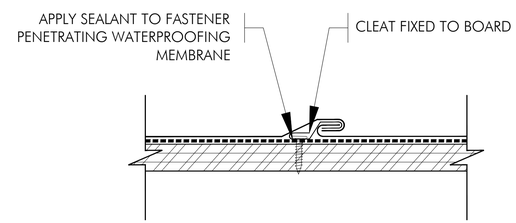
3 EAST ADDITION ROOF REPAIR
A1.5 NTS



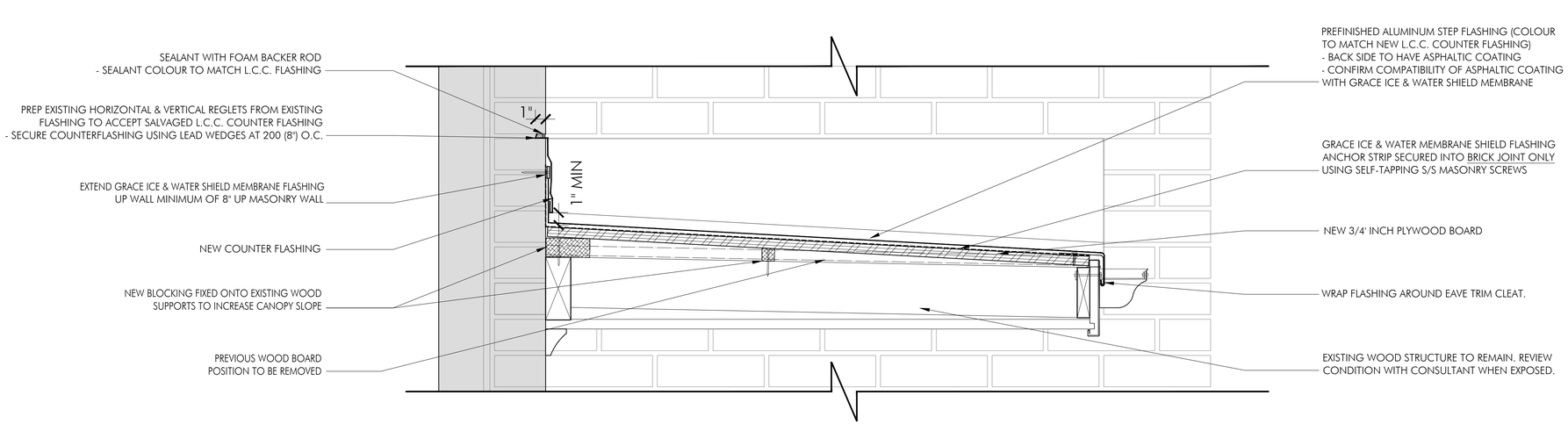
4 SOUTH CANOPY 1
A1.5 NTS



5 SOUTH CANOPY 2
A1.5 NTS



6 FLAT SEAM DETAIL
A1.6 NTS



7 CANOPY REPAIR DETAIL
A1.5 NTS

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PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

PROJECT NO.:
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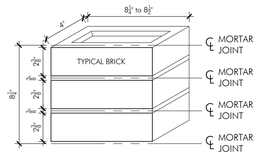
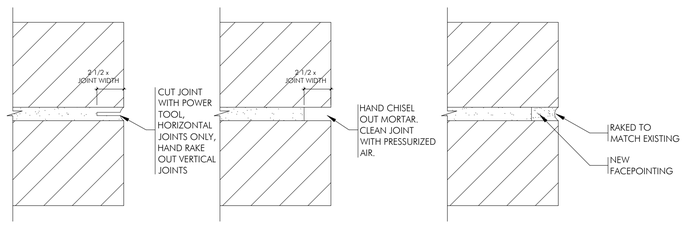
DRAWING TITLE:
ROOF & CANOPY REPAIRS

SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	JAN 2025		A1.6
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	

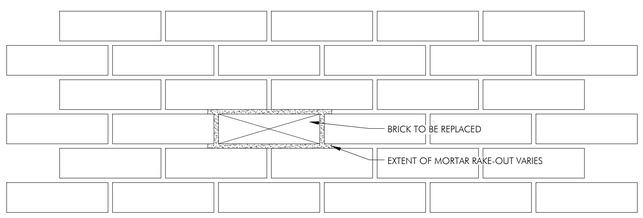


1 / A1.6 BRICK COURSING
SCALE 2": 1'-0"



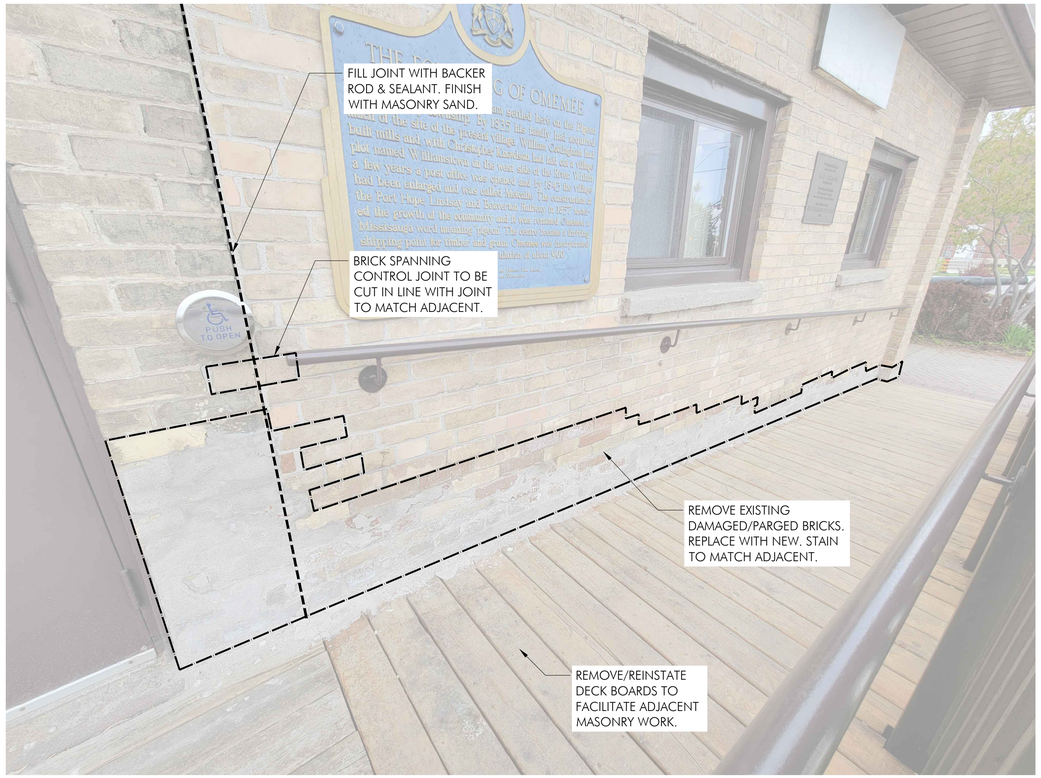
NOTES:
1) REFER TO SPECIFICATIONS FOR FULL DESCRIPTION.
2) BRICK JOINTS TO HAVE CONCAVE PROFILE.
3) POINTING SIMILAR FOR REBUILT AREAS.

2 / A1.6 (RP) BRICK REPOINTING

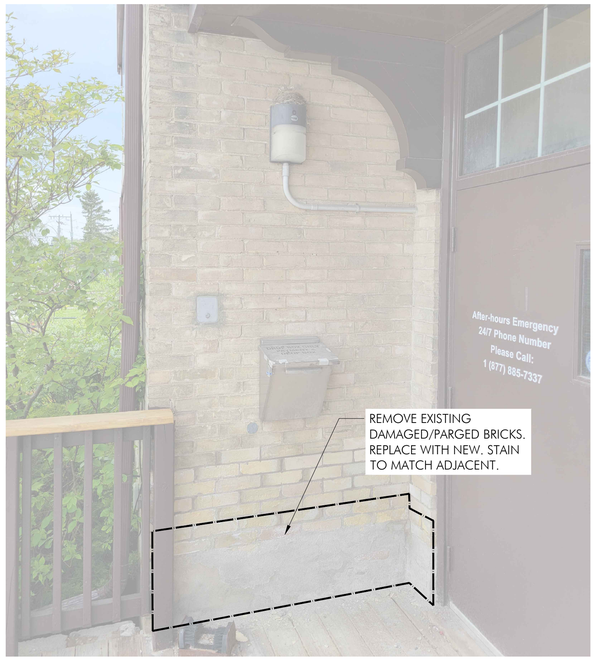


NOTES:
1) HAND RAKE OUT FACE BRICK
2) REMOVE BRICK BY HAND
3) CLEAN ALL EXPOSED SURFACES OF MORTAR
4) BOND, COURSING AND JOINTING TO MATCH EXISTING.
5) SET BRICK IN FULL BED OF MORTAR TRUE TO LINE & LEVEL WITH ADJACENT UNITS.
6) CAVITY TO REAR OF BRICK TO BE FILLED SOLIDLY WITH MORTAR.
7) FILL AND COMPACT BED AND VERTICAL JOINTS UNTIL FILLED SOLIDLY WITH MORTAR.
8) TOOL JOINTS AS PER DETAIL 2/A1.6

3 / A1.6 (BR) INDIVIDUAL BRICK REPLACEMENT
PROVIDE FOR 300 REPAIRS



4 / A1.6 MASONRY BY RAMP REPAIR
NTS



5 / A1.6 MASONRY BY ENTRANCE
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LINDSAY, ON K9V 5R8

PROJECT:
CORONATION HALL
EXTERIOR CONSERVATION
01 KING STREET WEST OMEMEE, ON

PROJECT NO.:
24012

DRAWING TITLE:
MASONRY REPAIRS

SCALE:	DATE:	REVISED:	SHEET NO:
AS NOTED	JAN 2025		A1.7
FILE NO: A24012	APPROVED BY: SK	DRAWN BY: AP	

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-011**
Meeting Date:	February 6, 2025
Title:	**Alteration Application – 932 Highway 7, Mariposa Township**
Description:	Proposed alteration to 932 Highway 7 (Oakwood Library)
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-011, **Alteration Application – 932 Highway 7, Mariposa Township**, be received;

That the proposed alteration be approved.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

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.

932 Highway 7 is designated individually under the Ontario Heritage Act by By-law 2023-073. The by-law is attached to this report as Appendix A. The property contains the former Mariposa School Section 12 school which was constructed in 1913 as a replacement for an older schoolhouse. It is an important community landmark in the hamlet of Oakwood and has a particularly high degree of craftsmanship through its execution of the Beaux-Arts style. The property currently houses the Oakwood branch of the Kawartha Lakes Public Library.

The 2025 Capital Project budget has allocated funds for the restoration of the stairs and brick entryway for the Oakwood Library. This project will repair and replace brickwork at the front and back entrances of the building to repair area where there has been sever deterioration due to both age and de-icing salt, as well as generally repairing brickwork that is deteriorating. Elevation drawings and a site plan outlining the areas of repair are attached as Appendix B. Building and Property staff will attend the Committee's February 6 meeting to provide an overview of the restoration project and its details.

Rationale:

Staff are supportive of the approval of this application. The restoration will help support the long-term conservation of the building and its masonry elements.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as the result of the recommendations of this report. This project has been allocated funds through the 2025 Capital Projects budget.

Consultations:

Building and Property Staff.

Attachments:

Appendix A – By-law 2023-073

Adobe Acrobat Document

Appendix B – Site Plan and Elevations

Adobe Acrobat Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

The Corporation of the City of Kawartha Lakes

By-Law 2023-073

A By-law to Designate 932 Highway 7, Geographic Township of Mariposa in the City of Kawartha Lakes

A By-law to designate 932 Highway 7 in the Geographic Township of Mariposa in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

Recitals

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.

2. A Notice of Intention to Designate 932 Highway 7, Geographic Township of Mariposa described further in Schedule A, has been given in accordance with Section 29 of the Ontario Heritage Act.

3. No objection to the proposed designation has been served on the Clerk of the City.

4. Council has consulted with its Municipal Heritage Committee.

5. Reasons for Designation are set forth in Schedule A.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2023-073.

Section 1.00: Definitions and Interpretation

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

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

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

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

"Council" or "City Council" means the municipal council for the City;

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

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

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

"Property" means property as set out in Section 2.01.

1.02 **Interpretation Rules:**

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

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

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

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

Section 2.00: Designation of Property

2.01 932 Highway 7, Geographic Township of Mariposa is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations that may be deemed necessary for the efficient use of the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the Land Registry Office.

2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

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

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

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

Section 4.00: Administration and Effective Date

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

4.02 **Effective Date:** This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 23rd day of May, 2023.

D. J. F. Elmslie
Doug Elmslie, Mayor

C. Ritchie
Cathie Ritchie, City Clerk

Schedule A to By-law 2023-073

Being a By-law to designate 932 Highway 7, Geographic Township of Mariposa in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

932 Highway 7, Geographic Township of Mariposa

Section 2: Location of Property

Located on the south side of Highway 7 in the hamlet of Oakwood.

Section 3: Legal Description

PT N1/2 LT 16 CON 8 MARIPOSA AS IN R168934, PT 1 & 2 57R4153 EXCEPT 3-5 57R4258; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the former school house which is located in the centre of the property facing Highway 7.

Section 5: Statement of Reasons for Designation

Design and Physical Value
The property has design and physical value as a representative example of an early twentieth century schoolhouse in Mariposa Township. The school was constructed in 1913 in the Beaux-Arts style which was popular in the late nineteenth and early twentieth centuries for educational architecture in Ontario and demonstrates a high degree of craftsmanship through its well-executed elements, something that was recognized at the time of its construction. It includes key elements of the Beaux-Arts style as employed for school architecture including banks of windows, rounded arches, and a projecting entrance with a decorative belfry.

Historical and Associative Value
The property has historical and associative value as the former school house for Mariposa School Section 12, which covered the community of Oakwood beginning in the mid-nineteenth century. It has direct association with the history and development of education in the community. The school was constructed in 1913 to a design by Barrie-area architect William B. Taylor to replace an older frame school in the hamlet and yields information regarding the history of education in both Mariposa Township and the hamlet of Oakwood, as well as Oakwood's role as a population centre for the surrounding rural area.

Contextual Value
The property has contextual value as a local landmark as well as a contributing feature to the historic hamlet character of Oakwood. The property is a landmark as the former local school and later the public library. It is located in a prominent location in the community along Highway 7. It contributes to the historic hamlet character of Oakwood as one of a range of late nineteenth and early twentieth century buildings which comprise the majority of the community's building stock.

As one of the community's primary institutional buildings, it reinforces the character of Oakwood as a hamlet in a primarily rural agricultural township.

Section 6: Heritage Attributes

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

Design and Physical Attributes
The design and physical attributes support the value of the property as a former schoolhouse constructed in the Beaux-Arts style which demonstrates a high degree of craftsmanship in its execution.

- One storey red brick construction
- Dutch gable (jerkinhead) roof
- Shingled gables
- Decorative bargeboard
- Wide eaves
- Brackets
- Projecting entrances including:
    - Rounded arch with buff voussoir
    - Gable roof with shingled gable
    - Date stone
    - Ox-eye windows
- Hexagonal belfry including:
    - Hexagonal roof
    - Fishscale shingles
    - Rounded columns
    - Brackets
- Fenestration including:
    - Grouped windows
    - Sash windows
    - Rounded windows with buff voussoirs
    - Lintels
    - Lug sills

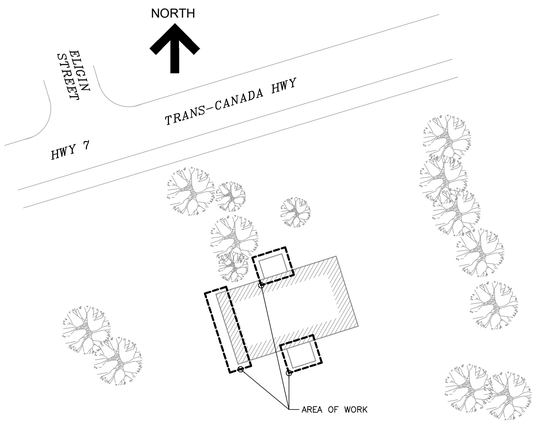
Historical and Associative Attributes
The historical and associative attributes support the historical value of the property as the former local school.

- Association with the history of education in Oakwood

Contextual Attributes
The contextual attributes support the value of the property as a local landmark and contributing feature to the historic hamlet character of Oakwood.

- Location along Highway 7 in the hamlet of Oakwood
- Relationship with other historic properties in the hamlet

- Views of the property from Highway 7
- Views of the property from Eldon Road
- Views of the surrounding hamlet from the property



Oakwood Library

932 Highway 7, Oakwood, Ontario

MASONRY AND STAIR RESTORATION

rjc Creative Thinking Practical Results

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LIST OF DRAWINGS :

	COVER PAGE AND GENERAL NOTES
R1.1	KEY PLAN
R2.1	NORTH PART ELEVATION AND WEST ELEVATIONS
R2.2	SOUTH PART ELEVATION
R3.1	SECTIONS AND DETAILS
S1.1	NORTH STAIR DEMOLITION / RESTORATION PLANS
S1.2	SOUTH STAIR DEMOLITION / RESTORATION PLANS
S2.1	SECTIONS AND DETAILS
S2.2	SECTIONS AND DETAILS

1.0 GENERAL NOTES :

(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF THE PROJECT)

1. THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE SITE IN THE AREA OF WORK.
2. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN IN THE DOCUMENTS PRIOR TO BIDDING.
3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
4. NO ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE FOR THIS BUILDING. THESE DRAWINGS ARE BASED ON LIMITED REVIEW UNDERTAKEN BY THE CONSULTANT AT THE TIME OF DESIGN. DO NOT SCALE FROM THESE DRAWINGS NOR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS–BUILT CONDITIONS.
5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.
6. HOARDING, DUST PROTECTION, SITE PROTECTION AND CONSTRUCTION SIGNAGE IS TO BE INSTALLED AROUND THE SITE AND AREAS OF WORK IN ACCORDANCE WITH SPECIFICATION SECTION 01 56 00, THESE NOTES AND THE DRAWINGS PRIOR TO COMMENCING THE WORK.
7. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.
8. THE USE OF THESE DRAWINGS IS LIMITED TO THE EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.
9. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN THE MEASUREMENTS AT THE BUILDING AND THOSE SHOWN ON THE DRAWINGS PRIOR TO COMMENCING THE WORK.
10. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK THE DIMENSIONS BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITION TO THE CONSULTANT IMMEDIATELY.
11. SECTION MARK SHOWN THUS (1 / R3.1) DENOTES SECTION 1 ON DRAWING R3.1.
12. THE ENGINEERING FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY, NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
13. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT/REPLACE ALL EXISTING FINISHES, LANDSCAPING, ETC. DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.
14. PROVIDE SIGNAGE AS REQUIRED TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW THROUGH AND AROUND WORK AREAS IS MAINTAINED. ENSURE BUILDING AND SITE ENTRANCES HAVE PROPER SIGNAGE WHERE AFFECTED BY THE WORK. REFER TO SPECIFICATION SECTION 01 56 00 AND SIGNAGE NOTES. THE CONTRACTOR IS TO PROVIDE APPROPRIATE DIRECTIONAL ARROW WITH EACH SIGN, WHERE APPLICABLE.
15. APPROXIMATE LOCATIONS AND TYPES OF CONSTRUCTION SIGNAGE HAVE BEEN INDICATED, HOWEVER ADDITIONAL SIGNAGE MAY BE REQUIRED TO REDIRECT PEDESTRIAN AND TRAFFIC FLOW AROUND AREAS OF WORK. REFER TO SIGNAGE NOTES.
16. THE SITE AND BUILDING ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION THE SITE AND BUILDING CLOSURE OF BUILDING ENTRANCES WILL BE PERMITTED TO FACILITATE THE WORK AS COORDINATED WITH THE OWNER AND ANY OTHER AUTHORITY HAVING JURISDICTION (I.E. FIRE DEPARTMENT, ETC.).
17. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER.
18. CONTRACTOR IS REQUIRED TO PERFORM UTILITY LOCATES TO LOCATE ALL SERVICES PRIOR TO PERFORMING EXCAVATION AND REMOVALS. CARE IS TO BE TAKEN NOT TO DAMAGE SERVICES DURING DEMOLITION ACTIVITIES. COST OF REPAIRS TO BE PAID THROUGH CONTINGENCY ALLOWANCE PROVIDED THE DAMAGES ARE NOT A RESULT OF CONTRACTOR NEGLIGENCE, AS DETERMINED BY THE CONSULTANT.
19. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF CAN3–A23.1, A23.2, A23.3 AND DOCUMENTS REFERENCED THEREIN.
20. CONSTRUCTION LOADS MUST NOT EXCEED THE ORIGINAL DESIGN LOADS AND DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.
21. ALL WORK IS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
22. <u>DEFINITIONS:</u>
    - .1 <u>GENERAL CONTRACTOR:</u> FOR PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM 'CONTRACTOR' OR 'GENERAL CONTRACTOR' SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR CONSTRUCTION MANAGER.
    - .2 <u>SPECIALTY STRUCTURAL ENGINEER:</u> A STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR THAT IS REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF:
        - – STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS STRUCTURAL SHORING, FORMWORK, CONNECTIONS, ETC.
        - – SECONDARY STRUCTURAL ELEMENTS AND NON–STRUCTURAL ELEMENTS, SUCH AS GUARDRAILS AND HANDRAILS. SEE ALSO "TEMPORARY WORKS" GENERAL NOTES.

2.0 GENERAL SCOPE OF WORK :

1. IN GENERAL, THIS CONSTRUCTION PROGRAM INCLUDES THE REPLACEMENT OF THE NORTH ENTRANCE STAIR, REPAIRS TO THE SOUTH ENTRANCE STAIR, AND LOCALIZED MASONRY WALL REPAIRS AT THE PUBLIC LIBRARY BUILDING KNOWN AS OAKWOOD PUBLIC LIBRARY LOCATED AT 932 TRANS–CANADA HIGHWAY IN OAKWOOD, ONTARIO.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOUR, MATERIAL, EQUIPMENT, SUPERVISION, AND SERVICES NECESSARY TO COMPLETE THE WORK OUTLINED IN THE CONTRACT DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ACCESS RESTRICTIONS, ETC. NO EXTRAS WILL BE ENTERTAINED FOR INCONVENIENCES AFTER THE AWARD OF THIS CONTRACT.
3. IN PARTICULAR, THE WORK INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
    - .1 THE INSTALLATION AND MAINTENANCE OF HOARDING, DUST PROTECTION, SITE PROTECTION, CONSTRUCTION SIGNAGE, ETC. AROUND EACH AREA OF WORK AS DESCRIBED IN SECTION 01 56 00.
    - .2 REMOVAL OF THE DETERIORATED BOTTOM COURSES OF THE EXISTING MASONRY BRICK WALL AT THE NORTH AND SOUTH ENTRANCE VESTIBULES AS SHOWN ON THE DRAWINGS. TEMPORARILY SUPPORT ABOVE–GRADE BRICK MASONRY AND REPLACE WITH NEW ARCHITECTURAL CONCRETE MASONRY UNITS.
    - .3 LOCALIZED MASONRY REPAIRS INCLUDING MORTAR JOINT REPOINTING, BRICK REPLACEMENT, STONE REPAIRS, AND MASONRY TIE INSTALLATION AS INDICATED ON THE DRAWINGS.
    - .4 BUILDING ENVELOPE SEALANT REPLACEMENT AT LOCATIONS SHOWN ON THE DRAWINGS.
    - .5 REMOVAL AND DISPOSAL OF THE EXISTING NORTH ENTRANCE STAIR STRUCTURE, INCLUDING GUARDRAILS, GRANULAR MATERIALS, FOUNDATION WALLS, FOOTING, ETC. AND CONSTRUCTION OF NEW REINFORCED CAST–IN–PLACE CONCRETE ENTRANCE STAIR STRUCTURE, COMPLETE WITH FABRICATION, SUPPLY AND INSTALLATION OF NEW GUARDRAILS AND HANDRAILS, FADS UPGRADES, ETC. AS SHOWN ON THE DRAWINGS.
    - .6 LOCALIZED CONCRETE REPAIRS AT SOUTH CONCRETE ENTRANCE STAIR AS INDICATED ON THE DRAWINGS.
    - .7 REMOVAL OF EXISTING HANDRAIL AND FABRICATION, SUPPLY, INSTALLATION, AND LOAD TESTING OF NEW GUARDRAILS AND HANDRAILS AT SOUTH ENTRANCE STAIRS, AS SHOWN ON THE DRAWINGS.
    - .8 INSTALLATION OF NEW HARD AND SOFT LANDSCAPING ELEMENTS (I.E. CONCRETE CURBS, SIDEWALKS/ SLABS–ON–GRADE, TOPSOIL AND SOD, ETC.) AROUND THE NEW STAIR STRUCTURES, AS SHOWN ON THE DRAWINGS.
    - .9 WHOLESALE PREPARATION AND REPAINTING OF EXISTING DOORS, WHERE SHOWN ON THE DRAWINGS (3 TOTAL).
    - .10 REPAIR OF ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITY; SPECIFICALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE CONSULTANT INCLUDING REPAIR OF FINISHES, REPLACEMENT OF LANDSCAPING FEATURES, ETC., IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WHICH HAVE BEEN DAMAGED.
    - .12 FINAL CLEANING OF STRUCTURE, FIXTURES, WALLS, LANDSCAPING, WINDOWS, DOORS, ETC., AND THE DISPOSAL ALL WASTE PRODUCTS AND/ OR DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK.

3.0 EXISTING CONDITIONS :

1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS–BUILT DIMENSIONS FOR THE EXISTING SITE AND BUILDING AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON–SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO CONSTRUCTION OF ANY NEW ELEMENTS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE–IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE EXISTING CONDITIONS AND MEANS THE DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND AREA ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS SHALL BE REPORTED TO THE CONSULTANT FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAT REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
7. UNLESS NOTED OTHERWISE, AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE ROUGHENED TO AN AMPLITUDE OF 6mm. REFER TO APPROPRIATE DETAILS AND SPECIFICATION SECTIONS.
8. CONTRACTOR TO ENSURE THAT UNDERGROUND, EMBEDDED, OR BURIED SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. CONTRACTOR TO PERFORM UTILITY LOCATES PRIOR TO COMMENCING DEMOLITION.
9. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY MODIFICATIONS TO, AND REINSTATEMENT AND/OR REPLACEMENT OF, EXISTING ARCHITECTURAL FINISHES, ELECTRICAL AND MECHANICAL SERVICES, DRAINAGE PIPING, ETC. AS REQUIRED TO PERFORM THE WORK. REINSTATED AND/OR REPLACED ELEMENTS ARE TO MATCH PRE–EXISTING CONDITIONS.
10. <u>FASTENING TO EXISTING MATERIALS:</u>

    UNLESS NOTED OTHERWISE, THE FOLLOWING REQUIREMENTS APPLY TO ALL CONNECTIONS BETWEEN EXISTING AND NEW MATERIALS:

    A. USE ONLY SPECIFIED PRODUCTS.

    B. ON SITE TRAINING – THE CONTRACTOR SHALL RETAIN A MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON–SITE ANCHOR INSTALLATION TRAINING FOR ALL PROPRIETARY PRODUCTS SPECIFIED. THE CONTRACTORS PERSONNEL MUST BE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHOR.

    C. THE CONTRACTOR IS TO RETAIN A THIRD PARTY MATERIALS TESTING AGENCY EXPERIENCED WITH THE INSTALLATION OF ANCHORS TO PROVIDE AN ON–GOING SERVICE OF ON–SITE QUALITY CONTROL REVIEWS TO ENSURE THAT ANCHORS ARE BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. QUALITY ASSURANCE REPORTS FROM THE TESTING AGENCY ARE TO BE SUBMITTED TO RJC AFTER EACH SITE VISIT. AT THE END OF THE PROJECT, THE TESTING AGENCY IS TO PROVIDE A LETTER SIGNED BY A REGISTERED ENGINEER STATING THAT THE GENERAL INSTALLATION OF ANCHORS FOR THE PROJECT IS IN ACCORDANCE WITH THE RECOMMENDED INSTALLATION PRACTICE AS SPECIFIED BY THE MANUFACTURER.

    D. A REPRESENTATIVE SAMPLE OF ANCHORS IS TO BE TESTED FOR EACH TYPE OF ANCHOR SPECIFIED. TESTING SHALL BE CARRIED OUT BY A TESTING AGENCY APPOINTED AND PAID FOR THE CONTRACTOR USING THE MATERIAL TESTING ALLOWANCE. ANCHORS WHICH FAIL THE LOAD TEST SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S COST. IF THE FAILURE RATE EXCEEDS 1 IN 10 FOR A TYPE OF ANCHOR, ALL ANCHORS ARE TO BE TESTED.

    E. ALL DOWELS TO EXISTING CONCRETE STRUCTURE ARE TO BE INSTALLED WITH HILITI HIT HY 200 ADHESIVE, USING STANDARD EMBEDMENT U.N.O.

4.0 HOARDING NOTES :

1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN HOARDING AND DUST PROTECTION AROUND THE WORK AREAS AS OUTLINED IN SPECIFICATION SECTION 01 56 00.
2. POSITION AND ADJUST HOARDING TO MAINTAIN VEHICLE AND PEDESTRIAN TRAFFIC FLOW AND MINIMIZE SITE RESTRICTIONS, ESPECIALLY AT PUBLIC THOROUGHFARES.
3. WHERE NECESSARY, PROVIDE FLAGGERS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN TRAFFIC FLOW AROUND WORK AREAS. COST FOR THE USE OF FLAGGERS AND OTHER TRAFFIC CONTROL MEANS AND METHODS IS INCLUDED IN THE CONTRACT PRICE.
4. ALL HOARDING IS TO BE LOCKED AND SECURE WHEN SITE IS NOT IN USE. CONTRACTOR TO PROVIDE KEYS TO OWNER FOR EMERGENCY ACCESS TO THE HOARDED AREAS.
5. THE CONTRACTOR IS TO PROVIDE HOARDING, BARRICADES, AND CONSTRUCTION SIGNAGE ON THE INTERIOR SIDE OF EACH ENTRANCE / EXIT DOOR CLOSED FOR CONSTRUCTION TO KEEP THE PUBLIC AND BUILDING PATRONS FROM USING THOSE ENTRANCE / EXIT DOORS DURING THE REPAIR WORK. WORK INCLUDES PHYSICAL BARRIERS TO KEEP DOORS SHUT DURING THE WORK.

5.0 PHASING NOTES :

1. IN GENERAL, THE WORK IS TO BE PERFORMED IN TWO (2) MAJOR PHASES ––ONE ENTRANCE AT A TIME–– TO MAINTAIN ACCESS TO/ EGRESS FROM THE BUILDING FOR STAFF, PUBLIC, AND EMERGENCY PURPOSES.
2. MAINTAIN THE PHASING REQUIREMENTS SHOWN ON THE DRAWINGS AND AS OUTLINED IN SPECIFICATION SECTIONS 01 11 00 AND 01 11 01. THE CONTRACTOR'S WORK AREAS ARE TO BE FULLY ENCLOSED. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE DOOR AND WORK AREA CLOSURES WITH THE OWNER'S REPRESENTATIVE AND AUTHORITIES HAVING JURISDICTION AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURES.
3. THE CONTRACTOR IS TO ENSURE ACCESS TO WORK AREAS IS RESTRICTED TO THE CONTRACTOR'S STAFF, THE CONSULTANT AND THE OWNER.
4. TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW IS MAINTAINED, REFER TO SPECIFICATION SECTION 01 56 00 AND SIGNAGE NOTES FOR CONSTRUCTION SIGNAGE REQUIREMENTS.

6.0 TEMPORARY WORK :

1. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORK.
2. IN THE EXECUTION OF THE TEMPORARY WORK AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORK PLUMB, ALIGNED AND FREE FROM EXCESSIVE DEFLECTION.
3. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.
4. COSTS OF ALL TEMPORARY WORK IS TO BE INCLUDED IN THE CONTRACT PRICE.
5. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORK FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

7.0 SITE REVIEW RESPONSIBILITY :

READ JONES CHRISTOFFERSEN LIMITED ("RJC") WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO BY MEANS OF A RATIONAL SAMPLING PROCEDURE TO DETERMINE WHETHER THE CONSTRUCTION OF THAT WORK SHOWN ON RJC'S DRAWINGS IS IN GENERAL CONFORMANCE WITH THE PLANS, SKETCHES, DRAWINGS, AND SPECIFICATIONS FORMING PART OF THE CONTRACT DOCUMENTS PREPARED BY RJC. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8.0 SHOP DRAWING REVIEW RESPONSIBILITY :

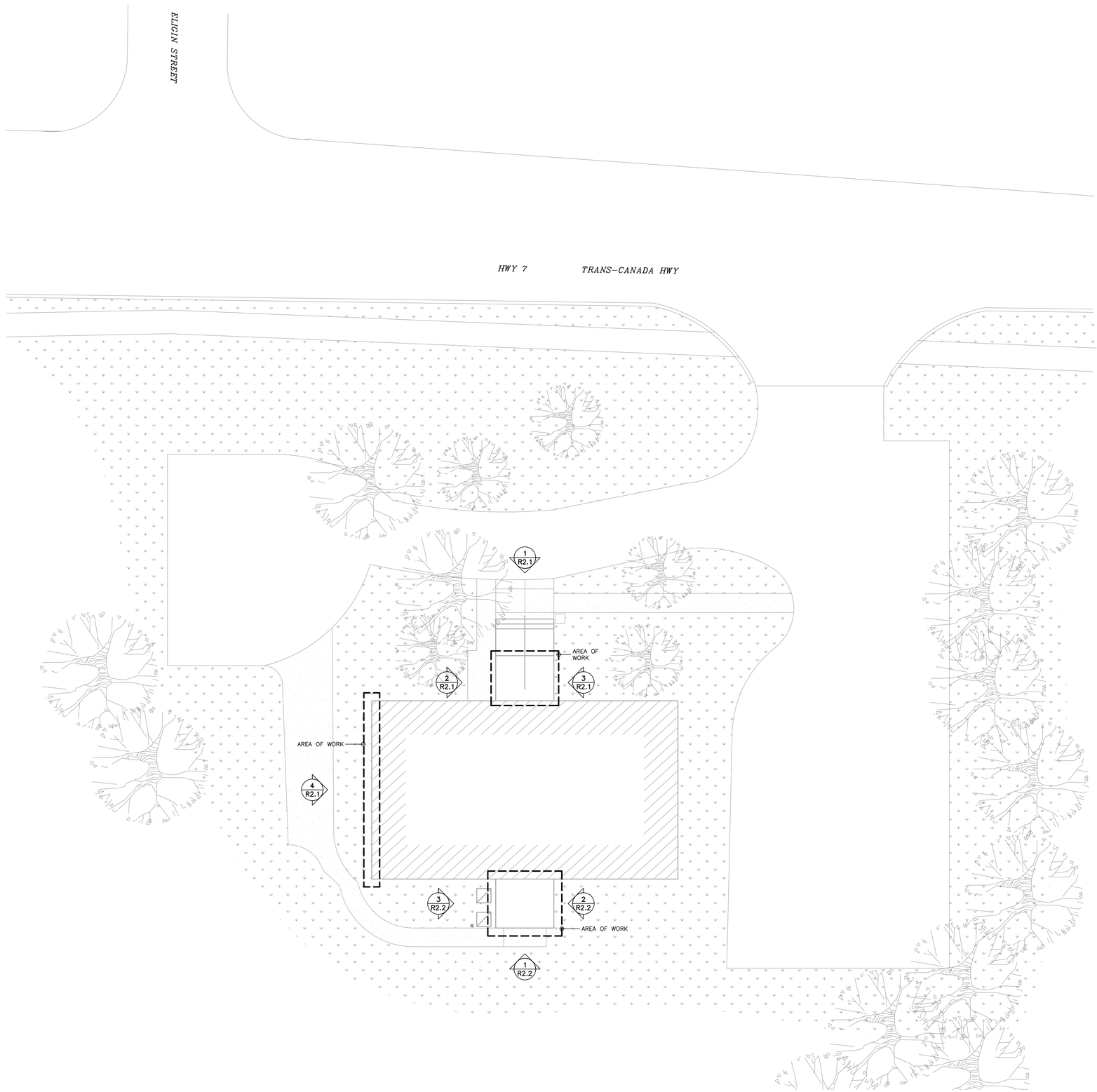
AS PART OF THEIR FIELD SERVICES, RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO THE WORK SHOWN ON RJC'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS. REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR COORDINATION OF THE WORK OF ALL SUB–TRADES.

9.0 SIGNAGE NOTES :

1. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE CONSTRUCTION, CONTROL TRAFFIC FLOW THROUGH THE SITE AND AROUND THE WORK AREA, AND TO INFORM THE PUBLIC AND BUILDING PATRONS THAT CONSTRUCTION ACTIVITY IS IN PROGRESS.
2. ADDITIONAL SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE OWNER OR THE CONSULTANT AS CONSTRUCTION PROGRESSES TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW IS MAINTAINED. NO EXTRAS WILL BE ENTERTAINED FOR SIGNAGE REQUIREMENTS AFTER TENDER CLOSES.
3. SIGNAGE WILL BE REQUIRED AT ALL ENTRANCES TO THE BUILDING, THIS SIGNAGE SHALL CONSIST OF THE STANDARD "DANGER – WORK IN PROGRESS" SIGN WITH AN ADDITIONAL SIGN (SPECIAL ORDER) INDICATING THAT THE "SITE IS TEMPORARILY UNDER CONSTRUCTION" AND "SORRY FOR THE INCONVENIENCE".
4. SIGNAGE IS REQUIRED AT BUILDING ENTRANCES THAT WILL BE CLOSED DUE TO CONSTRUCTION. SIGNS ARE TO INDICATE THAT "THIS ENTRANCE/EXIT IS CLOSED DUE TO CONSTRUCTION".
5. THE TYPE OF SITE SPECIFIC CONSTRUCTION SIGNAGE INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
    - .1 "SITE TEMPORARILY UNDER CONSTRUCTION – SORRY FOR THE INCONVENIENCE"
    - .2 "THIS ENTRANCE/ EXIT IS CLOSED DUE TO CONSTRUCTION – PLEASE USE OTHER ENTRANCE/EXIT" (WITH DIRECTIONAL ARROW)"
    - .3 "BUILDING ENTRANCE" (WITH DIRECTIONAL ARROW)
    - .4 "DO NOT ENTER – OPEN EXCAVATION"
    - .5 "BUILDING EXIT" (WITH DIRECTIONAL ARROW)
6. LOCATIONS OF SITE SPECIFIC CONSTRUCTION SIGNAGE SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CONSULTANT DURING CONSTRUCTION.

ISSUED FOR CLIENT REVIEW - January 20, 2025

RJC PROJECT No. TOR.140511.0001



Creative Thinking
Practical Results

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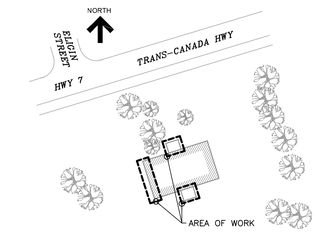

KEY PLAN

No.	Revision	Date	By
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

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Seal

Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION

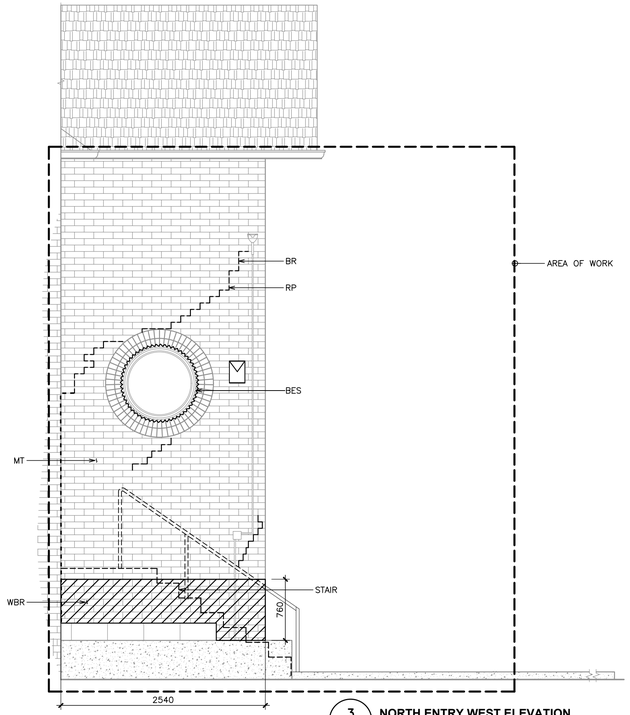
Sheet Title

KEY PLAN

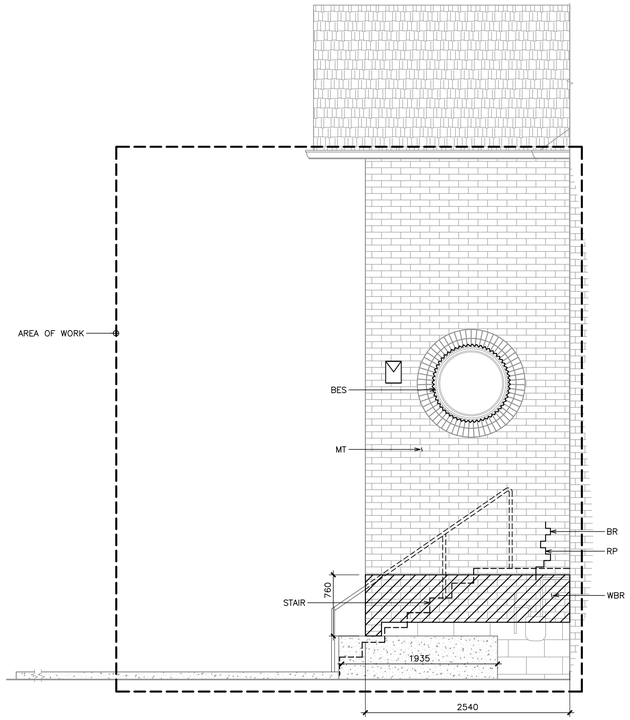
Drawn By	**K.V.**	Scale	**N.T.S.**
Designed By	**N.B.**	Date	**January, 2025**
RJC Project Number			**TOR.140511.0001**

Sheet Number **R1.1**

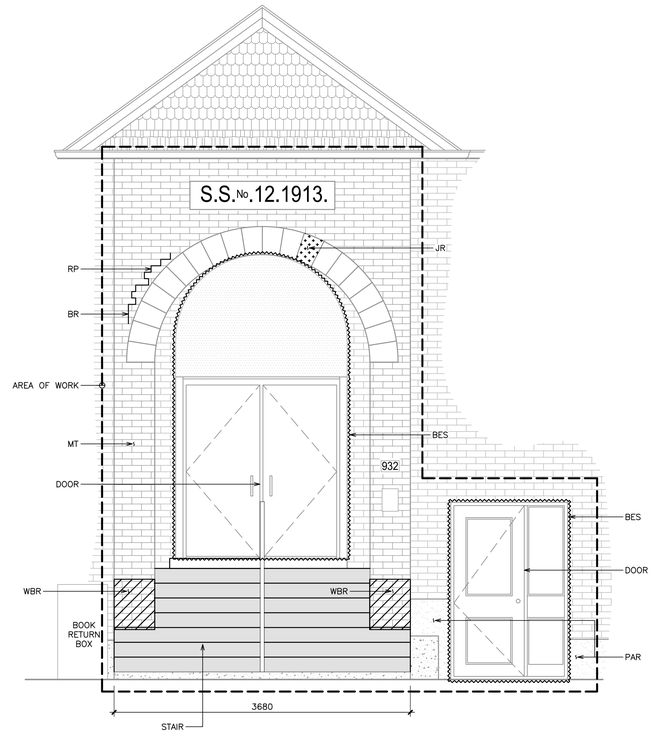
Revision **.**



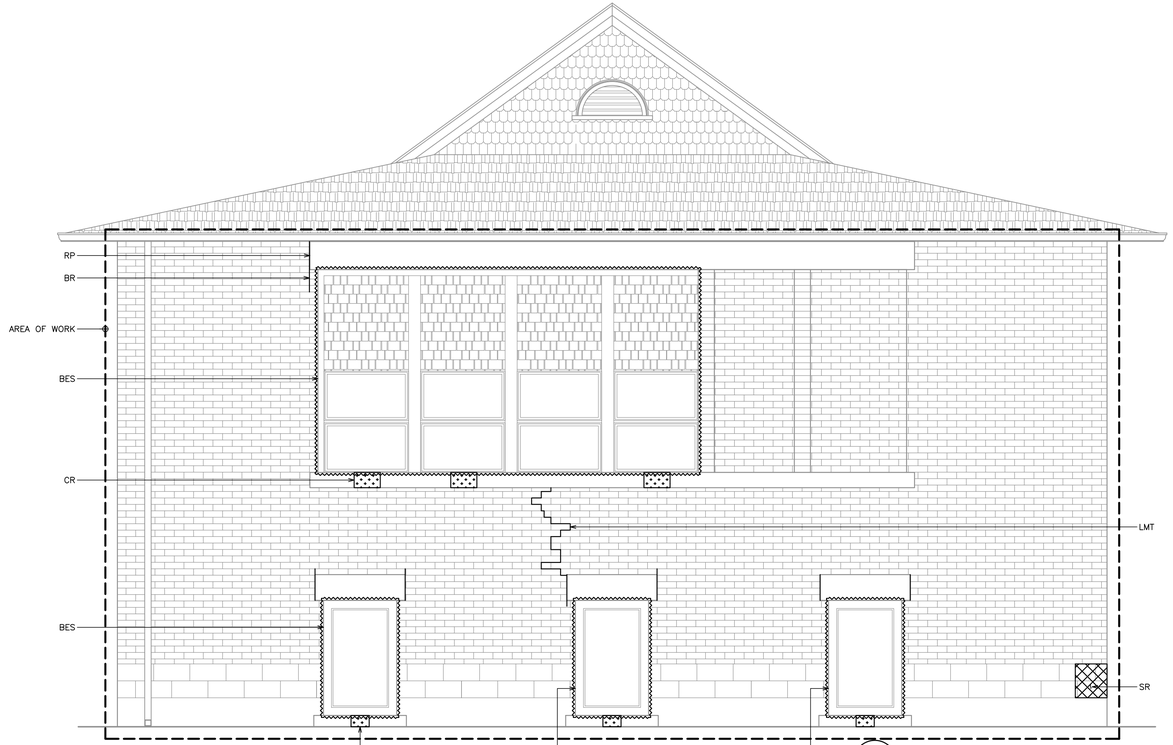
3 R2.1 **NORTH ENTRY WEST ELEVATION**
1:35



2 R2.1 **NORTH ENTRY EAST ELEVATION**
1:35



1 R2.1 **NORTH ENTRY ELEVATION**
1:35



4 R2.1 **WEST ELEVATION**
1:35

LEGEND:

- AREA OF WORK
- STONE REPAIR (DUTCHMAN OR REPLACEMENT)
- STONE REPAIR (JAHN/CRACK REPAIR)
- WHOLESALE MASONRY REBUILD
- INTERIOR STEP CRACK
- EXTERIOR STEP CRACK
- BUILDING ENVELOPE SEALANT REPLACEMENT
- LIGHT

NORTH ENTRY

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAILS
WBR	WHOLESALE REPLACEMENT OF BOTTOM OF BRICK WALL (APPROX. 760mm) WITH CONCRETE OR ARCHITECTURAL BLOCK AT FRONT ENTRY, WHERE SHOWN	1	L.S.	1 AND 2/R3.1
BR	LOCALIZED BRICK REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	200	BRICK	3/R3.1
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	100	m	4/R3.1
JR	LOCALIZED STONE JAHN REPAIRS WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	1	LOCATION	6/R3.1
CR	LOCALIZED STONE CRACK REPAIRS WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	1	STONE	7/R3.1
MT	WHOLESALE INSTALLATION OF RETROFIT MASONRY TIES (TYP.)	1	L.S.	N/A
LMT	LOCALIZED INSTALLATION OF MASONRY TIES AROUND THE STEP CRACK	1	L.S.	N/A
PAR	REPAIR EXISTING PARGING	1	L.S.	N/A
BES	REPLACEMENT OF BUILDING ENVELOPE SEALANTS AROUND WINDOWS AND DOORS WHERE SHOWN ON THE DRAWING AND AT LOCATIONS NOTED BY THE CONSULTANT (TYP.)	1	L.S.	8 AND 9/R3.1
DOOR	WHOLESALE PREPARE AND REPAINTING OF EXISTING DOOR	2	L.S.	N/A
STAIR	RECONSTRUCT THE MAIN ENTRANCE CONCRETE STAIRS WITH NEW, INCLUDING WHOLESALE RAILING REPLACEMENT. REFER TO STRUCTURAL DRAWINGS	2	L.S.	1/S1.1

WEST ELEVATION

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAILS
BR	LOCALIZED BRICK REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	130	BRICK	3/R3.1
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	50	m	4/R3.1
SR	LOCALIZED STONE DUTCHMAN REPAIRS/REPLACEMENT WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	4	STONE	5/R3.1
CR	LOCALIZED STONE CRACK REPAIRS WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	6	STONE	7/R3.1
LMT	LOCALZIED INSTALLATION OF MASONRY TIES AROUND THE STEP CRACK	1	L.S.	N/A
BES	REPLACEMENT OF BUILDING ENVELOPE SEALANTS AROUND WINDOWS AND DOORS ROUGH OPENING WHERE SHOWN AND NOTED BY THE CONSULTANT (TYP.)	1	L.S.	8 AND 9/R3.1

Creative Thinking
Practical Results

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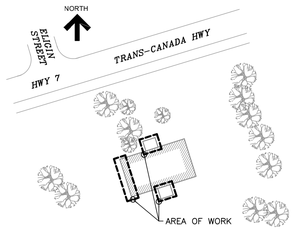

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Seal

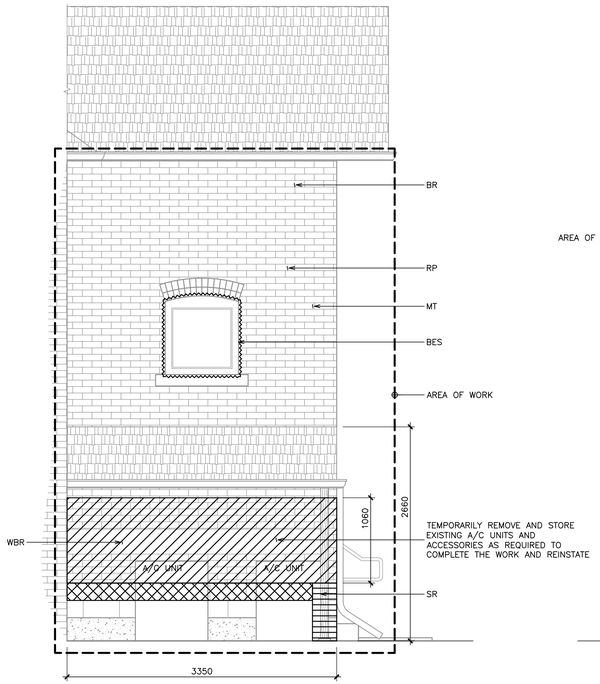
Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION
Sheet Title

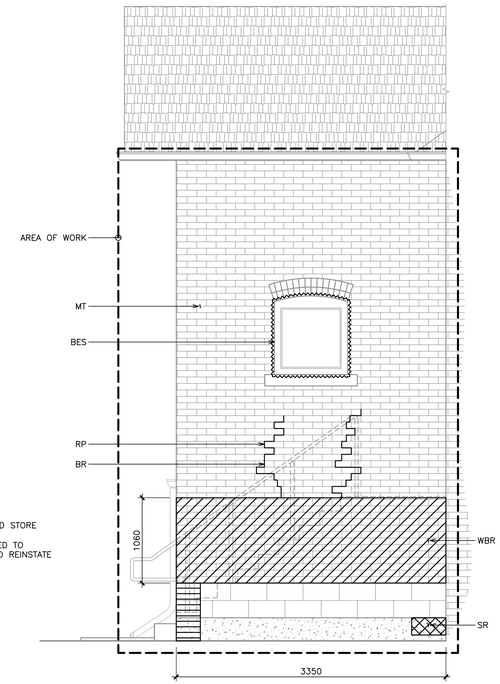
NORTH PART ELEVATION AND WEST ELEVATIONS

Drawn By **K.V.** Scale **AS NOTED**
Designed By **N.B.** Date **January, 2025**
RJC Project Number **TOR.140511.0001**

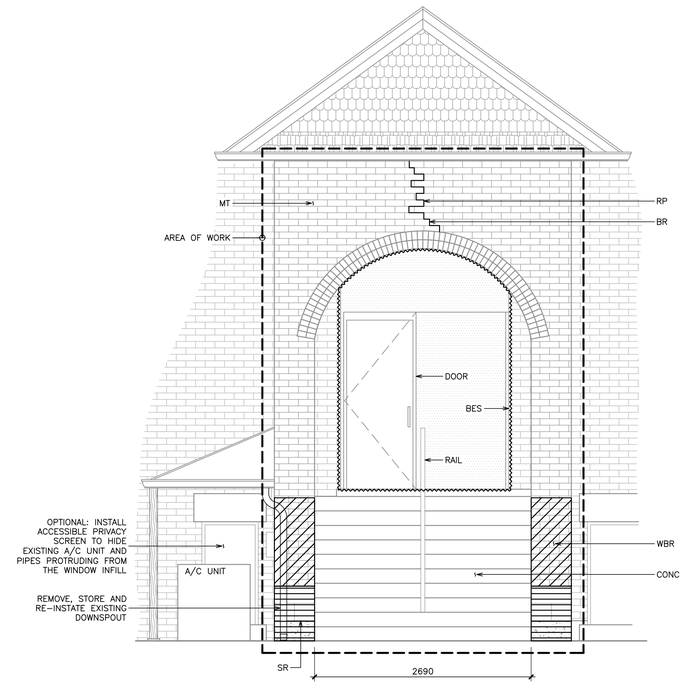
Sheet Number **R2.1** Revision **.**



3 / R2.2 **REAR WEST ELEVATION**
1:35



2 / R2.2 **REAR EAST ELEVATION**
1:35



1 / R2.2 **REAR ENTRY ELEVATION**
1:35

LEGEND:

- AREA OF WORK
- STONE REPAIR (DUTCHMAN OR REPLACEMENT)
- STONE REPAIR (JAHN/CRACK REPAIR)
- WHOLESALE MASONRY REBUILD
- INTERIOR STEP CRACK
- EXTERIOR STEP CRACK
- BUILDING ENVELOPE SEALANT REPLACEMENT
- WHOLESALE STONE SEALANT REPLACEMENT

SOUTH ENTRY

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAILS
WBR	WHOLESALE REPLACEMENT OF BOTTOM OF BRICK WALL (APPROX. 1060mm) WITH CONCRETE OR ARCHITECTURAL BLOCK AT FRONT ENTRY	1	L.S.	1 AND 2/R3.1
BR	LOCALIZED BRICK REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	120	BRICK	3/R3.1
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	70	m	4/R3.1
SR	LOCALIZED STONE DUTCHMAN REPAIRS/REPLACEMENT WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	14	LOC.	5/R3.1
WSR	WHOLESALE STONE REPLACEMENT WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	6	EACH	3/R3.1 (SIM.)
MT	WHOLESALE INSTALLATION OF RETROFIT MASONRY TIES (TYP.)	1	L.S.	N/A
LMT	LOCALIZED INSTALLATION OF MASONRY TIES AROUND THE STEP CRACK	1	L.S.	N/A
BES	REPLACEMENT OF BUILDING ENVELOPE SEALANTS AROUND WINDOWS AND DOORS ROUGH OPENINGS WHERE SHOWN AND AT LOCATIONS NOTED BY THE CONSULTANT (TYP.)	1	L.S.	8 AND 9/R3.1
DOOR	WHOLESALE PREPARATION PREPARE AND REPAINTING OF EXISTING DOOR	1	L.S.	N/A
CONC	LOCALIZED CONCRETE STAIR REPAIRS	1	L.S.	1 AND 5/S2.1
RAIL	WHOLESALE RAILING REPLACEMENT	1	L.S.	2, 3 AND 4/S2.1

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Practical Results

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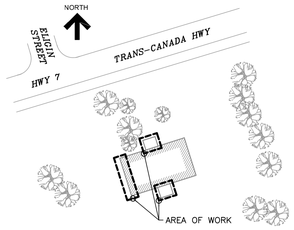

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Seal

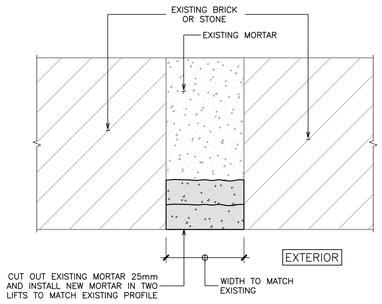
Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION
Sheet Title

SOUTH PART ELEVATIONS

Drawn By **K.V.** Scale **AS NOTED**
Designed By **N.B.** Date **January, 2025**
RJC Project Number **TOR.140511.0001**

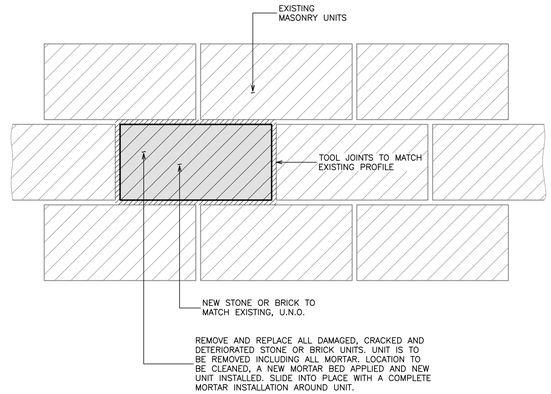
Sheet Number **R2.2** Revision **.**



NOTES:

1. NEW MORTAR TO MATCH EXITING.
2. NEW MORTAR NOT TO HAVE GREATER COMPRESSION STRENGTH THAN ADJACENT STONE.

4 / R3.1 MORTAR JOINT REPAIR DETAIL
N.T.S.



3 / R3.1 BRICK REPLACEMENT DETAIL
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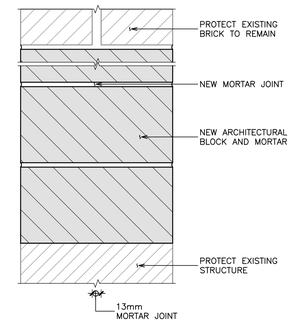
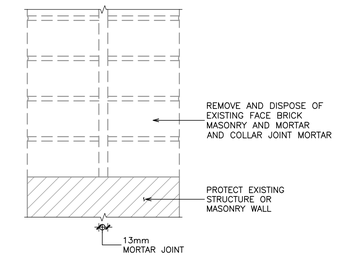


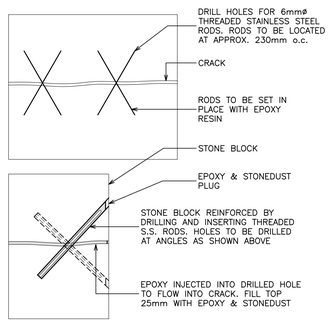
2 / R3.1 TYPICAL WHOLESALE/ MASONRY REPLACEMENT
N.T.S.



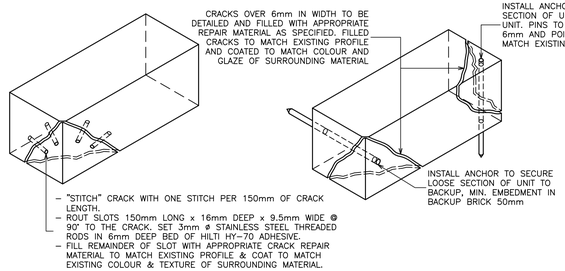
NOTES:

1. MAINTAIN THE STABILITY AND WATERTIGHTNESS OF THE STRUCTURE AT ALL TIMES.

1 / R3.1 TYPICAL WHOLESALE/ BRICK REPLACEMENT DETAIL
N.T.S.



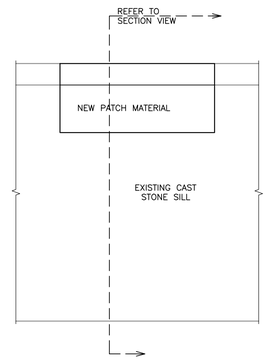
7 / R3.1 CRACK REPAIR PROCEDURE
N.T.S.



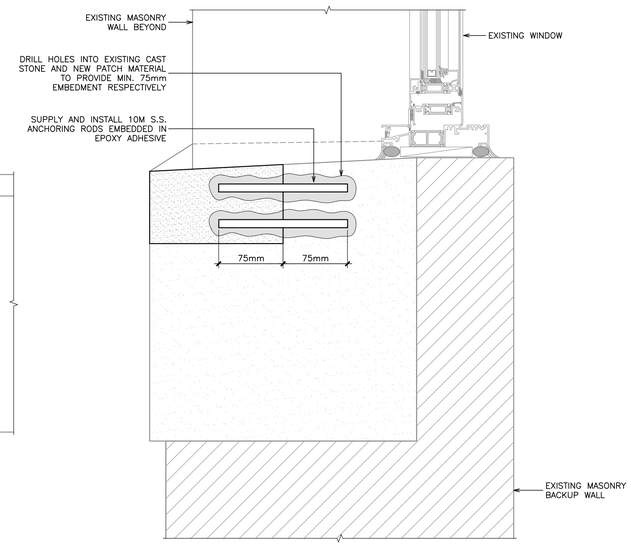
NOTES:

1. CONTRACTOR TO UTILIZE EITHER METHOD FOR REPAIR AFTER SITE INSPECTION TO DETERMINE EXTENT OF DAMAGE.
2. PROVIDE HILTI HIT–SC MESH SLEEVES FOR HOLLOW MASONRY FASTENINGS, OR APPROVED ALTERNATE.

6 / R3.1 TYPICAL DETAILS FOR STITCH REPAIR OF CRACKED STONE
N.T.S.

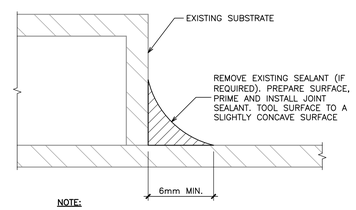


ELEVATION



SECTION

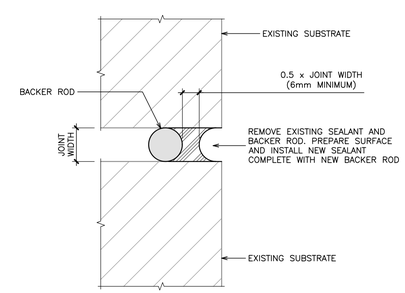
5 / R3.1 TYPICAL DUTCHMAN REPAIR DETAIL FOR SPALLED OR DELAMINATED STONE
N.T.S.



NOTE:

1. PROVIDE BOND BREAKER IF REQUIRED.

9 / R3.1 TYPICAL FILLET BEAD SEALANT DETAIL
N.T.S.



NOTE:

1. REMOVE EXISTING SEALANT AND PREPARE SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.

8 / R3.1 TYPICAL BUTT JOINT SEALANT DETAIL
N.T.S.

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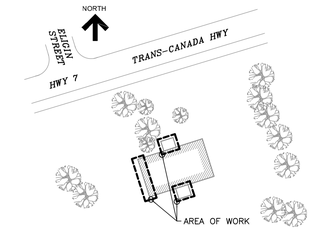

KEY PLAN

No.	Revision	Date	By
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

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Seal

Project Name
932 Highway 7
Oakwood, Ontario

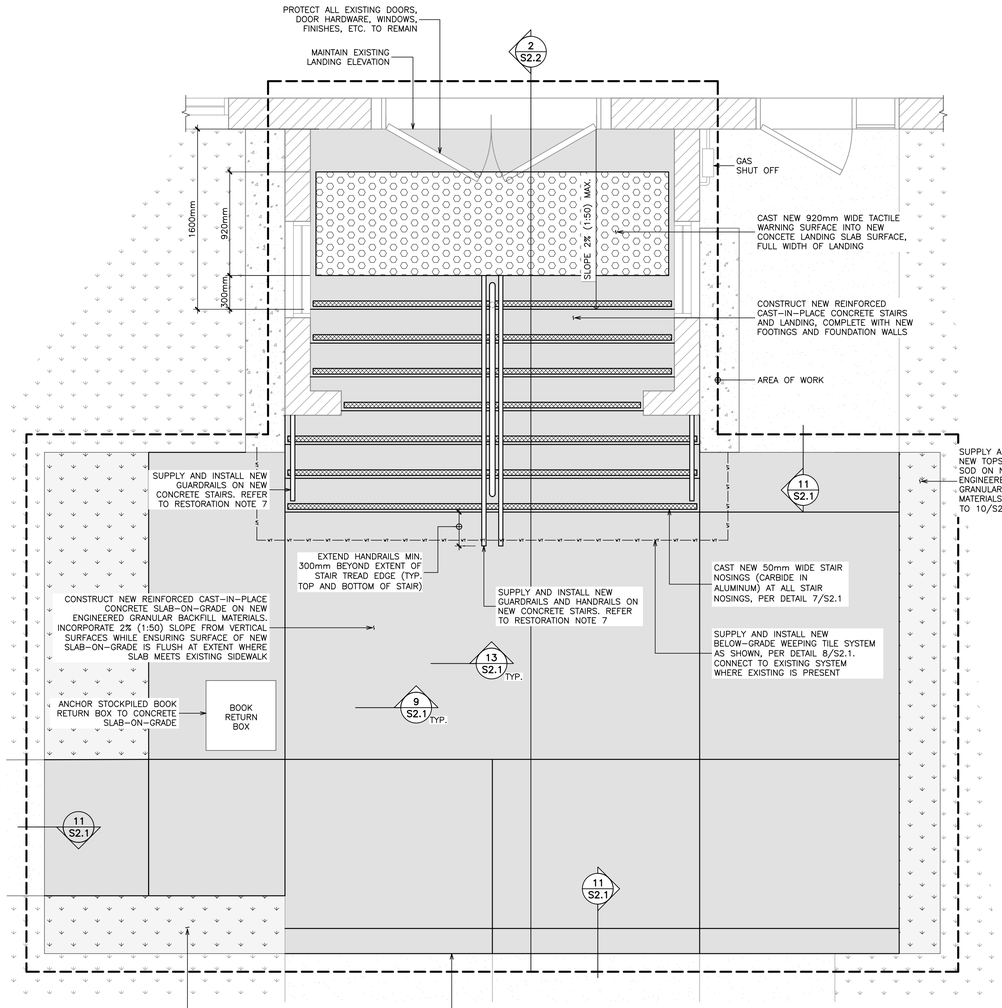
MASONRY AND STAIR RESTORATION

Sheet Title

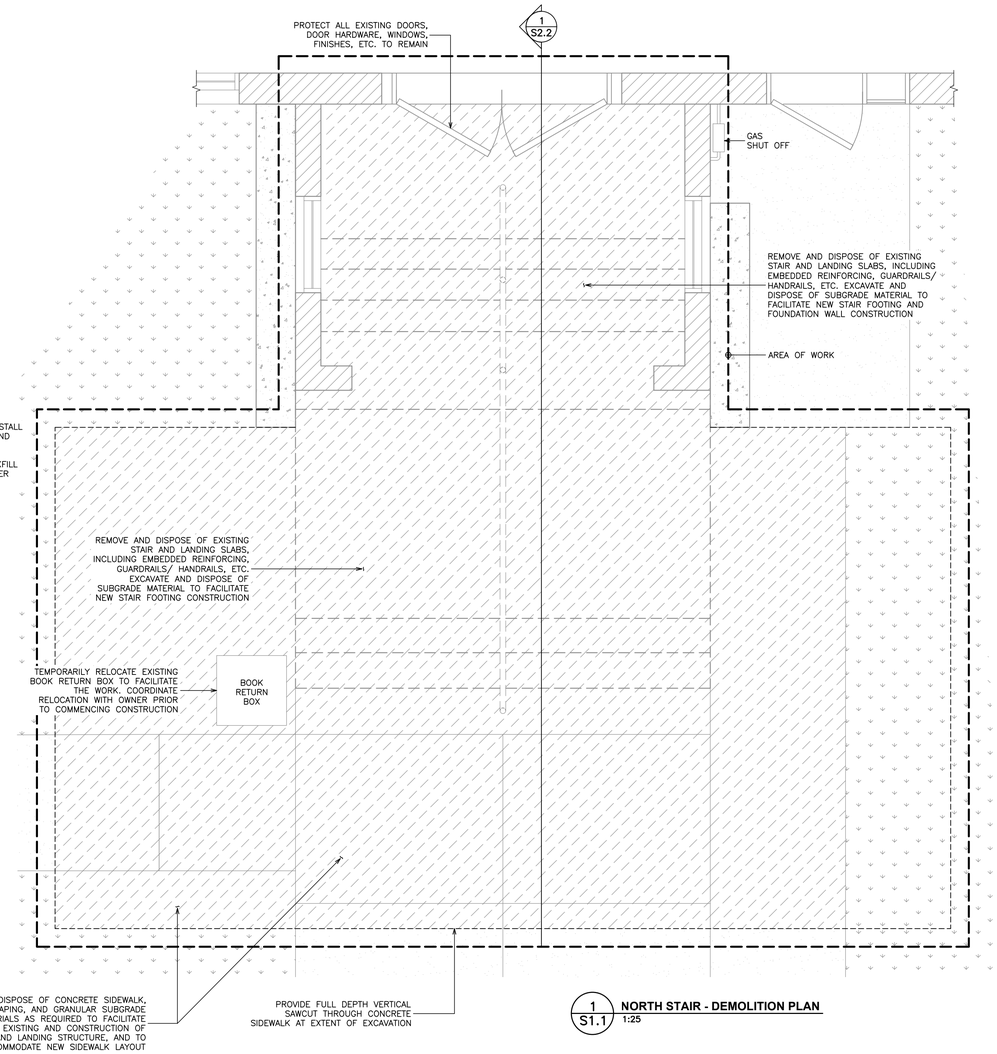
SECTIONS AND DETAILS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	January, 2025
RJC Project Number	TOR.140511.0001		

Sheet Number **R3.1** Revision **.**



2 / S1.1 NORTH STAIR - RESTORATION PLAN
1:25



1 / S1.1 NORTH STAIR - DEMOLITION PLAN
1:25

RESTORATION NOTES:

1. DISCOVERED HIGH WATER TABLE (I.E. ABOVE UNDERSIDE OF FOOTING ELEVATION) AND/OR DISCOVERED SUBGRADE BEARING CAPACITY LESS THAN THE AS-DESIGNED CAPACITY (q = 100 kPa SLS, q = 150 kPa ULS) TO BE REPORTED TO CONSULTANT BEFORE PROCEEDING FURTHER. CONTRACTOR TO RETAIN THE SERVICES OF AN INDEPENDENT MATERIAL TESTING AND INSPECTION FIRM TO CONFIRM SUBGRADE BEARING CAPACITY PRIOR TO COMMENCING CONSTRUCTION OF NEW FOOTINGS.
2. IN GENERAL, THE NEW STAIRS AND LANDINGS ARE TO CONFORM TO KAWARTHA LAKES FACILITY ACCESSIBILITY DESIGN STANDARDS (FADS). CONTRACTOR IS REQUIRED TO REVIEW AND CONFORM TO REQUIREMENTS INDICATED IN THE FADS. CONTRACTOR TO LAY OUT NEW STAIR AND LANDING LAYOUTS AND ELEVATIONS AND REVIEW WITH CONSULTANT PRIOR TO COMMENCING CONSTRUCTION OF THE NEW ELEMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS, SITE CONDITIONS, AND THE FADS REQUIREMENTS SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY FOR FURTHER REVIEW.
3. FOLLOWING COMPLETION OF STAIR FOUNDATION WALL AND FOOTING CONSTRUCTION, INCLUDING CONCRETE CURING, PREPARE SURFACES AND INSTALL A NEW COLD-APPLIED WATERPROOFING SYSTEM ON ALL BELOW-GRADE CONCRETE FOUNDATION WALL AND FOOTING SURFACES, AS INDICATED ON THE DRAWINGS AND IN CONFORMANCE WITH SECTION 07 14 20.
4. NEW STAIR AND LANDING SLAB SURFACES TO BE LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. REINSTATE ALL LANDSCAPING FINISHES, ETC. UPON COMPLETION OF STAIR INSTALLATION. IN GENERAL, NEW LANDSCAPING IS TO MATCH PRE-EXISTING CONDITIONS. SMOOTH SLOPES TO EXISTING GRADES.
6. FOLLOWING COMPLETION OF CONCRETE CURING, EXPOSED CONCRETE SURFACES ARE TO BE PREPARED AND CONCRETE SURFACE SEALER APPLIED IN CONFORMANCE WITH REQUIREMENTS INDICATED IN SPECIFICATION SECTION 07 19 00.
7. PROVIDE SHOP DRAWINGS FOR NEW GUARDRAILS AND HANDRAILS TO THE CONSULTANT FOR REVIEW. COMMENCE FABRICATION ONLY AFTER APPROVAL OF SHOP DRAWINGS BY CONSULTANT AND OWNER.

DEMOLITION NOTES:

1. CONTRACTOR IS REQUIRED TO INSTALL HOARDING, DUST PROTECTION, SITE PROTECTION, CONSTRUCTION SIGNAGE, ETC., AROUND AREAS OF WORK PRIOR TO COMMENCING WORK, PER SECTION 01 56 00, GENERAL NOTES, AND GENERAL PROJECT REQUIREMENTS. WORK AREAS IS TO BE LOCKED AND SECURED WHEN NOT IN USE. CONTRACTOR TO MAINTAIN HOARDING, DUST PROTECTION, SITE PROTECTION, CONSTRUCTION SIGNAGE, ETC., THROUGHOUT CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED TEMPORARY WORKS, SHORING, BRACING, ETC., TO PREVENT SETTLEMENT OR MOVEMENT OF ADJACENT HARD AND SOFT LANDSCAPING FEATURES, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION. REFER TO AND CONFORM WITH SHORING NOTES ON COVER PAGE AND SPECIFICATION SECTION 03 01 31.
3. CONTRACTOR TO VERIFY EXISTING ELEVATIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION. THOSE SHOWN ARE APPROXIMATE.
4. CONTRACTOR TO PROTECT ALL SURFACES, FINISHES, HARD AND SOFT LANDSCAPING, ETC. THAT ARE TO REMAIN FROM DAMAGE. ANY DAMAGE CAUSED BY CONSTRUCTION IS TO BE REPAIRED PRIOR TO SUBSTANTIAL PERFORMANCE.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REINSTATEMENT OF ALL FINISHES, FIXTURES, LANDSCAPING, ETC. AS REQUIRED TO FACILITATE CONSTRUCTION.
6. CONTRACTOR TO LOCATE UTILITIES WITHIN THE AREAS OF WORK AND PROTECT THESE UTILITIES DURING THE COURSE OF THE WORK. ANY DAMAGES TO EXISTING UTILITIES DUE TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REINSTATE AT THEIR COST.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ROAD AND SIDEWALK CLOSURE PERMITS PRIOR TO THE START OF DEMOLITION ACTIVITY, IF REQUIRED.
8. EXCAVATIONS EXTENTS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO CONFORM WITH ALL MINISTRY OF LABOUR (MOL) AND OHSA GUIDELINES AND REQUIREMENTS FOR EXCAVATIONS. CONTRACTOR IS REQUIRED TO REVIEW AND ACCOMMODATE EXISTING CONDITIONS PRIOR TO BIDDING. NO EXTRAS WILL BE ENTERTAINED RELATING TO EXCAVATION REQUIREMENTS FOLLOWING CONTRACT AWARD.
9. ADDITIONAL EXCAVATION TO BE COMPLETED AS DIRECTED BY THE CONSULTANT IF POOR SOIL CONDITIONS ARE ENCOUNTERED. REFER TO RELEVANT DETAILS.

LEGEND:

- AREA OF WORK
- BRICK MASONRY WALL
- GUARDRAIL
- WINDOWS
- CONCRETE SIDEWALK
- SOFT LANDSCAPING
- EXTENT OF STAIR AND LANDSCAPING REMOVALS AND EXCAVATION
- NEW SOFT LANDSCAPING
- NEW CONCRETE SIDEWALK
- NEW CONCRETE STAIR AND LANDING
- VT — VT — NEW BELOW-GRADE WEEPING TILE SYSTEM

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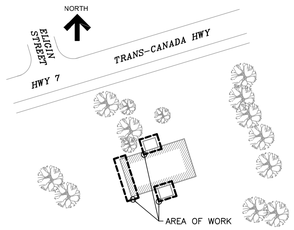

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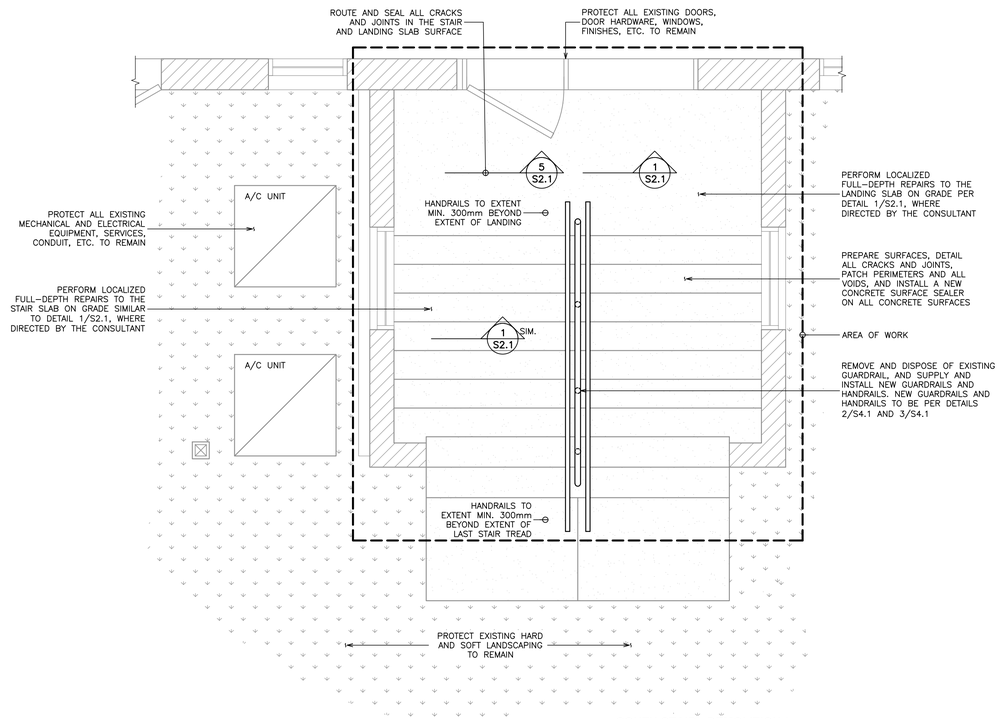
Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION
Sheet Title

NORTH STAIR DEMOLITION / RESTORATION PLANS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	January, 2025
RJC Project Number	TOR.140511.0001		

Sheet Number **S1.1**
Revision **.**



1 S1.2 **SOUTH STAIR - DEMOLITION / RESTORATION PLAN**
1:25

LEGEND:

- AREA OF WORK
- BRICK MASONRY WALL
- GUARDRAIL
- WINDOWS
- CONCRETE SIDEWALK
- SOFT LANDSCAPING

DEMOLITION NOTES:

1. REFER TO DEMOLITION NOTES ON S1.1.

RESTORATION NOTES:

1. REFER TO RESTORATION NOTES ON S1.1.

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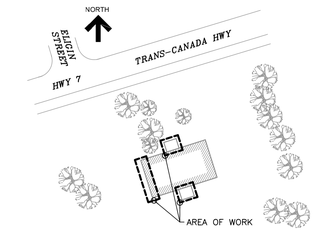

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Project Name
932 Highway 7
Oakwood, Ontario

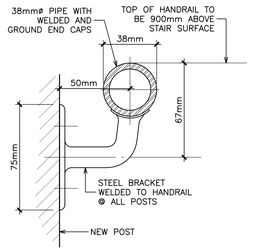
MASONRY AND STAIR RESTORATION

Sheet Title

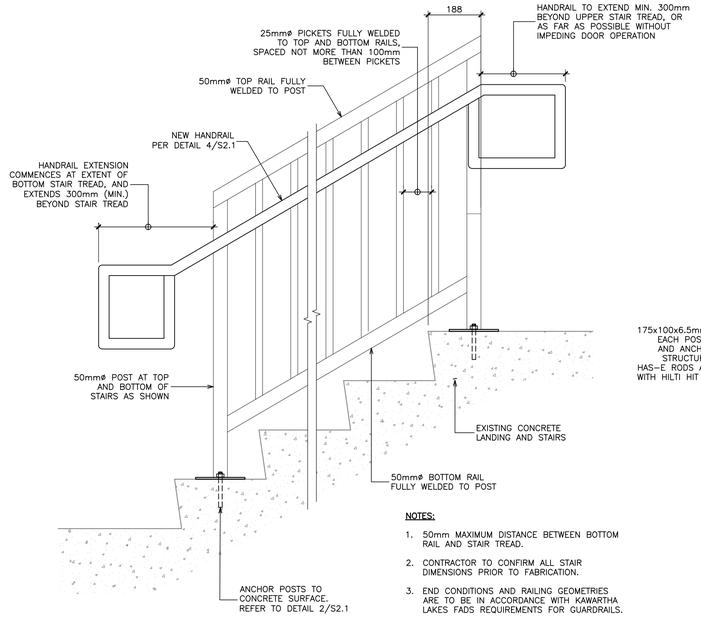
SOUTH STAIR - DEMOLITION / RESTORATION PLAN

Drawn By	**K.V.**	Scale	**AS NOTED**
Designed By	**N.B.**	Date	**January, 2025**
RJC Project Number	**TOR.140511.0001**		

Sheet Number **S1.2**
Revision **.**



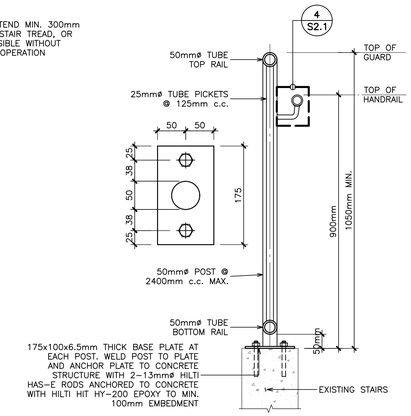
4 / S2.1 **TYPICAL HANDRAIL DETAIL**
N.T.S.



NOTES:

1. 50mm MAXIMUM DISTANCE BETWEEN BOTTOM RAIL AND STAIR TREAD.
2. CONTRACTOR TO CONFIRM ALL STAIR DIMENSIONS PRIOR TO FABRICATION.
3. END CONDITIONS AND RAILING GEOMETRIES ARE TO BE IN ACCORDANCE WITH KAWARTHA LAKES FADS REQUIREMENTS FOR GUARDRAILS.

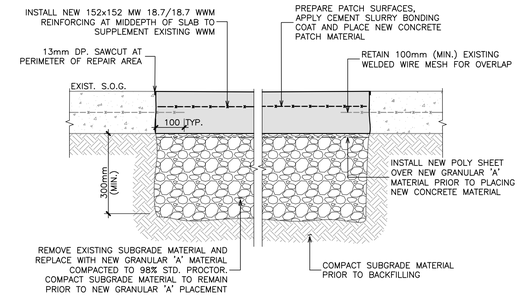
3 / S2.1 **TYPICAL GUARDRAIL ELEVATION**
N.T.S.



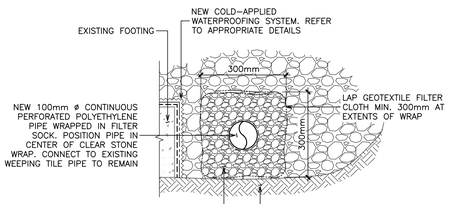
NOTES:

1. ALL GUARDRAILS AND HANDRAILS TO BE 300W GRADE HOT DIPPED GALVANIZED STEEL.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

2 / S2.1 **TYPICAL GUARDRAIL SECTION**
N.T.S.



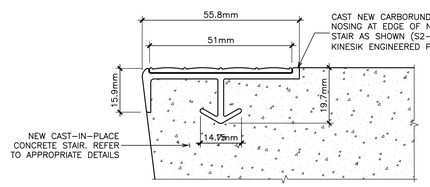
1 / S2.1 **TYPICAL SLAB ON GRADE REPAIR DETAIL**
N.T.S.



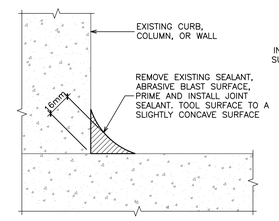
NOTES:

1. DEPTH OF NEW WEEPING TILE SYSTEM TO BE ADJUSTED TO ACHIEVE SLOPES TO DRAIN AND IN CONFORMANCE WITH APPLICABLE CODES AND STANDARDS. THIS MAY INVOLVE ADDITIONAL EXCAVATION OR BUILD-UP BEYOND THAT SHOWN IN ASSOCIATED DETAILS. NO EXTRAS WILL BE ENTERTAINED FOR THIS FOLLOWING CONTRACT AWARD.

8 / S2.1 **TYPICAL WEEPING TILE PIPE INSTALLATION DETAIL**
N.T.S.



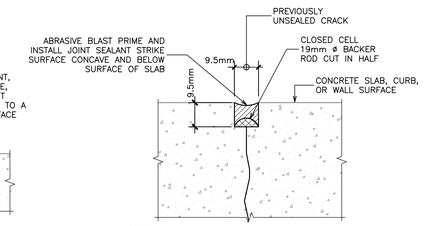
7 / S2.1 **STAIR NOSING DETAIL**
N.T.S.



NOTES:

1. ABRASIVE BLAST JOINT SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.
2. ENSURE ROUGH EDGES ARE GROUND SMOOTH.
3. CLEAN JOINT OF ALL DUST, PAINT, LOOSE OR FOREIGN MATERIAL PRIOR TO APPLICATION OF NEW MATERIALS.
4. ERECT SUITABLE BARRICADES TO ENSURE THAT TRAFFIC WILL NOT BE ALLOWED ONTO SEALED AREAS PRIOR TO THE MATERIALS BEING FULLY CURED.

6 / S2.1 **HEEL BEAD SEALANT DETAIL**
N.T.S.



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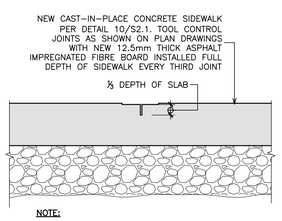
2. ENSURE ROUGH EDGES ARE GROUND SMOOTH.
3. CLEAN JOINT OF ALL DUST, PAINT, LOOSE OR FOREIGN MATERIAL PRIOR TO APPLICATION OF NEW MATERIALS.
4. ERECT SUITABLE BARRICADES TO ENSURE THAT TRAFFIC WILL NOT BE ALLOWED ONTO SEALED AREAS PRIOR TO THE MATERIALS BEING FULLY CURED.

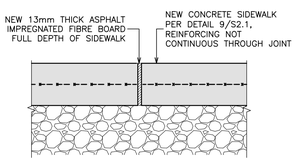
5 / S2.1 **CRACK SEALANT DETAIL**
N.T.S.



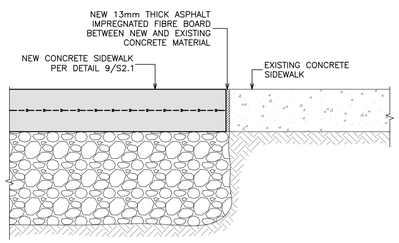
NOTE:

1. CONTRACTOR TO CONFIRM JOINT LAYOUT WITH CONSULTANT. SUBMIT PLAN DRAWING TO CONSULTANT FOR REVIEW.

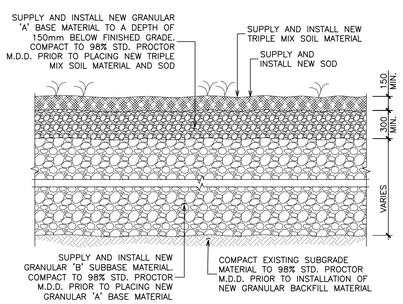
13 / S2.1 **CONCRETE SIDEWALK TOOLED JOINTS**
N.T.S.



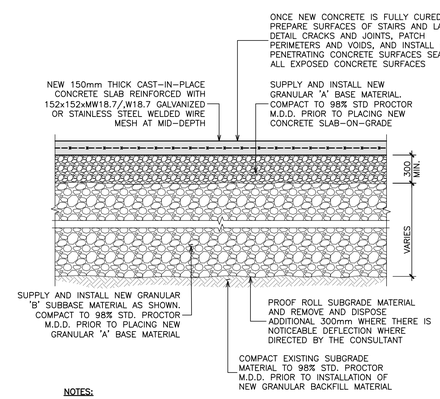
12 / S2.1 **TYPICAL SIDEWALK FULL DEPTH JOINT DETAIL**
N.T.S.



11 / S2.1 **TYPICAL JOINT DETAIL BETWEEN NEW AND EXISTING CONCRETE SIDEWALKS**
N.T.S.



10 / S2.1 **SOFT LANDSCAPING REINSTATEMENT AT EXCAVATED AREAS**
N.T.S.



NOTES:

1. BOARD INSULATION (50mm THICKNESS) TO BE INSTALLED BELOW RAMP AND STAIR SLAB-ON-GRADE (NOT SHOWN IN THIS DETAIL).
2. WHERE ADDITIONAL SUBGRADE REMOVAL HAS BEEN AUTHORIZED BY CONSULTANT AS DTERMINED BY PROOF ROLL, SUPPLY AND INSTAL MIN. 300mm OF NEW GRANULAR 'B' SUBBASE MATERIAL COMPACTED TO 98% STD. PROCTOR M.D.D.

9 / S2.1 **TYPICAL CONCRETE SIDEWALK CONSTRUCTION**
N.T.S.

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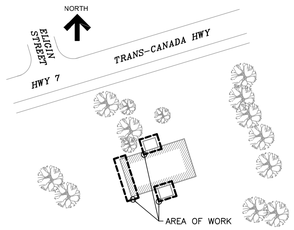

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932 Highway 7
Oakwood, Ontario

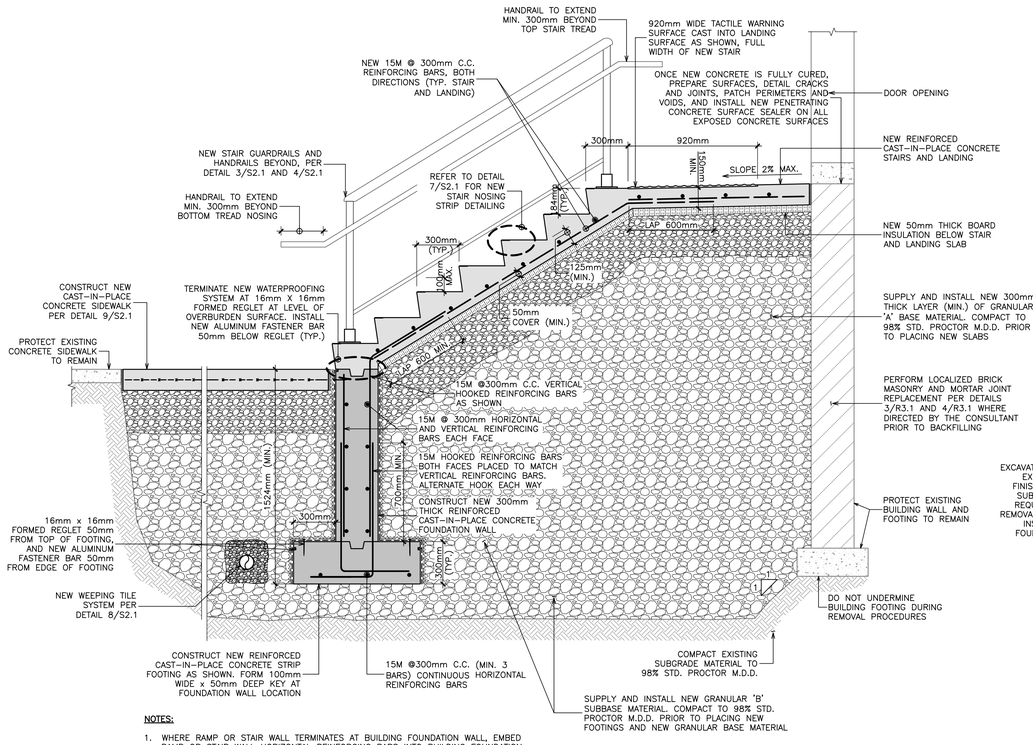
MASONRY AND STAIR RESTORATION

Sheet Title

SECTION AND DETAILS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	January, 2025
RJC Project Number	TOR.140511.0001		

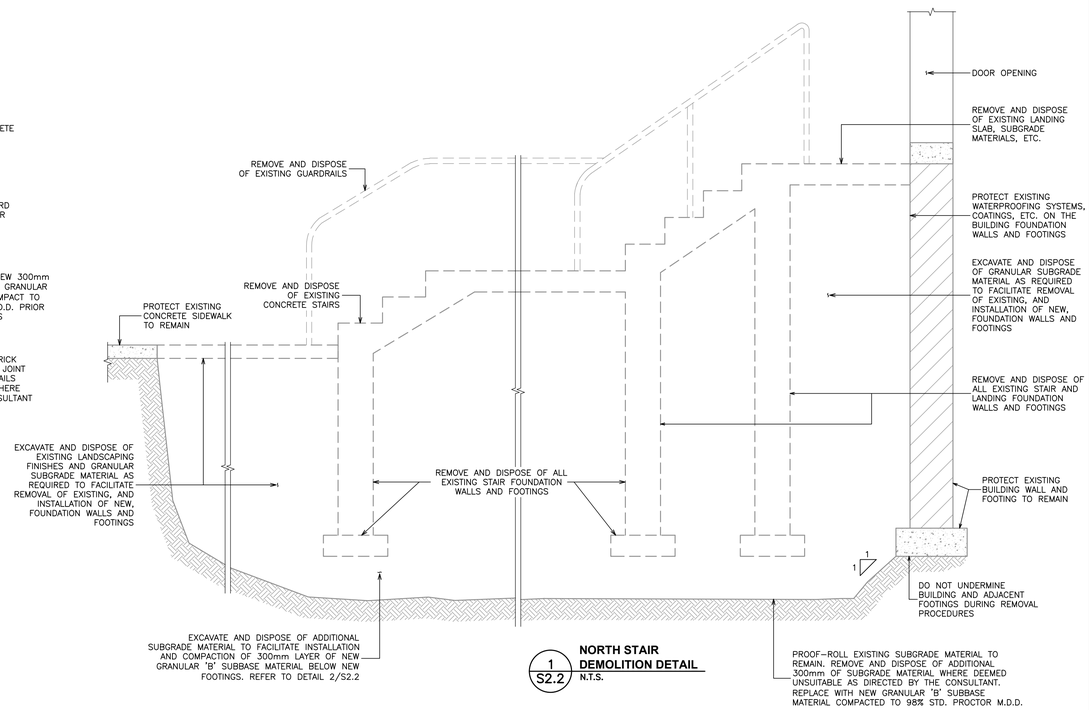
Sheet Number **S2.1** Revision **.**



NOTES:

1. WHERE RAMP OR STAIR WALL TERMINATES AT BUILDING FOUNDATION WALL, EMBED RAMP OR STAIR WALL HORIZONTAL REINFORCING BARS INTO BUILDING FOUNDATION WALL MIN. 150mm USING HILTI HIT-SC 26x200 SCREENS AND HILTI HIT HY-270 EPOXY (MASONRY WALL) OR HILTI HIT HY-200 EPOXY (CONCRETE WALL OR FOOTING).

2 / S2.2 NORTH STAIR CONSTRUCTION DETAIL
N.T.S.

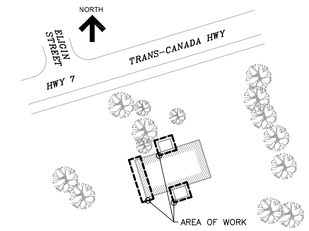


1 / S2.2 NORTH STAIR DEMOLITION DETAIL
N.T.S.

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION

Sheet Title

SECTION AND DETAILS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	January, 2025
RJC Project Number			TOR.140511.0001

Sheet Number **S2.2**
Revision .

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-012**
Meeting Date:	February 6, 2025
Title:	**Alteration Application – 26 Francis Street, Lindsay**
Description:	Proposed alteration to 26 Francis Street (City Hall)
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-012, **Alteration Application – 26 Francis Street**, be received;

That the proposed alteration be approved.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

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.

26 Francis Street is designated individually under the Ontario Heritage Act by Town of Lindsay By-law 1986-27. The by-law is attached to this report as Appendix A. The property contains the current Kawartha Lakes City Hall but was originally constructed in 1863 as the courthouse for the newly created County of Victoria. The building was designed by Toronto architectural firm Cumberland and Storm, which also designed the adjacent Lindsay jail. It is one of Lindsay and Kawartha Lakes' key institutional buildings, and also an important example of a mid-nineteenth century Neoclassical judicial building.

The 2025 Capital Project budget has allocated funds for site improvements and beautification to the City Hall block. This project primarily encompasses landscaping and exterior features on the City Hall block grounds, as opposed to the historic building itself This project will improve the landscaping around the building, repair the existing parking lot and reconfigure the parking around the block. The overall plan and a more specific plan of the landscape design in phase 1 and 2 of this project are attached as Appendix B and C. Building and Property staff will attend the Committee's February 6 meeting to provide an overview of the restoration project and its details.

Rationale:

Staff are supportive of the approval of this application. The beautification and site improvements of the property are important to highlight this important heritage building within Kawartha Lakes, as well as make the exterior public spaces more usable and accessible for both City operations and the general public. There will be little to no impact on the material fabric of the building and the landscaping design has been undertaken in such a way to highlight the heritage features of the City Hall block.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as the result of the recommendations of this report. This project has been allocated funds through the 2025 Capital Projects budget.

Consultations:

Building and Property Staff.

Attachments:

Appendix A – By-law 1986-27

Adobe Acrobat Document

Appendix B – Landscaping Plan

Adobe Acrobat Document

Appendix C – Landscape Plan Phase 1 and 2

Adobe Acrobat Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

TOWN OF LINDSAY
BY-LAW NUMBER
27-86

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 26 FRANCIS STREET, LINDSAY, ONTARIO, AS BEING OF ARCHITECTURAL VALUE OR INTEREST.

WHEREAS The Ontario Heritage Act R.S.O. 1980, Chapter 337 provides that the Council of a municipality may designate a property within the boundaries of the municipality to be of architectural value or interest, and

WHEREAS Notice of Intention to Designate the property municipally known as 26 Francis Street, Lindsay, Ontario has been given in accordance with the said Act, and

WHEREAS no objection to the proposed designation has been served on the Clerk of the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF LINDSAY ENACTS AS FOLLOWS:

1. There is designated as being of architectural interest or value the southerly and easterly facades of the exterior of the Victoria County Court House, the roof and those portions of the first floor interior including the main Courtroom (and extrance) including among other things those items set out in Schedule "A" attached hereto of the property known as 26 Francis Street, Lindsay, Ontario, more particularly described in Schedule "B" attached hereto. This designation shall not preclude any changes that may be deemed necessary for the efficient use of the building but that any and all such changes shall be in keeping with the original and present character of the building and in consultation with the Local Architectural Conservation Advisory Committee.

2. The Municipality is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto in the proper land registry office.

86

3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Lindsay Daily Post once for each of three consecutive weeks.

4. This by-law shall come into force and take effect on the final passing thereof.

Read a first time on: MAY 26 1986

Read a second time on: MAY 26 1986 _____ MAYOR

Read a thired time and

finally passed on: MAY 26 1986 _____ CLERK-ADMINISTRATOR

87

SCHEDULE "A"

TO BY-LAW NUMBER 27-86

ITEMS TO BE DESIGNATED INCLUDING THE SOUTHERLY AND EASTERLY FACADES OF THE EXTERIOR OF THE VICTORIA COUNTY COURT HOUSE, THE ROOF AND THOSE PORTIONS OF THE FIRST FLOOR INTERIOR INCLUDING THE MAIN COURTROOM (AND ENTRANCE):-

Exterior Masonry

Exterior Windows

Exterior Brackets

Exterior Roof Shape

Exterior Fascias

Exterior Front Entrance - Francis Street

Exterior Side Entrance and stairs with modifications (false door - Cambridge Street)

Chimneys if rebuilt

Cupola or lantern if rebuilt

Original Moulding - Court Room

Original Balcony - Court Room and folliated columns

Original Wainscotting - Court Room

Original ceiling - Court Room

Original Windows - Court Room

Original Moulding - Main Corridor

Original Doors and Frames at Public Entrance to the Court

SCHEDULE "B"

TO BY-LAW NUMBER 27-86

I, WILLIAM BUDD BATES, Clerk-Administrator of the Town of Lindsay do solemnly declare that I am a party to Designation By-Law No. 27-86 of the Town of Lindsay which effects the following lands more particularly described as follows:

ALL AND SINGULAR those certain parcels of land and premises situate lying and being in the Town of Lindsay, in the County of Victoria, and being more particularly described as follows:

> The building known as the Victoria County Court House at the municipal address of 26 Francis Street, in the Town of Lindsay, and located on Lot 11 and the east half of Lot 12, North of Francis Street, Town Plan Number 1, in the said Town of Lindsay.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME AT
the Town of Lindsay, this
26th day of May,
1986.

W B Bates

W.B. Bates,
Clerk-Administrator.

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE
- MULTI-STEM DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ORNAMENTAL GRASS
- NEW SOD AREA
- LOW GROWING MIXED PLANTING
- ASPHALT
- LOW C.I.P. CONCRETE SEATWALL
- CONCRETE PAVING
- TINTED CONCRETE PAVING
- UNIT PAVER ACCENT PAVING
- ACCESSIBLE TABLE AND BENCH
- BENCH WITH BACK AND ARMS
- BIKE RACK
- FLAGPOLE
- UPLIGHT
- ELECTRICAL OUTLET ON PEDESTAL

PARKING SUMMARY

EXISTING PARKING SPACES = 71 (incl. 3 BF stalls) + ON-STREET PARKING
TOTAL PARKING SPACES = 71 (incl. 5 BF stalls) + ON-STREET PARKING

BENCHMARK:

TBM1 264.698
TOP OF PIN IN SOUTH FACE OF HYDRO POLE ON SOUTH WEST CORNER OF COLBORNE STREET AND CAMBRIDGE STREET.

TBM2 265.316
TOP OF NAIL HEAD IN EAST FACE HYDRO POLE ON NORTH EAST CORNER OF VICTORIA AVENUE AND FRANCIS STREET.

CIMA+
2nd Floor - 415 Baseline Road West, Bowmanville, ON L1C 5M2
Phone: 905-697-4464 www.cima.ca

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF EXISTING CONDITION, AND THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED.

WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE MUNICIPALITY BEFORE COMMENCING THE WORK. DRAWINGS ARE NOT TO BE SCALED.

DATE	BY	ISSUES / REVISIONS
2024-08-28	PB	ISSUED FOR FINAL CLIENT REVIEW

PROJECT:
Kawartha Lakes Jump In
CAMPUS BLOCK SITE BEAUTIFICATION

DRAWING:
LANDSCAPE MASTER PLAN

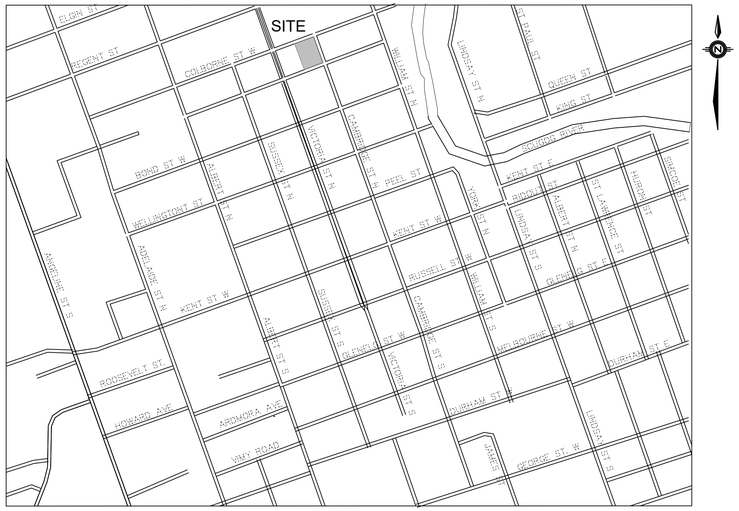
DRAWN BY : L. MAY	CHECKED BY : P. BROCKS	PROJECT C14-0659
DESIGNED BY : T. VALDOCK	APPROVED BY : L. CULLEN	DRAWING No. L1
SCALE : 1:200	DATE : JULY 2024	

DATE: 04/04/2018 FILE: Z:\Cima-C14\Projects\C14-0659-Old Girls' Site Design & CA (Kawartha Lakes)\350_DESIGN\310_Dwg\310c_CAD\C14-0659 LANDSCAPE PLAN_240828.dwg

CITY OF KAWARTHA LAKES
TENDER 20XX-XX-XX
CITY HALL CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING LIST

1	-----	COVER SHEET
2	L-01	REMOVALS PLAN
3	L-02	SURFACE TREATMENT FURNITURE AND LAYOUT PLAN
4	L-03	GRADING PLAN
5	L-04	PLANTING PLAN
6	L-05	DETAILS
7	L-06	DETAILS
8	L-06	GENERAL NOTES
9	E-01	ELECTRICAL LAYOUT AND DETAILS



KEY PLAN
N.T.S

PROJECT SITE

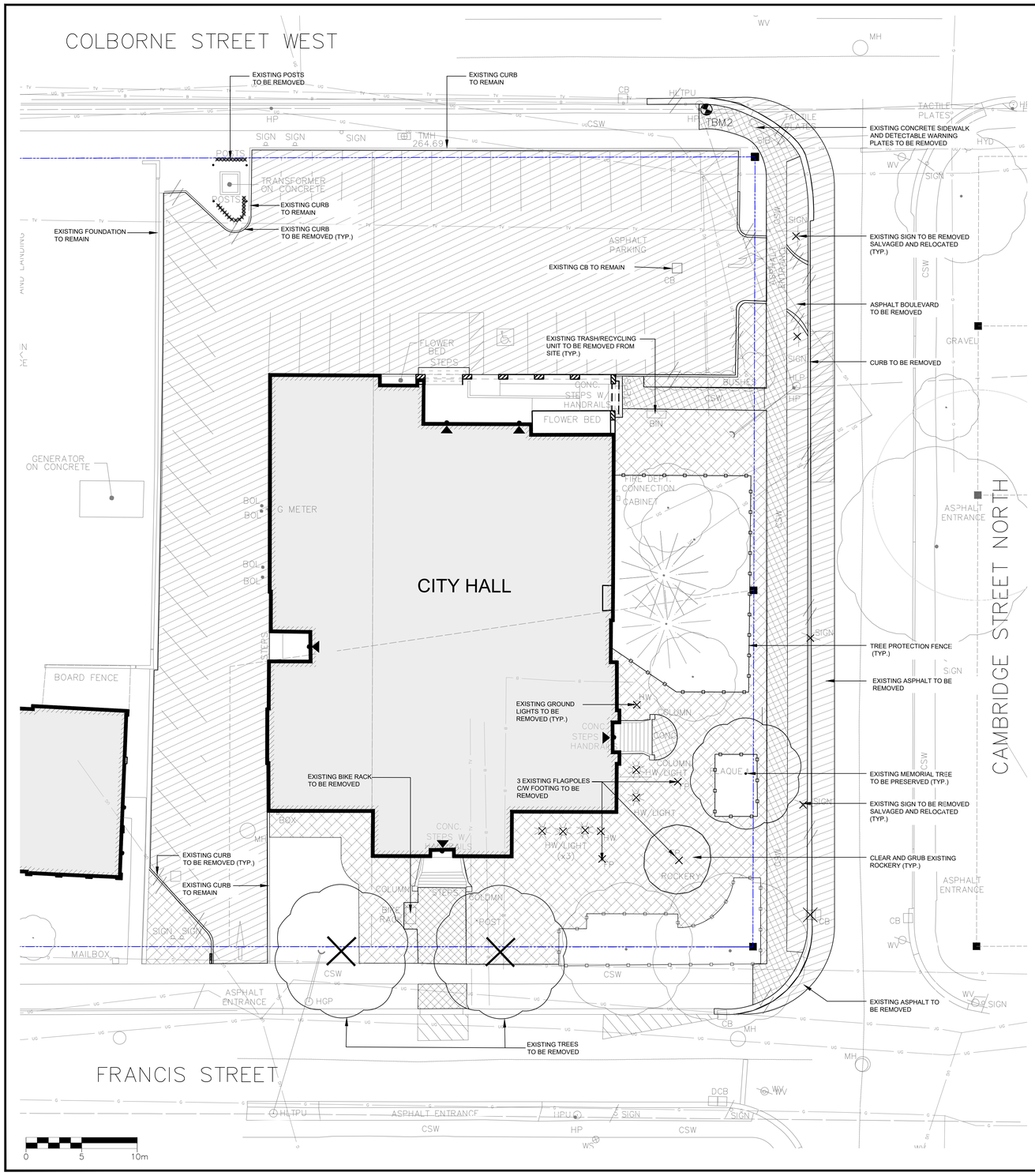
ISSUED FOR 75% REVIEW

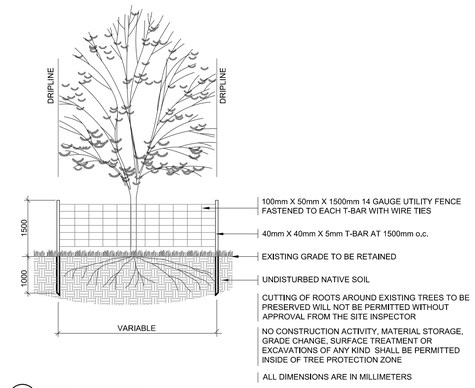
DATE: JANUARY 17, 2025

CIMA+

T: 905 697-4464
415 Baseline Road West, 2nd Floor,
Bowmanville, ON L1C 5M2 CANADA

PLOT SCALE: 1:1 DATE PLOTTED: 2025-01-20





1 TREE PROTECTION DETAIL
N.T.S.

BENCHMARK:

TBM1 **264.698**
TOP OF PIN IN SOUTH FACE OF HYDRO POLE ON SOUTH WEST CORNER OF COLBORNE STREET AND CAMBRIDGE STREET.

TBM2 **265.316**
TOP OF NAIL HEAD IN EAST FACE HYDRO POLE ON NORTH EAST CORNER OF VICTORIA AVENUE AND FRANCIS STREET.

LEGEND

- TREE TO BE REMOVED
- ASPHALT TO BE PULVERIZED/REMOVED (TO BE CONFIRMED)
- CONCRETE TO BE REMOVED
- REMOVE PAVING STONES
- REMOVE PLANTING/SOD
- CURB AND GUTTER TO BE REMOVED
- PROPERTY LINE
- TREE PROTECTION FENCE
- BELL CABLE
- TV CABLE
- U/G HYDRO
- ENBRIDGE GAS

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Phone: 905-697-4464 www.cima.ca

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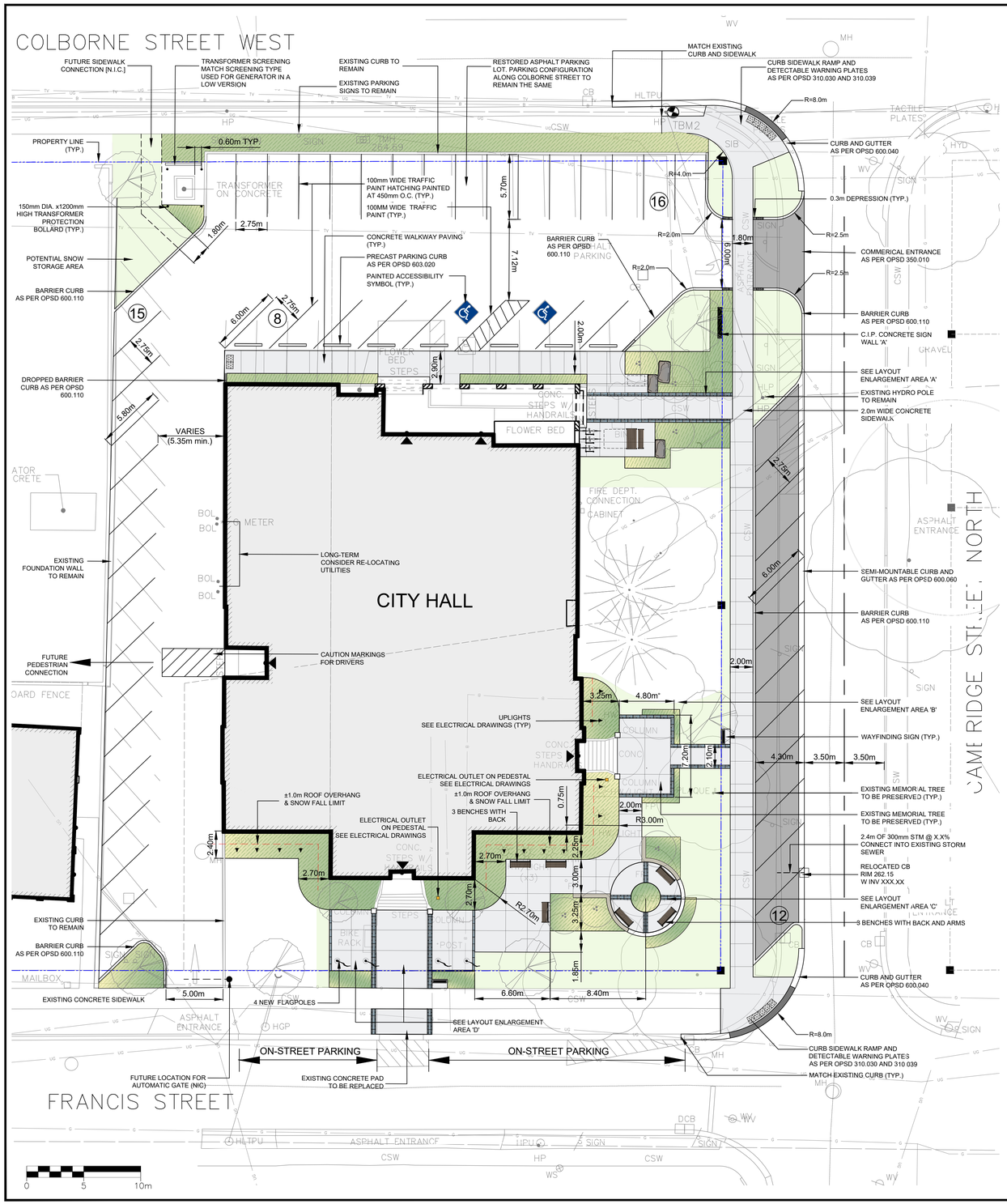
	DATE	BY	ISSUES / REVISIONS
1	2025-01-17	PB	ISSUED FOR 75% REVIEW

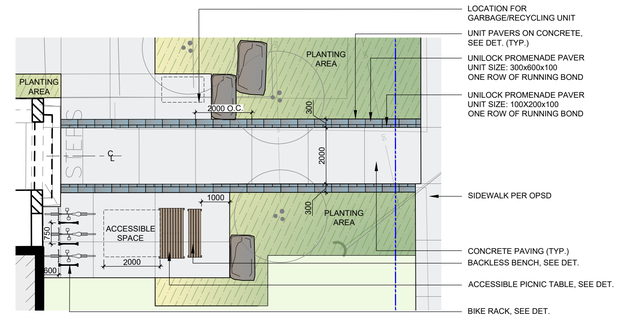
PROJECT:
Kawartha Lakes Jump In
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:
REMOVALS PLAN

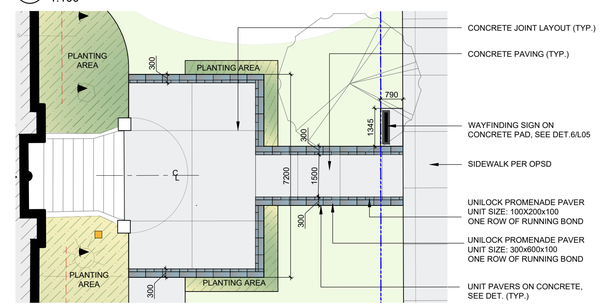
DRAWN BY :	CHECKED BY :	PROJECT
T. VALDOCK	P. BROCKS	C14-0659
DESIGNED BY :	APPROVED BY :	DRAWING No.
T. VALDOCK	L. CULLEN	L01
SCALE : 1:200	DATE : JULY 2024	

DATE: 24/04/2024 FILE: Z:\Cima-C14\Projects\C14-0659-Old Gaol Site Design & Ed (Kawartha Lakes)\300_DESIGN\310_Dwg\310a_ADD\C14-0659 LANDSCAPE PLAN.dwg

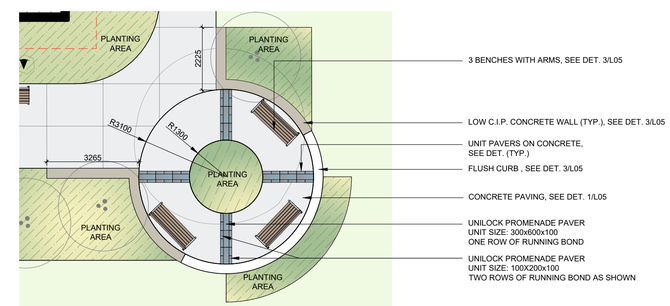




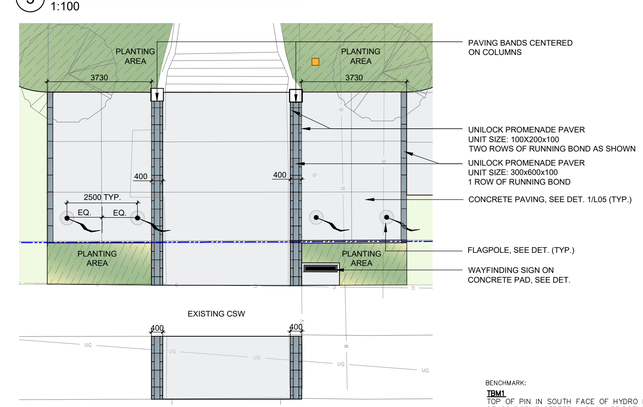
1 LAYOUT ENLARGEMENT AREA 'A'
1:100



2 LAYOUT ENLARGEMENT AREA 'B'
1:100



3 LAYOUT ENLARGEMENT AREA 'C'
1:100



4 LAYOUT ENLARGEMENT AREA 'D'
1:100

BENCHMARK:

TBM1 **264.698**
TOP OF PIN IN SOUTH FACE OF HYDRO POLE ON SOUTH WEST CORNER OF COLBORNE STREET AND CAMBRIDGE STREET.

TBM2 **265.316**
TOP OF NAIL HEAD IN EAST FACE HYDRO POLE ON NORTH EAST CORNER OF VICTORIA AVENUE AND FRANCIS STREET.

LEGEND

- EXISTING TREE TO REMAIN
- DECIDUOUS TREE
- MULTI-STEM DECIDUOUS TREE
- CURB
- DROP CURB
- SOD AREA
- PLANTING AREA
- ASPHALT
- LOW C.I.P. CONCRETE SEATWALL see detail 3 on drawing L-05
- CONCRETE PAVING see detail 1 on drawing L-02
- DETECTABLE WARNING PLATES see detail 4 on drawing L-05
- UNIT PAVER ACCENT PAVING see detail 2 on drawing L-05
- ACCESSIBLE TABLE AND BENCH see detail 3 and 4 on drawing L06
- BENCH WITH BACK AND ARMS see detail 1 on drawing L-06
- BENCH WITH BACK see detail 2 on drawing L-06
- BIKE RACK see detail 5 on drawing L-06
- FLAGPOLE see detail 7 on drawing L-05
- UPLIGHT see electrical drawing
- ELECTRICAL OUTLET ON PEDESTAL see electrical drawing
- ARMOURSTONE see detail 5 on drawing L-05
- C.I.P. CONCRETE SIGN WALL see detail 8 on drawing L-05
- WAYFINDING SIGN ON CONCRETE PAD see detail 6 on drawing L-05

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Phone: 905-697-4464 www.cima.ca

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DATE	BY	ISSUES / REVISIONS
2025-01-17	PB	ISSUED FOR 75% REVIEW

PROJECT:

Kawartha Lakes Jump In

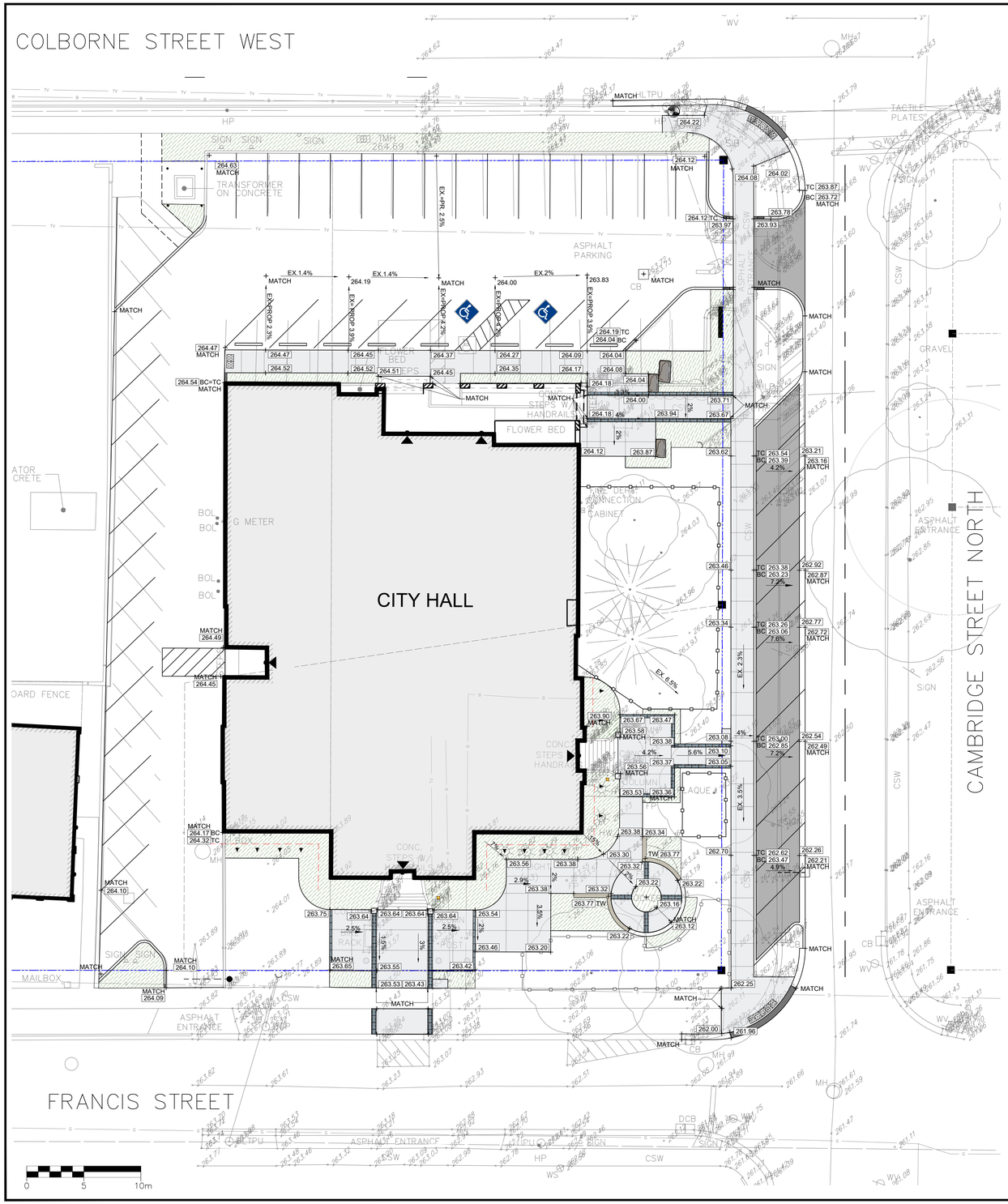
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:

SURFACE TREATMENT
FURNITURE AND LAYOUT
PLAN

DRAWN BY :	CHECKED BY :	PROJECT
T. VALDOCK	P. BROCKS	C14-0659
DESIGNED BY :	APPROVED BY :	DRAWING No.
T. VALDOCK	L. CULLEN	L02
SCALE : 1:200	DATE : JULY 2024	

DATE: 04/04/2018 FILE: Z:\Cima-C14\Projects\C14-0659-Old Solt Site Design & CA (Kawartha Lakes)\300_DESIGN\310_Dwg\310u_CAD\C14-0659 LANDSCAPE PLAN.dwg



LEGEND

- EXISTING GRADE
- 262.78 PROPOSED GRADE
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE
- MULTI-STEM DECIDUOUS TREE
- CURB
- DROP CURB
- PLANTING AREA
- ASPHALT
- LOW C.I.P. CONCRETE SEATWALL
- CONCRETE PAVING
- DETECTABLE WARNING PLATES
- UNIT PAVER ACCENT PAVING
- FLAGPOLE FOOTING
- UPLIGHT see electrical drawing
- ELECTRICAL OUTLET ON PEDESTAL see electrical drawing
- ARMOURSTONE
- C.I.P. CONCRETE SIGN WALL see detail 8 on drawing L-05
- WAYFINDING SIGN ON CONCRETE PAD see detail 6 on drawing L-05

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Phone: 905-697-4464 www.cima.ca

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BENCHMARK:

TBM1 **264.698**
TOP OF PIN IN SOUTH FACE OF HYDRO POLE ON SOUTH WEST CORNER OF COLBORNE STREET AND CAMBRIDGE STREET.

TBM2 **265.316**
TOP OF NAIL HEAD IN EAST FACE HYDRO POLE ON NORTH EAST CORNER OF VICTORIA AVENUE AND FRANCIS STREET.

1	2025-01-17	PB	ISSUED FOR 75% REVIEW
	DATE	BY	ISSUES / REVISIONS

PROJECT:

Kawartha Lakes Jump In

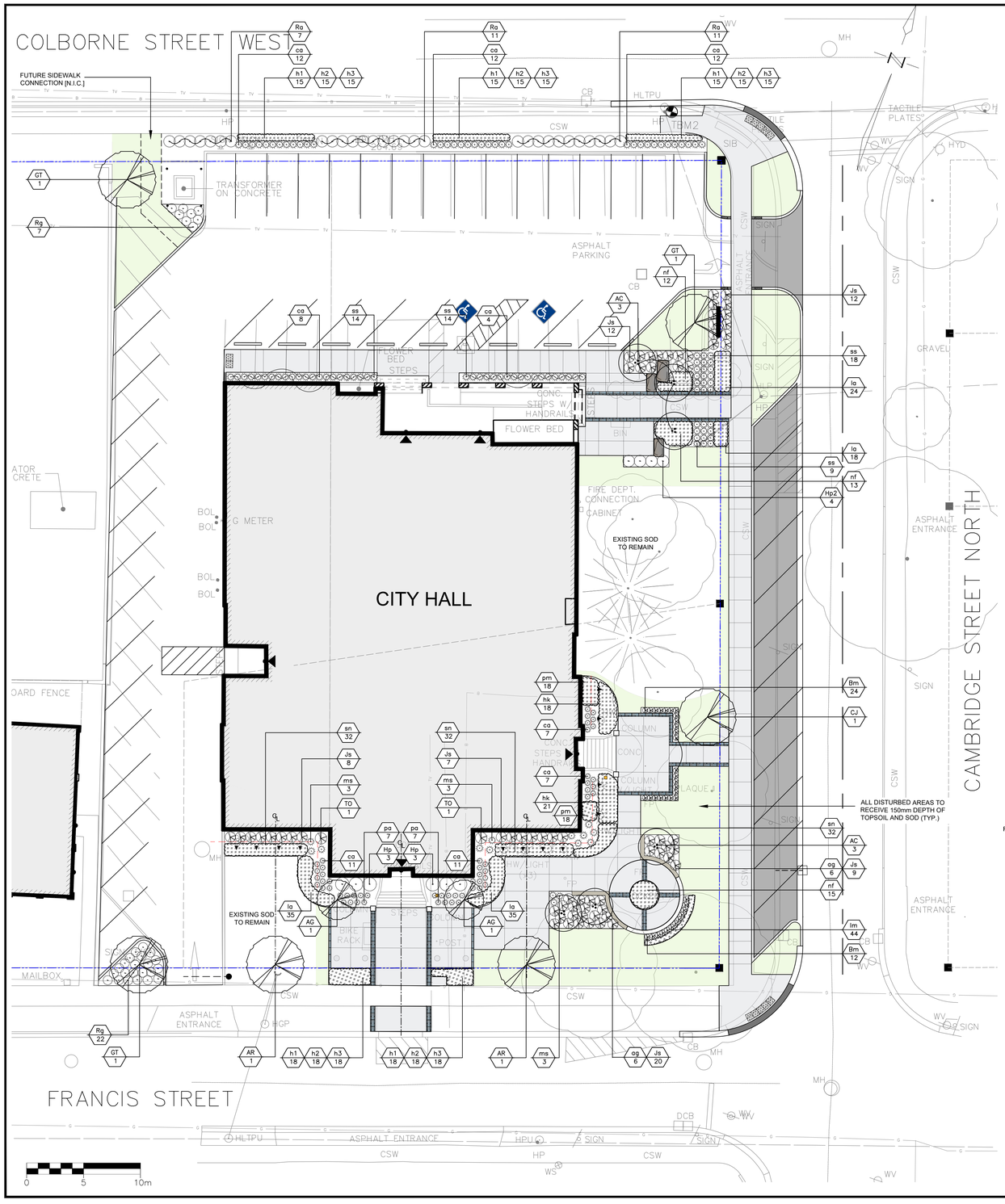
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:

GRADING PLAN

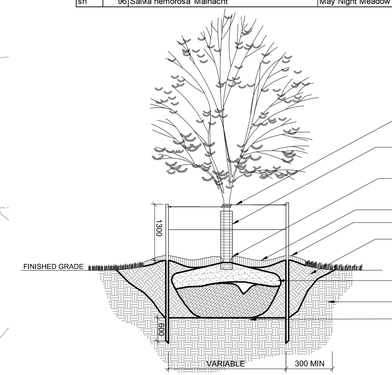
DRAWN BY :	CHECKED BY :	PROJECT
T. VALDOCK	P. BROCKS	C14-0659
DESIGNED BY :	APPROVED BY :	DRAWING No.
T. VALDOCK	L. CULLEN	L03
SCALE : 1:200	DATE : JULY 2024	

DATE: 04/04/2025 FILE: Z:\Cima-C14\Projects\C14-0659-Old Gaol Site Design & CA (Kawartha Lakes)\350_DESIGN\310_dwg\310c_CAD\C14-0659_LANDSCAPE PLAN.dwg



Plant List

Key	Qty	Botanical Name	Common Name	Size	Condition	Spacing
DECIDUOUS TREES						
AR	2	Acer rubrum Redpointe® ('Frank Jr.')	Redpointe® Maple	60mm	W.B.	
AC	6	Amelanchier canadensis	Serviceberry - Multi-stem	240mm	W.B.	
AG	2	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry - Treeform	45mm	W.B.	
CJ	1	Cercidiphyllum japonicum	Katsura Tree	50mm	W.B.	
GT	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	50mm	W.B.	
CONIFEROUS TREES						
Key	Qty	Botanical Name	Common Name	Size	Condition	
TO	2	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	150cm	W.B.	
SHRUBS						
Key	Qty	Botanical Name	Common Name	Size	Condition	
Bm	36	Buxus micophylla 'Green Gem'	Green Gem Boxwood	40cm	3 gal. pot	450mm o.c.
Hp2	4	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hydrangea	60cm	2 gal.pot	900mm o.c.
Hp	6	Hydrangea paniculata 'Quick Fire (Bulk)'	Quick Fire Hydrangea	80cm	7 gal.pot	1200mm o.c.
Js	68	Juniperus sabina 'Skandia'	Skandia Juniper	40cm	3 gal.pot	900mm o.c.
Rg	29	Rhus aromatica 'Gro-Low'	Fragrant Sumac	50cm	pot	900mm o.c.
Ra	29	Ribes alpinum	Alpine Current	50 cm	3 gal. pot	900mm o.c.
ORNAMENTAL GRASSES						
Key	Qty	Botanical Name	Common Name	Size	Condition	
ca	84	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		1 gal.pot	600mm o.c.
lm	44	Liriope muscari ' Big Blue'	Giant Lily Turf		1 gal. pot	300mm o.c.
ms	9	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass		1 gal pot	900mm o.c.
ss	58	Schizachyrium scoparium	Little Bluestem 'Standing Ovation'		1 gal pot	600mm o.c.
PERENNIALS						
ag	12	Allium giganteum	Ornamental Onion		15cm pot	
h1	81	Hemerocallis 'Joan Senior'	Joan Senior Daylily		15cm pot	300mm o.c.
h2	81	Hemerocallis 'Passionate Returns'	Passionate Returns' Daylily		15cm pot	300mm o.c.
h3	81	Hemerocallis 'Big Time Happy'	Big Time Happy Daylily		15cm pot	300mm o.c.
hk	39	Hosta 'Krossa Regal'	Krossa Regal Hosta		1 gal.pot	600mm o.c.
la	112	Lavendula angustifolia 'Hidcote Blue'	Hidcote Blue Lavender		1 gal.pot	450mm o.c.
nf	45	Nepeta faassenii 'Walker's Low'	Walkers Low Catmint		1 gal.pot	600mm o.c.
pa	14	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		1 gal. pot	300mm o.c.
pm	36	Polygonatum multiflorum	Solomon's Seal		1 gal. pot	300mm o.c.
sn	96	Salvia nemorosa 'Mainacht'	May Night Meadow Sage		15cm pot	450mm o.c.



DO NOT CUT OR DAMAGE LEADER
PRUNE ONLY INJURED OR DEAD BRANCHES, RETAIN NATURAL SHAPE
REMOVE TRUNK WRAP AFTER PLANTING

NOTE: TREE STAKING SHALL NOT BE INSTALLED UNLESS REQUIRED BY THE SITE CONDITIONS OR DIRECTED BY THE CONTRACT ADMINISTRATOR

STEEL 'T' BAR (40x40x5x2400) OR ACCEPTABLE WOODEN SUBSTITUTE. PLACE STAKE ON SIDE OF PREVAILING WIND. TREES UNDER 70mm CALIPER REQUIRE 2 STAKES AND TREES OVER 70mm REQUIRE 3 STAKES. ENSURE STAKES ARE NOT DRIVEN THROUGH ROOTBALL.

WHITE CORRUGATED PVC PIPE RODENT GUARD 50mm BELOW GRADE TO 500mm ABOVE GRADE

BASE OF TREE TO BE FLUSH WITH GRADE OR 75mm ABOVE FINISHED GRADE IN POORLY DRAINED SOILS. TRUNK FLARE MUST BE VISIBLE.DO NOT COVER TOP OF ROOTBALL WITH SOIL

100mm LAYER OF SPECIFIED MULCH, KEPT BACK 50mm FROM TRUNK.

CONSTRUCT A 100mm HIGH TOPSOIL SAUCER AROUND TREE BASE.

REMOVE ALL FOREIGN MATERIAL FROM EXISTING SOIL. BACKFILL WITH EXISTING SOIL MIXED 2:1 WITH TOPSOIL. FIRMLY COMPACT OR WATER SOIL IN 150mm LAYERS TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT THOROUGHLY SOAK PIT WITH WATER IN NEXT TO LAST LAYER

CUT AND REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOTBALL

UNDISTURBED NATIVE SOIL

PLACE ROOTBALL ON UNEXCAVATED OR THOROUGHLY COMPACTED SOIL

MARK NORTH SIDE OF TREE IN NURSERY: ROTATE TREE TO FACE NORTH ON SITE UNLESS DIRECTED OTHERWISE BY CONTRACT ADMINISTRATOR

1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

PRUNE ONLY DEAD OR INJURED BRANCHES, RETAIN NATURAL SHAPE

CUT AND REMOVE ALL TWINE, ROPE AND BURLAP FROM TOP HALF OF ROOTBALL. REMOVE PLASTIC CONTAINERS. CUT SEVERAL SLITS INTO ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION

MAINTAIN ORIGINAL GRADE AT SHRUB BASE OR SET SLIGHTLY HIGHER TO ALLOW FOR SETTLEMENT

PLANT GROUPS OF SHRUBS IN CONTINUOUS TOPSOIL BEDS WITH CONTINUOUS MULCH

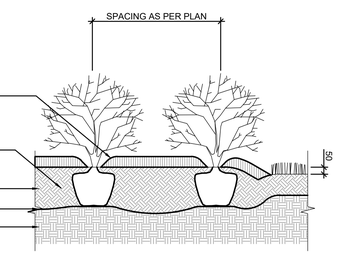
100mm LAYER OF SPECIFIED MULCH
CONSTRUCT TOPSOIL SAUCER AROUND SHRUBS

FIRMLY COMPACT OR WATER TOPSOIL IN 150mm LAYERS TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT
THOROUGHLY SOAK PIT WITH WATER IN NEXT TO LAST LAYER
REMOVE ALL FOREIGN MATERIAL FROM EXISTING SOIL
BACKFILL WITH EXISTING SOIL MIXED 2:1 WITH TOPSOIL

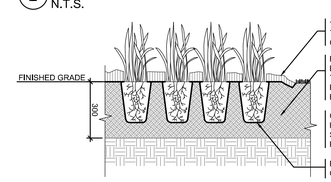
IF SUBGRADE IS DISTURBED, FIRMLY COMPACT BACKFILLED SOIL TO ELIMINATE AIR POCKETS AND SETTLEMENT

SCARIFY SURFACE PRIOR TO PLANTING

UNDISTURBED EARTH



2 SHRUB PLANTING DETAIL
N.T.S.



100mm LAYER OF SPECIFIED MULCH, CONTINUOUS THROUGHOUT PLANTING BED, KEPT BACK 150mm FROM BASE OF SHRUBS

FIRMLY COMPACT OR WATER TOPSOIL IN 150mm LAYERS TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT THROUGHLY SOAK PIT WITH WATER IN NEXT TO LAST LAYER REMOVE ALL FOREIGN MATERIAL FROM EXISTING SOIL. BACKFILL WITH EXISTING SOIL MIXED 2:1 WITH TOPSOIL

CUT AND REMOVE ALL TWINE, ROPE AND BURLAP FROM TOP HALF OF ROOTBALL. REMOVE PLASTIC CONTAINERS. CUT SEVERAL SLITS INTO ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION

PLACE ROOT BALL ON UNEXCAVATED OR THOROUGHLY COMPACTED SOIL

WATER THOROUGHLY AFTER PLANTING

3 PERENNIALS AND GRASSES DETAIL
N.T.S.

BENCHMARK:

TBM1 **264.698**
TOP OF PIN IN SOUTH FACE OF HYDRO POLE ON SOUTH WEST CORNER OF COLBORNE STREET AND CAMBRIDGE STREET.

TBM2 **265.316**
TOP OF NAIL HEAD IN EAST FACE HYDRO POLE ON NORTH EAST CORNER OF VICTORIA AVENUE AND FRANCIS STREET.

LEGEND

- EXISTING TREE TO REMAIN
- DECIDUOUS TREE
- MULTI-STEM DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ORNAMENTAL GRASS
- CURB
- DROP CURB
- SOD AREA
- ASPHALT
- LOW C.I.P. CONCRETE SEATWALL see detail 3 on drawing L-05
- CONCRETE PAVING see detail 1 on drawing L-02
- DETECTABLE WARNING PLATES see detail 4 on drawing L-05
- UNIT PAVER ACCENT PAVING see detail 2 on drawing L-05
- ACCESSIBLE TABLE AND BENCH see detail 3 and 4 on drawing L06
- BENCH WITH BACK AND ARMS see detail 1 on drawing L-06
- BENCH WITH BACK see detail 2 on drawing L-06
- BIKE RACK see detail 5 on drawing L-06
- FLAGPOLE see detail 7 on drawing L-05
- UPLIGHT see electrical drawing
- ELECTRICAL OUTLET ON PEDESTAL see electrical drawing
- ARMOURSTONE see detail 5 on drawing L-05
- C.I.P. CONCRETE SIGN WALL see detail 8 on drawing L-05
- WAYFINDING SIGN ON CONCRETE PAD see detail 6 on drawing L-05

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ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE MUNICIPALITY BEFORE COMMENCING THE WORK. DRAWINGS ARE NOT TO BE SCALED.

	DATE	BY	ISSUES / REVISIONS
1	2025-01-17	PB	ISSUED FOR 75% REVIEW

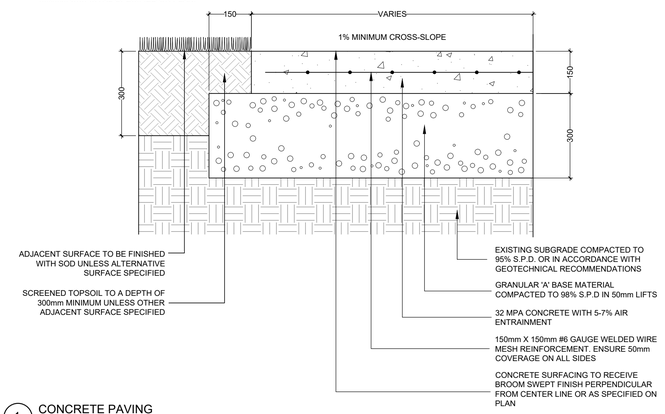
PROJECT:
Kawartha Lakes Jump In
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:
PLANTING PLAN

DRAWN BY :	CHECKED BY :	PROJECT
T. VALDOCK	P. BROCKS	C14-0659
DESIGNED BY :	APPROVED BY :	DRAWING No.
T. VALDOCK	L. CULLEN	L04
SCALE : 1:200	DATE : JULY 2024	

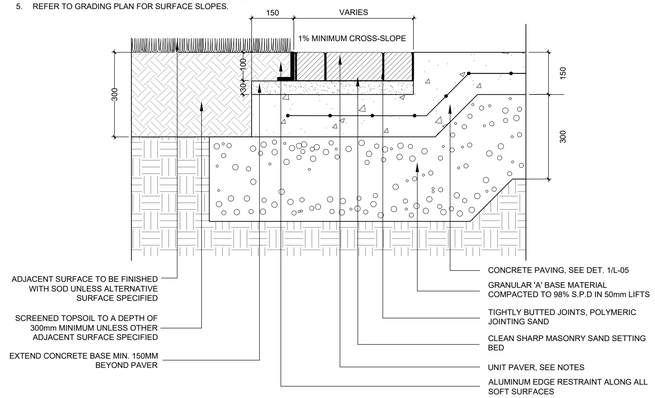
DATE: 01/24/2025 FILE: Z:\Cima-C14\Projects\C14-0659-Old Gaol Site Design & CA (Kawartha Lakes)\100_DESIGN\110_Dwg\110a_CAD\C14-0659 LANDSCAPE PLAN.dwg

NOTES:
1. ALL DIMENSIONS IN MILLIMETERS
2. EXPANSION JOINTS TO BE NON-EXTRUDED RESILIENT BITUMINOUS OR BITUMINOUS MATERIAL. 10mm THICK, SPACED 6000mm O.C. TO FULL DEPTH OF CONCRETE SLAB OR AS SPECIFIED ON PLAN.
3. EXPANSION JOINTS REQUIRED WHERE CONCRETE PAVING ABUTS STRUCTURES.
4. CONTROL JOINTS TO BE SAW CUT TO 50mm DEPTH AND SPACED 1500mm O.C. OR AS SPECIFIED ON PLAN.



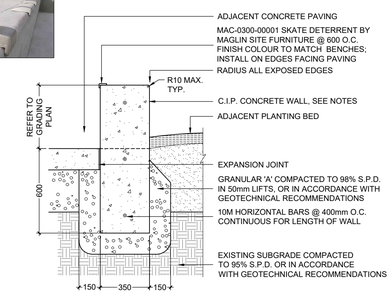
1 CONCRETE PAVING
1:10

NOTES:
1. ALL DIMENSIONS IN MILLIMETERS.
2. UNIT PAVER TO BE: "PROMENADE PLANK PAVER" BY UNILOCK INC.
   2.1. UNIT PAVER SIZES: 200x600x100 UNIT AND 100x200x100 UNIT
   2.2. LAYING PATTERN: REFER TO LAYOUT ENLARGEMENT PLANS FOR LAYING PATTERN.
   2.3. FINISH AND COLOUR: IL CAMPO BRUSHED FINISH, GRANITE BLEND
3. JOINTING SAND COLOUR: T.B.C.
4. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
5. REFER TO GRADING PLAN FOR SURFACE SLOPES.



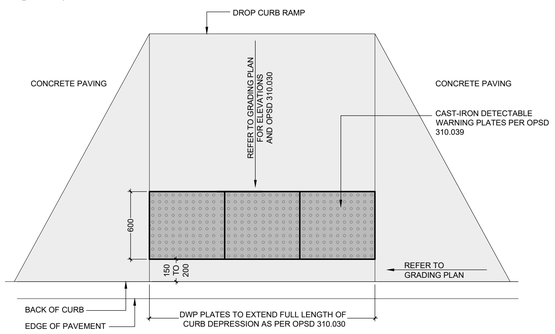
2 IN-LAID UNIT PAVERS ON CONCRETE
1:10

MAGLIN MAC-0300-00001 SKATE DETERRENT - WALL MOUNT

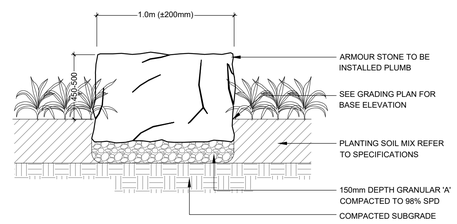


NOTES:
1. ALL DIMENSIONS IN MILLIMETERS
2. REFER TO GRADING PLAN FOR TOP OF WALL ELEVATION/WALL HT.
3. CONCRETE MIX TO BE 32 MPa AT 28 DAYS.
4. CONCRETE FINISH TO BE SMOOTH FINISH.
5. WATER-BASED ANTI-GRAFFITI COATING/SEALANT TO BE APPLIED TO ALL EXPOSED SURFACES. PRODUCT SUBMITTAL TO BE APPROVED.
6. MIN. 50mm REINFORCING BAR COVER (TYP.)
7. EXPANSION JOINTS TO BE NON-EXTRUDED RESILIENT BITUMINOUS OR BITUMINOUS MATERIAL. 10mm THICK, SPACED 6000mm O.C. TO FULL DEPTH OF CONCRETE SLAB OR AS SPECIFIED ON PLAN.
8. INSTALL SKATE DETERRENT PER MANUFACTURER'S INSTRUCTIONS USING NON-CORROSIVE FASTENERS.

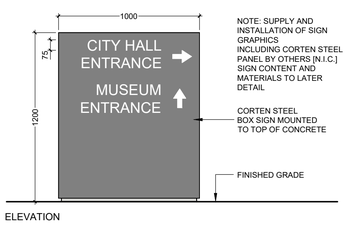
3 LOW C.I.P. CONCRETE WALL
1:20



4 DETECTABLE WARNING PLATES (DWP)
N.T.S.

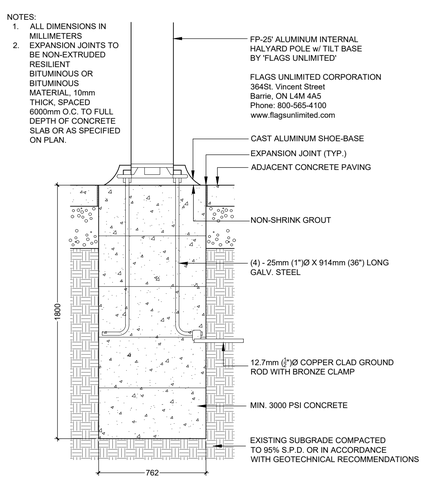


5 ARMOUR STONE DETAIL
N.T.S.

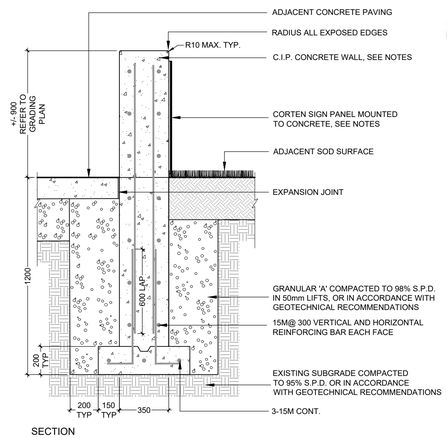


6 WAYFINDING SIGN ON CONCRETE PAD
1:20

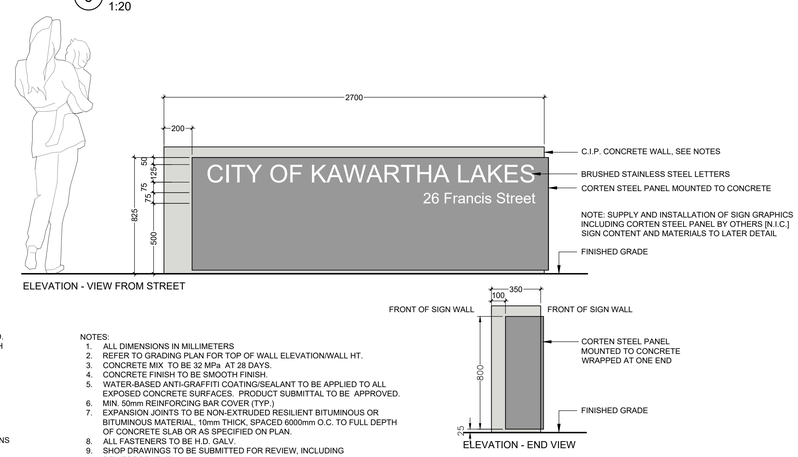
NOTES:
1. ALL DIMENSIONS IN MILLIMETERS
2. REFER TO GRADING PLAN FOR TOP OF WALL ELEVATION/WALL HT.
3. CONCRETE MIX TO BE 32 MPa AT 28 DAYS.
4. CONCRETE FINISH TO BE SMOOTH FINISH.
5. WATER-BASED ANTI-GRAFFITI COATING/SEALANT TO BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. PRODUCT SUBMITTAL TO BE APPROVED.
6. MIN. 50mm REINFORCING BAR COVER (TYP.)
7. EXPANSION JOINTS TO BE NON-EXTRUDED RESILIENT BITUMINOUS OR BITUMINOUS MATERIAL. 10mm THICK, SPACED 6000mm O.C. TO FULL DEPTH OF CONCRETE SLAB OR AS SPECIFIED ON PLAN.
8. ALL FASTENERS TO BE H.D. GALV.
9. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW, INCLUDING REINFORCEMENT.
10. SUPPLY AND INSTALLATION OF SIGN BY OTHERS [N.I.C.]. SIGN PANEL AND GRAPHICS TO LATER DETAIL



7 FLAGPOLE DETAIL
1:20



8 C.I.P. CONCRETE SIGN WALL 'A"
1:20



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	DATE	BY	ISSUES / REVISIONS
1	2025-01-17	PB	ISSUED FOR 75% REVIEW

PROJECT:
Kawartha Lakes Jump In
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:
DETAILS

DRAWN BY :	CHECKED BY :	PROJECT
T. VALDOCK	P. BROCKS	C14-0659
DESIGNED BY :	APPROVED BY :	DRAWING No.
T. VALDOCK	L. CULLEN	L05
SCALE :	DATE :	
AS NOTED	JULY 2024	

DATE: 04/04/2018 FILE: Z:\Cima-C14\Projects\C14-0659-Old Solar Site Design & CA (Kawartha Lakes)\300_DESIGN\310_Dwg\310u_AUD\C14-0659 LANDSCAPE PLAN.dwg

ICONIC

MBE-2300-00015

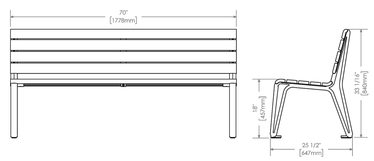
MATERIALS: The legs are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MBE-2300-00015
Choose:
- Powdercoat Color

HEIGHT: 33 1/16" (84cm) | LENGTH: 70" (177.8cm) | DEPTH: 25 1/2" (64.7cm) | WEIGHT: 115 lbs (52.1kg)



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F 877 260 5593
www.maglin.com
sales@maglin.com

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1 BENCH WITH BACK
N.T.S

ICONIC

MBE-2300-00017

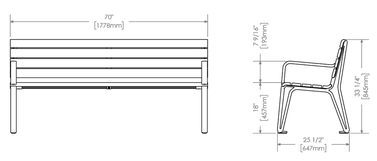
MATERIALS: The legs and arms are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MBE-2300-00017
Choose:
- Powdercoat Color

HEIGHT: 33 1/4" (84.5cm) | LENGTH: 70" (177.8cm) | DEPTH: 25 1/2" (64.7cm) | WEIGHT: 122.5 lbs (55.6kg)



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2 BENCH WITH BACK AND ARMS
N.T.S

ICONIC

MBE-2300-00025

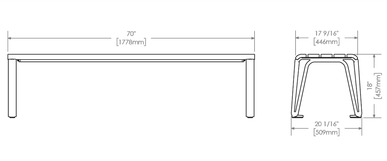
MATERIALS: The legs are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MBE-2300-00025
Choose:
- Powdercoat Color

HEIGHT: 18" (45.7cm) | LENGTH: 70" (177.8cm) | DEPTH: 20 1/16" (50.9cm) | WEIGHT: 80 lbs (36.3kg)



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3 BACKLESS BENCH
N.T.S

ICONIC

MTB-2300-00004

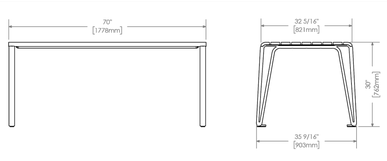
MATERIALS: The legs are aluminum castings. The boards are made from thermally modified Ash wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The table is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MTB-2300-00004
Choose:
- Powdercoat Color

HEIGHT: 30" (76.2cm) | LENGTH: 70" (177.8cm) | DEPTH: 35 9/16" (90.3cm) | WEIGHT: 110 lbs (50kg)



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4 PICNIC TABLE
N.T.S

ICONIC

MBR-2300-00001

Sustainability Facts

Unit Size	One (1) MBR-2300-00001 Bike Rack
Carbon footprint (GWP) *Measured in kilograms of carbon dioxide equivalent*	139 kg CO2-Eq
Total energy use (TPE) *Measured in megajoules of energy equivalent*	2480 Mj-Eq
Water use (WDP) *Measured in cubic metres of water*	1.9 m3 water
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	✓
Material Inventory	✓
Low VOC Finishes	✓
Free of Red List substances	✓

Full EPD can be referenced for more information: https://www.epdregistration.com/maglin/

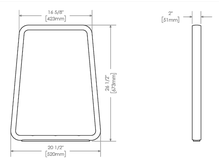
DESCRIPTION: 2300 Series - Iconic Bike Rack: Cast Aluminum, Surface Mount, 2 Bike Configuration

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings.

INSTALLATION: The bike rack is delivered in parts. Reference INSTALL_MBR-2300-00001 PDF for more information.

TO SPECIFY: Select MBR-2300-00001
Choose:
- Powdercoat Color

HEIGHT: 26 1/2" (67.3cm) | LENGTH: 20 1/2" (52cm) | WIDTH: 2" (5.1cm) | WEIGHT: 18 lbs (8kg)



MAGLIN Site Furniture

T 800 716 5506
F 877 260 5593
www.maglin.com
sales@maglin.com

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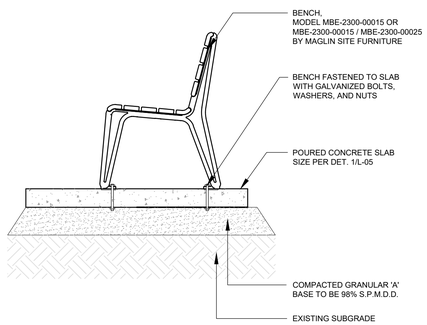
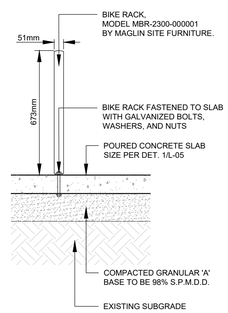
- Details and specifications may vary due to continuing improvements of our products.

5 BIKE RACK
N.T.S



6 BENCH FASTENING DETAIL
N.T.S.



7 BIKE RACK FASTENING DETAIL
N.T.S.

CIMA+
2nd Floor - 415 Baseline Road West, Bowmanville, ON L1C 5M2
Phone: 905-697-4464 www.cima.ca

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF EXISTING CONDITION, AND THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED.

WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE MUNICIPALITY BEFORE COMMENCING THE WORK. DRAWINGS ARE NOT TO BE SCALED.

DATE	BY	ISSUES / REVISIONS
2025-01-17	PB	ISSUED FOR 75% REVIEW

PROJECT:
Kawartha Lakes Jump In
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:
DETAILS

DRAWN BY : T. VALDOCK	CHECKED BY : P. BROCKS	PROJECT C14-0659
DESIGNED BY : T. VALDOCK	APPROVED BY : L. CULLEN	DRAWING No. L06
SCALE : AS NOTED	DATE : JULY 2024	

DATE: 04/04/2018 FILE: Z:\Cima-C14\Projects\C14-0659-Old Gold Site Design & CA (Kawartha Lakes)\100_DESIGN\D13_Dwg\11x_CAD\C14-0659 LANDSCAPE PLAN.dwg

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS. BIDDERS ARE TO COMPLETE THEIR OWN ASSESSMENT OF SITE CONDITIONS AND GRADING REQUIREMENTS.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, QUANTITIES AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR FAILURE TO DO SO.
3. CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR MINIMUM 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION SCHEDULES.
4. CONTRACTOR TO CONFIRM LAYOUT OF ALL LANDSCAPE FEATURES AND PLANTINGS WITH CONTRACT ADMINISTRATOR BEFORE PROCEEDING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING STREETS, SIDEWALKS, STRUCTURES, AND OTHER FEATURES TO REMAIN DURING CONSTRUCTION OF THIS PROJECT AND SHALL REPAIR SUCH DAMAGE TO THE SATISFACTION OF THE OWNER AND THE CONTRACT ADMINISTRATOR AT NO ADDITIONAL COST.
6. THE CONTRACTOR, UPON ACCEPTANCE OF THE CONTRACT, ASSUMES COMPLETE RESPONSIBILITY AND LIABILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION, AND SHALL ENSURE PUBLIC SAFETY AND CLEANLINESS OF THE PROJECT SITE AND MUNICIPAL PROPERTY NEAR THE SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THE DRAWINGS.
8. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
9. LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE ISSUED DURING THE CONTRACT.

TOPSOIL

1. TOPSOIL ANALYSIS FOR IMPORTED OR STOCKPILED TOPSOIL SHALL BE COMPLETED AND TOPSOIL SHALL BE AMENDED AS RECOMMENDED IN SOIL ANALYSIS REPORT.
2. TOPSOIL SHALL BE SCREENED AND PLACED TO A MINIMUM DEPTH OF 150mm IN ALL DISTURBED AREAS.
3. PREPARE PLANTING BEDS PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE.
4. ALL PLANTING BEDS SHALL BE MIN. 500mm DEPTH. BOTTOM AND EDGES OF PLANTING BEDS AND PITS SHALL BE SCARIFIED.

PLANTING

1. NO SUBSTITUTIONS SHALL BE MADE TO PLANT SPECIES, VARIETY OR SIZE WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
2. IN THE EVENT OF A DISCREPANCY BETWEEN PLANT LIST AND PLAN, QUANTITIES SHOWN ON PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
3. REPORT ANY DISCREPANCIES BETWEEN THE PLAN AND THE LIST IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT SPECIFICATIONS ESTABLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S CANADIAN STANDARDS FOR NURSERY STOCK.
5. PLANTS SHALL CONFORM TO INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS FOR NOMENCLATURE OF PLANTS AND WITH RECOGNIZED SCIENTIFIC NAME GIVEN IN LATEST EDITION OF STANDARDIZED PLANT NAMES. NAMES OF VARIETIES NOT NAMED THEREIN ARE TO BE IN GENERAL CONFORMITY WITH NAMES ACCEPTED IN NURSERY TRADE.
6. PROVIDE ALL PLANT MATERIAL IN ACCORDANCE WITH SPECIFICATIONS ESTABLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S CANADIAN STANDARDS FOR NURSERY STOCK.
7. THE CONTRACTOR SHALL STAKE PLANTING LOCATIONS AND CONFIRM LAYOUT OF ALL TREE PLANTINGS BEFORE PROCEEDING.
8. WATER TEST EXCAVATED TREE PITS FOR POROSITY PRIOR TO PLANTING AND REPORT TO LANDSCAPE ARCHITECT IF DRAINAGE IS NOT ADEQUATE.

4. PLANTS SHALL BE FRESHLY DUG AND IN HEALTHY, VIGOROUS CONDITION AT ARRIVAL ON SITE. HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL NOT BE ACCEPTED. WHENEVER PRACTICAL, SUPPLY PLANTS FROM NURSERIES LOCATED WITHIN SAME HARDINESS ZONE AND SIMILAR SOIL CONDITIONS TO THE SITE.
5. IN ALL PLANTING OPERATIONS, BACKFILL WITH SOIL MIXTURE IN 150 MM LAYERS AND FIRMLY TAMP EACH LAYER TO ENSURE PLANT RETAINS ITS ORIENTATION. ENSURE NO AIR POCKETS REMAIN AROUND ROOTS. WATER THOROUGHLY.
6. PLANTING BEDS SHALL BE CONTINUOUS AROUND SHRUBS AND PERENNIALS WITH MULCH PLACED THROUGHOUT THE BED.
7. SPACING TO BE AS SHOWN ON PLAN OR EQUALLY SPACED WITHIN AREA SHOWN ON PLAN.
8. PLANTS SHALL BE FRESHLY DUG AND IN HEALTHY, VIGOROUS CONDITION AT ARRIVAL ON SITE. HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL NOT BE ACCEPTED. WHENEVER PRACTICAL, SUPPLY PLANTS FROM NURSERIES LOCATED WITHIN SAME HARDINESS ZONE AND SIMILAR SOIL CONDITIONS TO THE SITE.
9. ALL DISTURBED AREAS SHALL BE REINSTATED WITH MINIMUM 150 mm IMPORTED SCREENED TOPSOIL AND SOD.

SODDING

1. PRIOR TO SOD PLACEMENT, TOPSOIL SHALL BE FINE GRADED TO ENSURE THE SURFACE IS FREE OF HUMPS AND HOLLOWS WITH SMOOTH, EVEN GRADE, TO TOLERANCE OF +/- 15mm.
2. SOD SHALL CONFORM TO THE SPECIFICATIONS OF LANDSCAPE ONTARIO AND THE NURSERY SOD GROWERS' ASSOCIATION OF ONTARIO.
3. SOD SHALL BE NUMBER ONE TURFGRASS NURSERY SOD.
4. LAY SOD IN ROWS, PERPENDICULAR TO DIRECTION OF SLOPE, WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR, DISCOLOURED OR THIN SECTIONS WITH SHARP IMPLEMENTS.
5. ROLL SOD AFTER INSTALLATION, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. PROVIDE CLOSE CONTACT BETWEEN SOD AND SOIL BY LIGHT ROLLING. USE OF HEAVY ROLLER TO CORRECT IRREGULARITES IN GRADE IS NOT PERMITTED.

WARRANTY

1. AT THE COMPLETION OF PLANTING OPERATIONS, REMOVE ALL SURPLUS MATERIAL FROM THE SITE AT NO EXTRA CHARGE TO THE PROJECT.
2. MAKE GOOD ALL DAMAGE RESULTING FROM PLANTING OPERATIONS AT NO EXTRA CHARGE TO THE PROJECT.
3. DURING THE WARRANTY PERIOD, ALL PLANT MATERIAL THAT IS DEAD OR NOT IN AN ACCEPTABLE GROWING CONDITION OR WHICH DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS SHALL BE REPLACED, AT NO EXTRA COST TO THE CONTRACT.
4. ALL T-BARS SHALL BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD.

TREE PROTECTION NOTES

THE CRITICAL ROOT ZONE (CRZ) OF TREES IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER. THE TRUNK DIAMETER IS MEASURED AT A HEIGHT OF 1.3 METRES FOR TREES OF 15 CENTIMETRES DIAMETER AND GREATER AND AT A HEIGHT OF 0.3 METRES FOR TREES OF LESS THAN 15 CENTIMETRES DIAMETER.

1. THE CONTRACTOR MUST TAKE CARE TO ENSURE THAT NO DAMAGE OCCURS TO THE TRUNK, BRANCHES, OR ROOT SYSTEM OF ANY TREE TO REMAIN. ALL EXISTING TREES WHICH ARE TO REMAIN MUST BE PROTECTED BY THE CONTRACTOR BY AVOIDING ANY CONTACT WITH TRUNK AND BRANCHES, AND BY AVOIDING ANY ENCROACHMENT INTO CRITICAL ROOT ZONES.
2. THE CONTRACTOR MUST NOT STORE ANY EQUIPMENT OR MATERIALS ON LAWN AREAS SURROUNDING TREES, PARTICULARLY WITHIN CRITICAL ROOT ZONES.
3. NO MACHINERY OPERATION OR GRADE CHANGES ARE PERMITTED WITHIN THE CRZ OF ANY TREE TO REMAIN.
4. NO SIGNS OR NOTICES SHALL BE ATTACHED TO ANY TREE TO REMAIN.
5. EXHAUST FUMES FROM EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
6. THE CONTRACTOR SHALL SUBMIT TREE PROTECTION LAYOUT FOR APPROVAL WITH STAGING PLANS FOR EACH SECTION OF WORK. FOLLOWING APPROVED PLANS AND AS DIRECTED BY THE CONTRACT ADMINISTRATOR, THE CONTRACTOR SHALL ERECT A 1.2 m HIGH FENCE AROUND THE OUTER EDGE OF THE CRITICAL ROOT ZONE (CRZ) OF TREES AS PER TREE PROTECTION SPECIFICATION DETAIL ON DRAWING L100. FENCE SHALL BE MAINTAINED UNTIL THE WORK IN EACH SECTION IS COMPLETE. IT IS EXPECTED THAT APPROXIMATELY 80% OF THE LENGTH OF WORK AREA WILL REQUIRE TREE PROTECTION FENCING, AND THAT TREE PROTECTION FENCE WILL BE INSTALLED AND MOVED FROM ONE SECTION TO THE NEXT AS CONSTRUCTION PROGRESSES.
7. WHERE PRUNING REQUIREMENTS ARE INDICATED ON THE DRAWINGS, BRANCHES TO BE PRUNED MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR, AND MUST BE REMOVED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICES BY AN ISA CERTIFIED ARBORIST.
8. ROOTS OF EXISTING TREES EXPOSED BY EXCAVATION SHALL BE CLEANLY PRUNED USING ARBORICULTURE BEST PRACTICES AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
9. GRINDING OF STUMPS AND SURFACE ROOTS SHALL BE COMPLETED FOR TREES THAT ARE DESIGNATED FOR REMOVAL, TO A DEPTH OF 300mm OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR. STUMP GRINDING AND REINSTATEMENT TO FINISH GRADE WITH TOPSOIL AND SOD SHALL TAKE PLACE. IF STUMP GRINDING MAY CAUSE ADVERSE AFFECT TO TREES TO REMAIN, TRUNKS MUST BE CUT FLUSH TO EXISTING GRADE. STUMP GRINDING / CUTTING AND REINSTATEMENT OF FINISHED GRADE SHALL BE COMPLETED TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
10. ALL DISTURBED AREAS SHALL BE REINSTATED WITH TOPSOIL TO FILL EXCAVATED AREAS UP TO SURROUNDING FINISHED GRADE. SOD SHALL BE PLACED FOLLOWING CONTRACT ADMINISTRATOR'S APPROVAL OF FINISHED GRADE.

TREE PRUNING NOTES

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW THE SITE AND CONFIRM THE SCOPE OF WORK TO BE COMPLETED.
2. TREE BRANCHES MUST BE PRUNED TO PROVIDE THE MINIMAL CLEARANCE REQUIRED TO COMPLETE CONSTRUCTION.
3. ALL PRUNING WORKS SHALL BE REVIEWED AND APPROVED BY THE CLIENT PRIOR TO COMMENCING THE WORK. PRUNING SHALL BE COMPLETED USING BEST PRACTICES UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
4. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

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WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE MUNICIPALITY BEFORE COMMENCING THE WORK. DRAWINGS ARE NOT TO BE SCALED.

1	2025-01-17	PB	ISSUED FOR 75% REVIEW
	DATE	BY	ISSUES / REVISIONS

PROJECT:
Kawartha Lakes Jump In
CAMPUS BLOCK
SITE BEAUTIFICATION

DRAWING:
GENERAL NOTES

DRAWN BY :	CHECKED BY :	PROJECT
T. VALDOCK	P. BROCKS	C14-0659
DESIGNED BY :	APPROVED BY :	DRAWING No.
T. VALDOCK	L. CULLEN	
SCALE :	DATE :	
	JULY 2024	L07

DATE: 04/04/2018 FILE: Z:\Cima-C14\Projects\C14-0659-Old Gaol Site Design & CA (Kawartha Lakes)\300_DESIGN\310_Dwg\310a_CAD\C14-0659 LANDSCAPE PLAN.dwg

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-008**
Meeting Date:	February 6, 2025
Title:	**Heritage Planning Update**
Description:	General update on the heritage planning program
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendation:

That Report KLMHC2024-008, **Heritage Planning Update**, be received for information.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

January 28 Council: At its meeting of January 28, Council directed staff to issue a notice of intention to designate for 1436 Highway 7A in Bethany. Council also passed by-laws to designate 2 King Street West in Omemee and amend the designating by-law for 31-35 King Street East in Omemee.

February 4 Committee of the Whole: Committee of the Whole will receive a report recommending 635 Drum Road at its February 4 meeting.

Million Dollar Makeover: The Million Dollar Makeover program is open for applications for grant funding between January 10 and February 28. Grant funding is available for heritage designation properties for restoration work or for projects that assist with the long-term preservation of the properties.

Rationale:

This report is intended to provide a general update to the Committee on the activities of the heritage planning program.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

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

Consultations:

N/A

Attachments:

N/A

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-013**
Meeting Date:	February 6, 2025
Title:	**Zoning By-law Amendment – 89 Prince Street West, Bobcaygeon**
Description:	Review of the zoning by-law amendment application for 89 Prince Street West, Bobcaygeon
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendation:

That Report KLMHC2024-013, **Zoning By-law Amendment – 89 Prince Street West, Bobcaygeon**, be received; and

That comments regarding the application be provided to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The City of Kawartha Lakes has received an application for site plan approval for 89 Prince Street in Bobcaygeon, along with eight of the associated adjacent properties. 89 Prince Street currently contains the Kawartha Dairy manufacturing plant, offices and a retail store. The adjacent properties primarily contain residential properties but are owned by the same owner. The proposed zoning by-law amendment is intended to rezone portions of the subject lands and amend the M1-S2 Zone policies that are site specific to the Kawartha Dairy operation. The intent of the ZBA is to expand the existing Kawartha Dairy manufacturing plant located at 89 Prince Street and develop new associated buildings and uses. Specifically, the ZBA will permit:

- An addition to the existing manufacturing plan
- The development of a new retail store with a patio component
- The construction of an off-site employee parking lot
- The construction of a dairy museum with associated visitor parking

The broad intention of this application is to expand Kawartha Dairy's operations in Bobcaygeon and provide additional on-site retail space and a new museum to celebrate Bobcaygeon and area's long-standing dairy heritage. More specifically, the existing manufacturing plant will be removed for the proposed 6,502.73 square metre addition for a total industrial building size of 6,860.23 square metres. The retail component of the manufacturing plant building will be removed and a new 294.33 square metre retail store with an associated patio and access from Joseph Street will be constructed as 52 and 60 Joseph Street. New employee parking with 68 spaces will be developed at 82 and 94 Head Street as the current employee parking will be consumed by the expanded industrial building. A new dairy museum with 40 parking spots will be located at 96, 100, and 102 Prince Street West, on the opposite side of Prince Street West from the manufacturing facility. The intention of the museum is to showcase the longstanding history of dairy production in Kawartha Lakes. In order to facilitate the expansion of the plant, new parking lot and construction of the new museum and retail space, several buildings will need to be removed.

The twelve properties impacted by the proposed development are as follows:

- 89 Prince Street West
- 96 Prince Street West
- 100 Prince Street West
- 102 Prince Street West

- 52 Joseph Street
- 60 Joseph Street
- 82 Joseph Street
- W/S Joseph Street (Pt Lt 14 West Joseph Street, Pt John St; Pts 1&2 of 57R6871)
- 82 Head Street
- 94 Head Street
- 103 Head Street
- E/S Head Street (Pt Lt 11, E Head St)

As part of the complete application requirements, staff required that the proponent submit a Cultural Heritage Evaluation Report and Heritage Impact Assessment for three of the residential properties impacts by the proposed development. These properties were identified as part of the Bobcaygeon Heritage Inventory as having historic value but had not been formally evaluated or received any sort of heritage protection. Both a CHER and HIA were submitted with the application and combined version of them is attached as Appendix A. The site plan, elevations of the expanded manufacturing plant and retail store and elevations of the proposed museum are attached as Appendices B, C and D, respectively.

Rationale:

The proposed development impacts three historic residential buildings located at 82 Joseph Street, 83 Prince Street West, and 96 Prince Street West. Two of these buildings, 82 Joseph Street and 83 Prince Street West, are proposed to remain in situ and unaltered although the proposed development will take place in close proximity to them. At present, 82 Joseph Street is used as an office and 83 Prince Street West is a residential building and those uses will also continue. 96 Prince Street West is proposed for demolition to facilitate the construction of the new museum and visitor parking lot, along with the adjacent residential property at 102 Prince Street West which is not a historic property; 100 Prince Street West, which will also be incorporated into the museum site, is a vacant lot.

The evaluation of all three properties through the CHER found that they all have modest cultural heritage value. The heritage value of both 82 Joseph Street and 96 Prince Street West is through their architecture as representative examples of Ontario Gothic cottages in Bobcaygeon, but they do not have either historic or contextual value. 83 Prince Street West has been identified as having historic and associative value through its longstanding association with the Crowe family, the original owners of

Kawartha Dairy. This building has been identified as not having specific architectural or contextual value in the CHER, although arguably it does have contextual value through its direct historic association with the adjacent Kawartha Dairy manufacturing buildings.

The HIA reviews the impact of the proposed development on the three historic properties and has identified the impact as modest. Neither 82 Joseph Street nor 83 Prince Street West will be physically altered and their context will remain relatively similar. The impact on these two structures will be minimal. 96 Prince Street West will be demolished and its cultural heritage value completely removed. However, given that it only has modest cultural heritage value and, through the evaluation contained in the CHER, does not qualify for designation under Part IV of the Act, the impacts have been identified as modest as the loss of cultural heritage value for the community would be minimal. The HIA also notes that there are many other examples of this type and vintage of historic building, many which have a higher level of integrity, in Bobcaygeon. The report recommends that the decorative transom window in the house, which dates to some point in the twentieth century, be salvaged for adaptive re-use on site or elsewhere.

After review of the CHER and HIA, the Committee may want to comment on the appropriateness of demolishing 96 Prince Street West, commemoration of the history of the site, mitigation of the proposed development on the retained buildings or if formal protection of the retained buildings at 83 Prince Street West and 82 Joseph Street is warranted.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

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

Consultations:

N/A

Attachments:

Appendix A – Heritage Impact Assessment and Cultural Heritage Evaluation Report

Adobe Acrobat Document

Appendix B – Site Plan

Adobe Acrobat Document

Appendix C – Elevations (Manufacturing Building and Retail)

Adobe Acrobat Document

Appendix D – Museum

Adobe Acrobat Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Cultural Heritage **IMPACT ASSESSMENT** Report

Kawartha Dairy Facility Expansion
City of Kawartha Lakes

Date:
March 2022

Prepared for:
Mallot Creek Group Inc.

Prepared by:
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200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Our file: '21483A'

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

TABLE OF CONTENTS

Project Personnel....4
Owner....4
Acknowledgement of Indigenous Communities....4
Glossary of Abbreviations....5
Executive Summary....6
1.0 Introduction....8
1.1 Description of the Subject Lands....8
1.2 Surrounding Context....10
1.3 Heritage Status....12
1.4 Proposal....12
2.0 Methodology....13
2.1 Policy Context....13
2.1.1 The Planning Act and PPS 2020....13
2.1.2 Ontario Heritage Act....14
2.1.3 City of Kawartha Lakes Official Plan....15
2.2 City of Kawartha Lakes Terms of Reference....16
2.3 Research Methods....16
3.0 Historical Overview....18
3.1 Indigenous Communities and Pre-Contact History....18
3.2 Victoria County....18
3.3 Village of Bobcaygeon, Township of Verulam....19
3.4 Subject Lands....23
3.4.1 Overview....23
3.4.2 82 Joseph Street, "The Finney House"....24
3.4.3 83 Prince Street West, "Kawartha Dairy and the Crowe Family Property"....25
3.4.4 96 Prince Street West....29

4.0 Detailed Description of Potential Cultural Heritage Resources 31
4.1 Description of 82 Joseph Street 31
4.2 Description of 83 Prince Street West 35
4.3 Description of 96 Prince Street West 38
5.0 Evaluation of Cultural Heritage Resources 42
5.1 Evaluation Criteria 42
5.2 Evaluation of 82 Joseph Street 43
5.2.1 Evaluation of Cultural Heritage Value or Interest 43
5.2.2 Statement of Cultural Heritage Value or Interest 44
5.3 Evaluation of 83 Prince Street West 45
5.3.1 Evaluation of Cultural Heritage Value or Interest 45
5.3.2 Statement of Cultural Heritage Value or Interest 46
5.4 Evaluation of 96 Prince Street West 47
5.4.1 Evaluation of Cultural Heritage Value or Interest 47
5.4.2 Statement of Cultural Heritage Value or Interest 48
6.0 Description of Proposed Development 49
7.0 Impacts of Proposed Development 50
7.1 Classification of Impacts 50
7.2 Impacts of Proposed Development on 82 Joseph Street 51
7.3 Impacts of Proposed Development on 83 Prince Street West 52
7.4 Impacts of Proposed Development on 96 Prince Street West 53
7.5 Conformity with Heritage Policies of the Official Plan 54
8.0 Alternative Development Approaches 55
8.1 Introduction 55
8.2 Alternative Development Approaches Regarding 96 Prince Street West 55
8.2.1 'Do nothing approach' 55
8.2.2 Retain Building or Portion of Building On-Site 55
8.2.3 Re-locate the Building Off-Site 56
9.0 Mitigation and Conservation Recommendations 57
10.0 Conclusions and Recommendations 58

11.0 Bibliography 60

APPENDIX **A** – Cultural Heritage Evaluation Report Terms of Reference 62

APPENDIX **B** – Heritage Impact Assessment Terms of Reference 63

APPENDIX **C** – Curriculum Vitae 64

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	*Managing Director of Cultural Heritage*	Senior Review
Rachel Redshaw, MA, HE Dipl, CAHP	*Heritage Planner*	Research and Co-author
Rachel Neiser, MSc	*Planner*	Co-Author

Owner

Mallot Creek Group Inc. (C/O Kawartha Dairy Limited)
PO Box 904
Bobcaygeon, ON K0M 1A0

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment (HIA) acknowledges that the subject lands located at 83, 96, 97, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, are situated within territory of the Huron-Wendat, Mississauga, and Anishinabek Peoples (Native-Land, accessed online, 2021). These lands are acknowledged as being within the Rice Lake Treaty No. 20, 1818 area (Native-Land, accessed online, 2021).

This document takes into consideration the cultural heritage of Indigenous communities, including their oral traditions and history, when available and related to the scope of work.

Glossary of Abbreviations

CHER	*Cultural Heritage Evaluation Report*
CHVI	*Cultural Heritage Value or Interest*
HIA	*Heritage Impact Assessment*
HCD	*Heritage Conservation District*
MHBC	*MacNaughton Hermsen Britton Clarkson Planning Limited*
MHSTCI	*Ministry of Heritage, Sport, Tourism and Culture Industries*
OHA	*Ontario Heritage Act*
OHTK	*Ontario Heritage Toolkit*
O-REG 9/06	*Ontario Regulation 9/06 for determining cultural heritage significance*
PPS 2020	*Provincial Policy Statement (2020)*

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained in September 2021 by Mallot Creek Group Inc. (the "Owner") to prepare a Cultural Heritage Evaluation Report (CHER) for the Kawartha Dairy facility expansion in Bobcaygeon, Ontario. This Heritage Impact Assessment (HIA) has been prepared as an addendum to the CHER and was authorized by the Owner in February 2022.

The development proposal includes the properties located at 83, 89, 96, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, Bobcaygeon, Ontario (hereinafter referred to as the "subject lands"). The Owner intends to develop the subject lands by constructing a retail store on the northwest corner of the intersection of Joseph Street and Prince Street West, constructing a facility expansion to the northeast of the existing plant, constructing a museum with associated parking on the subject lands to the south of Prince Street, and constructing a staff parking area on the subject lands to the west of Head Street.

The City of Kawartha Lakes has identified the properties addressed as 82 Joseph Street, 83 Prince Street West, and 96 Prince Street West as historic residences and therefore has required a CHER to determine if the properties are of cultural heritage value or interest (also referred to as "CHVI"). Through an evaluation under the prescribed *Ontario Regulation 9/06* criteria, it has been determined that the building at 83 Prince Street West is of modest CHVI given its associative value and the buildings at 82 Joseph Street and 96 Prince Street West are of modest CHVI given their design/physical value. The evaluations of these resources are contained in Section 5 of this report. The subject lands are not 'listed' (non-designated) or designated under Part IV or V of the *Ontario Heritage Act*.

Given the recognition of CHVI pertaining to the identified historic residences, this HIA serves to assess potential impacts from the development to the cultural heritage resources and offer recommendations for conservation as required by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). The development proposal retains the buildings at 82 Joseph Street and 83 Prince Street West; however, the building on 96 Prince Street West is proposed to be demolished. Section 7 of this report identifies the potential impacts that may occur to the identified heritage resources on the subject lands, with the primary impact being that of the destruction of the building on 96 Prince Street West. Nonetheless, the building has been evaluated to only have modest heritage value and to have alterations that minimize its integrity which renders it to not be a strong candidate for long-term conservation.

Section 9 of the HIA identifies a number of mitigation and conservation measures for the proposed development. The following is recommended:

- That this report serves as documentation of the existing building, features, and elevations pertaining to the property of 96 Prince Street West;
- That the decorative transom window above the front doorway of the building located at 96 Prince Street West be salvaged for adaptive re-use either on-site or otherwise;
- That a tree preservation plan be prepared to recognize and preserve the mature trees to the extent possible on the subject lands; and
- That no construction mitigation measures are required for 82 Joseph Street and 83 Prince Street West provided normal construction practices are employed.

This report concludes that the proposed development is appropriate and is recommended with implementation of the mitigation and conservation measures identified.

1.0 Introduction

MHBC has been retained by Mallot Creek Group Inc. (the "Owner") to prepare a Heritage Impact Assessment (HIA) as an addendum to the previously prepared Cultural Heritage Evaluation Report (CHER) related to the proposed development on the subject lands addressed as 83, 89, 96, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, in Bobcaygeon, Ontario (subject lands). The purpose of this HIA is to evaluate cultural heritage value or interest (CHVI) and potential impacts from the proposed development to the three properties identified as historic residences by the City of Kawartha Lakes: 82 Joseph Street, 83 Prince Street West, and 96 Prince Street West.

This report has been prepared as input to the Zoning By-law Amendment application and related development proposal for the subject lands. This report evaluates the proposal in the context of the municipality's policy framework and Provincial policy.

1.1 Description of the Subject Lands

The subject lands are located at 83, 89, 96, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, Bobcaygeon, Ontario. The lands are in the Village of Bobcaygeon, in the City of Kawartha Lakes.

The subject lands contain various parcels, buildings, and land uses. Single detached dwellings are on the subject lands south of Prince Street (102, 100, and 96 Prince Street), west of Head Street (94 and 82 Head Street), and internally at 103 Head Street, 83 Prince Street, 52 Joseph Street, and 82 Joseph Street. The current Kawartha Dairy production facility primarily occupies 89 and 97 Prince Street, with portions of their operations on 103 Head Street and 83 Prince Street.

Figure 1: Aerial photography of the subject lands (outlined with red-dashing; historic residences according to the City of Kawartha Lakes are indicated with red arrows (City of Kawartha Lakes, Property and Planning, accessed October 2021).

An overview of the identified historic residences is provided below:

Table 1.0 Historic Residences on Subject Lands	
Location	**Description**
82 Joseph Street	One and half storey, painted-brick building with a steeply-pitched gabled roof and various later additions to the rear.

83 Prince Street West	One and a half storey brick and vinyl siding building with a later addition to the rear.
96 Prince Street West	One and a half storey wood and vinyl siding building with a steeply-pitched gabled roof and various later additions to the rear.

1.2 Surrounding Context

The subject lands are contained within a predominantly residential neighbourhood with a variety of architectural styles and eras of construction.

The property of 82 Joseph Street is immediately north of the current Kawartha Dairy facility. The streetscape to the south of this property on the west side of Joseph Street has an industrial character due to the Kawartha Dairy operations. The remaining non-industrial portion of Joseph Street contains single detached dwellings, with buildings ranging from the late ninetieth century to the mid to late twentieth century dwellings. The area north of the subject lands contains several more contemporary dwellings, with commercial uses further along North Street.

Figure 2: Context of 82 Joseph Street facing southwest (MHBC, November 2021).

The property of 83 Prince Street is immediately adjacent to the existing Kawartha Dairy facility frontage. The lands across from this property and to the east are residential with a range of construction dates and architectural styles. A vacant ice hut with a paved lot exists southwest across Prince Street.

Figure 3: Context of 83 Prince Street, facing west on Prince Street (MHBC, November 2021).

The building on 96 Prince Street is across from the Kawartha Dairy facility. The lot immediately west of the subject lands is vacant, while more contemporary dwellings exist to the east.

Figure 4: Context of the dwelling on Prince Street West (Google Street View, November 2021).

1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases include the City of Kawartha Lakes Heritage Register, the City of Kawartha Lakes Official Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), the Canadian Register of Historic Places, and the City of Kawartha Lakes Interactive Map.

The subject lands are not 'listed' (non-designated) or designated on the City of Kawartha Lakes Heritage Register nor are they located in a Heritage Conservation District. The subject lands are also not adjacent to any property listed or designated on the City of Kawartha Lakes Heritage Register.

1.4 Proposal

Kawartha Dairy Ltd. is proposing a facility expansion through an addition to the northeast of the existing plant, the incorporation of a retail store at the corner of Prince and Joseph Street, a museum south of Prince Street, and an employee parking lot west of Head Street. The development involves the retention of the buildings located on 82 Joseph Street and 83 Prince Street West; however, the building on 96 Prince Street West is proposed to be demolished.

A more comprehensive overview of the development is provided in Section 6 of this report.

2.0 Methodology

2.1 Policy Context

2.1.1 The Planning Act and PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the *Act* or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests". Regarding cultural heritage, Section 2 of the *Act* provides that:

> *The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...*
>
> *(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.*

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the Provincial Policy Statement, 2020 (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

> ***2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.***
>
> > ***Significant*:** *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural*

> *heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

The PPS also provides in Subsection 2.6.3:

> *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The following definitions are provided in Section 6.0 of the PPS and outline key terms that are valuable in the overall evaluation of cultural heritage resources:

Heritage attributes*: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the 45 | Provincial Policy Statement, 2020 property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

Built heritage resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

Protected heritage property: *means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c. 0. 18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided in *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanisms for determining cultural heritage value or interest (CHVI). The regulation sets forth categories of criteria and several sub-criteria for determining CHVI.

2.1.3 City of Kawartha Lakes Official Plan

The City of Kawartha Lakes Official Plan was approved by the Council of the Corporation of the City of Kawartha Lakes through By-law 2010-160 on September 21, 2010 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) on January 11, 2012. As of February 6, 2012, sections of the Plan are under appeal to the Local Planning Appeal Tribunal (LPAT). The following policy excerpts are not subject to these appeals and are effectively in full-force.

Section 10.2 of the Official Plan states that the culture and heritage objectives of the City are as follows:

a) *To conserve and enhance the City's cultural and heritage resources. Features of particular interest include buildings, structures and significant structural remains, areas of unique or rare composition, landscapes of scenic value, artifacts, archaeological sites, cemeteries and burial grounds.*
b) *To raise public awareness and celebrate the history of the community.*
c) *To encourage participation and involvement in preservation and restoration efforts and foster the community's understanding and appreciation of the area's heritage resources.*

As for heritage policies applying to the evaluation of the subject lands, Section 10.5 of the Official Plan includes:

a) *The City shall encourage the conservation and preservation of its significant built heritage resources, significant cultural heritage landscapes and significant archaeological resources.*
b) *Through the review of development applications, the City shall require archaeological assessment by an archaeologist licensed by the Province where identified archaeological resources exist or where the potential for such resources exist.*
c) *Development in areas considered to be of architectural or historical value shall have regard for the conservation and preservation of architecture or historic buildings, features or sites therein.*
d) *The City recognizes that the City's heritage resources include individual buildings, groups of buildings, streetscapes, neighbourhoods, landscaping and landmarks. For the purpose of this section, the term "building" is considered to include both buildings and structures and the term "conserve" is generally considered to mean retention of the existing form, material and integrity of site.*
e) *The City shall consider a range of conservation and preservation tools if significant archaeological sites are to be protected in-situ, including the use of archaeological zoning bylaws, site plan control agreements and conservation easements.*
f) *The City shall require development proponents to conserve such resources through preservation in-situ, documentation, avoidance and/or removal.*

g) *The City shall ensure land development adjacent to protected heritage properties are not adversely impacting identified heritage attributes of these properties.*
h) *The City shall apply the provisions of the Cemeteries Act and its regulations when marked and unmarked cemeteries or burial places are encountered during development, assessment or any excavation activity.*
i) *The City shall encourage comprehensive cultural heritage resource mapping, archaeological resource mapping, heritage master planning and other heritage site inventories for the City;*
j) *The City shall seek the advice of the Province regarding cultural heritage conservation matters when appropriate.*

These objectives and policies regarding heritage resources have guided the evaluation contained within this report.

2.2 City of Kawartha Lakes Terms of Reference

The original CHER was based on the requirements of the City of Kawartha's Cultural Heritage Evaluation Report Terms of Reference document. The Terms of Reference require a CHER to include the following:

- Introduction;
- Methodology;
- Site History;
- Existing Conditions;
- Heritage Evaluation;
- Conclusions and Recommendations; and
- Appendices (Bibliography and Author Qualifications).

The above-noted categories and associated required information have provided guidance for the formation of Sections 1 through 5 of this report. The City of Kawartha Lake's Heritage Impact Assessments Terms of Reference document further requires the inclusion of an impact analysis, and consideration for mitigation and conservation strategies which have formed the latter portions of this report.

2.3 Research Methods

The subject lands have been evaluated based on primary and secondary data collection methods. A site visit was conducted on November 3rd, 2021 to assess the context and current conditions of

the resources. Additional information on the subject lands was retrieved from various secondary sources, as included in the references.

3.0 Historical Overview

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The pre-contact history of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the "contact" period, in the 16th and 17th centuries. The periods of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). Archaeologists have documented some of the earliest human habitations found in Ontario on Rice Lake and Stony Lake, dating back at least 12,000 years ago from First Peoples migrating to the area after the retreat of the great ice sheet (Truth and Reconciliation Community Bobcaygeon, 2018).

The subject lands are encompassed within the traditional territory of the Wendake-Nionwentsio, Mississauga, and Anishinabewaki Peoples. It is also acknowledged that these lands are covered by Treaty 20 (Native-Land, accessed October 2021). Today, the neighbouring First Nations communities include the Curve Lake First Nation, Hiawatha First Nation, and Mississaugas of Scugog Island First Nation.

3.2 Victoria County

Settlement in the County of Victoria began in 1821 when the government of Upper Canada first offered land for sale in the area. After the war of 1812, there was a rise in immigration that prompted the need for more settlement land. As a result of this need, the government purchased the tract of land containing Victoria County in 1818 by way of Treaty 20 (Kirkconnell, 1921).

The southern townships were the first to open in the County, beginning with Emily, Fenelon, Ops and Eldon, then Verulam and more northern townships. The first settlers in what is now Victoria County were Protestant Irishmen from the County of Fermanagh. The first settlers arrived in Emily Township and included Humphrey Finlay, James Laidley, and William and Samuel Cottingham, who cleared and situated themselves in modern Omemee. The early townships were organized under

various districts, including Newcastle, Colbourne, and Peterborough. Victoria County was given provisional authority in 1861 and complete independence in 1863 (Kirkconnell, 1921).

3.3 Village of Bobcaygeon, Township of Verulam

Verulam Township, named after James Walter Grimson, the Earl of Verulam, opened in Victoria County in 1832 after John Houston completed the Upper Canada government survey in 1831. European settlement in Bobcaygeon began in the early 1830s, in what was formerly known as the Town Site of Rokeby. The first settlers to Rokeby arrived in 1832 and included John Hunter and William Bell, who came from the east (Kirkconnell, 1921). The founder of Bobcaygeon is recognized to be Thomas Need, who also arrived in 1832 and established a sawmill operation, gristmill, and other small enterprises in the area. Development on the Town Site was noted to be delayed due to the purchase of land by absentee land speculators (Kirkconnell, 1921).

The Town's growth accelerated in 1833, when a lift-lock and canal were established on the Trent-Severn waterway in Bobcaygeon which allowed for the shipping of goods. In 1842, there were 68 households in Verulam and the neighbouring township of Harvey (Middleton & Edgar, 1927). In 1844, Mossom Boyd took over Thomas Need's business and led the Bobcaygeon lumber industry to become the third largest in Canada (City of Kawartha Lakes, "Our Stories").

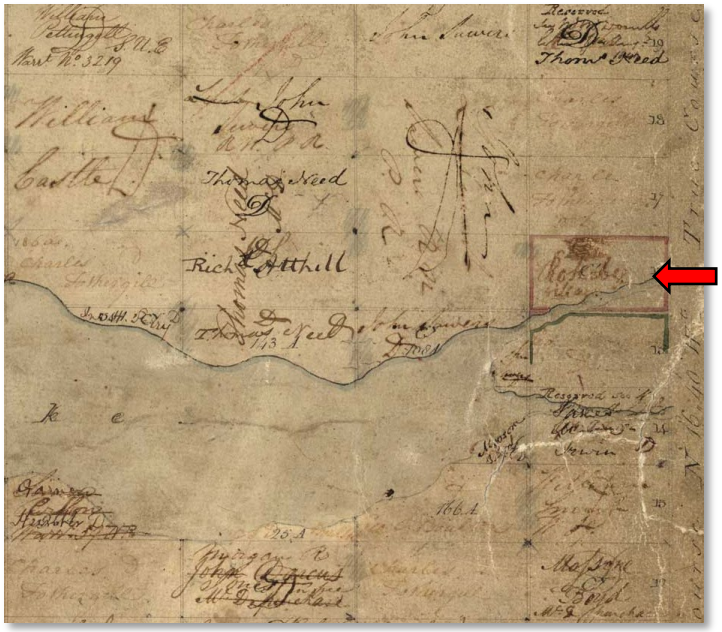
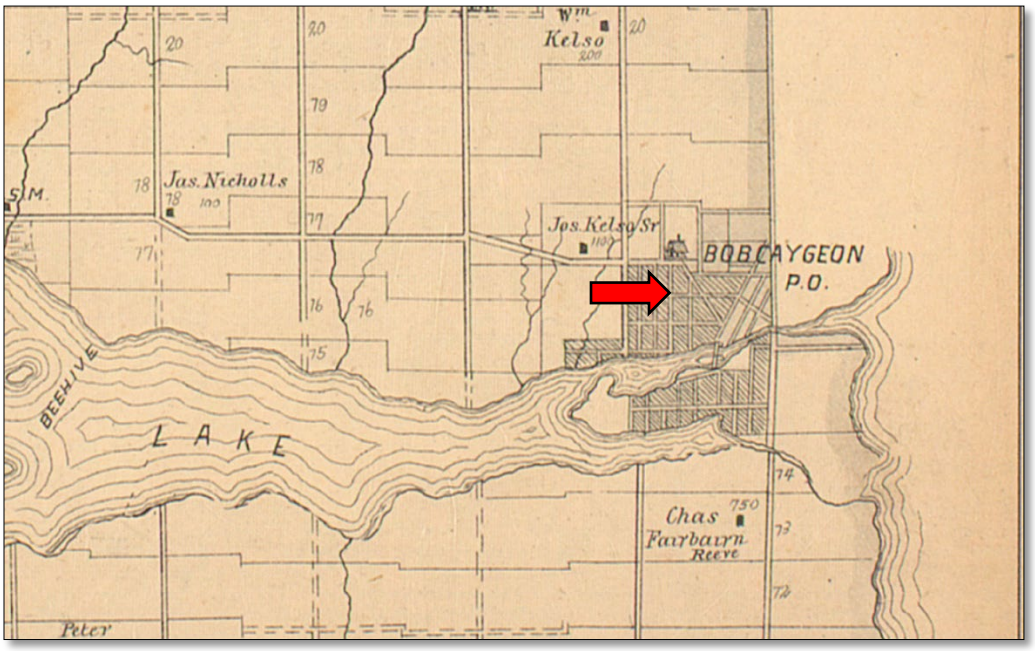


Figure 5: Excerpt from a County of Victoria map of Verulam Township (Map #39, County of Victoria Act 1857, published by Tom Kains) indicating the lands are within the Rokeby town site (courtesy of Heritage Property Index, accessed November 2021).

Bobcaygeon was incorporated as a Village in 1877 by a Victoria Country By-law; at this time, the population was estimated to be approximately 1000 people. Development in Bobcaygeon was slow in comparison to surrounding villages as a result of a delay in establishing a railway connection to the Village (Kirkconnell, 1921). The subject lands in the 1880s were part of Bobcaygeon as seen below.



Figures 6 & 7: *(above)* Excerpt from the 1877 Atlas by Jason Patterson; (*below)* Excerpt of the 1881 Atlas of the County of Victoria (Courtesy of the University of McGill and Heritage Property Index).

In 1904, the Canadian Pacific Railway established a branch line that connected to the Village. Formerly, all transport was conducted by steamer over the lakes but was limited to operation in the summer months (Canadian Genealogy, Township of Verulam, Victoria County, Ontario Canada).

Figures 8 & 9: *(above)* Aerial view of Bobcaygeon in 1920 (courtesy of the British Library); (*below)* Excerpt of 1954 aerial (courtesy of the University of Toronto Map and Data Library).

The 1965 aerial imagery shows that development gradually moved northwards, although to the west still retains the wooded area. The gradual infilling of the neighbourhood is apparent.

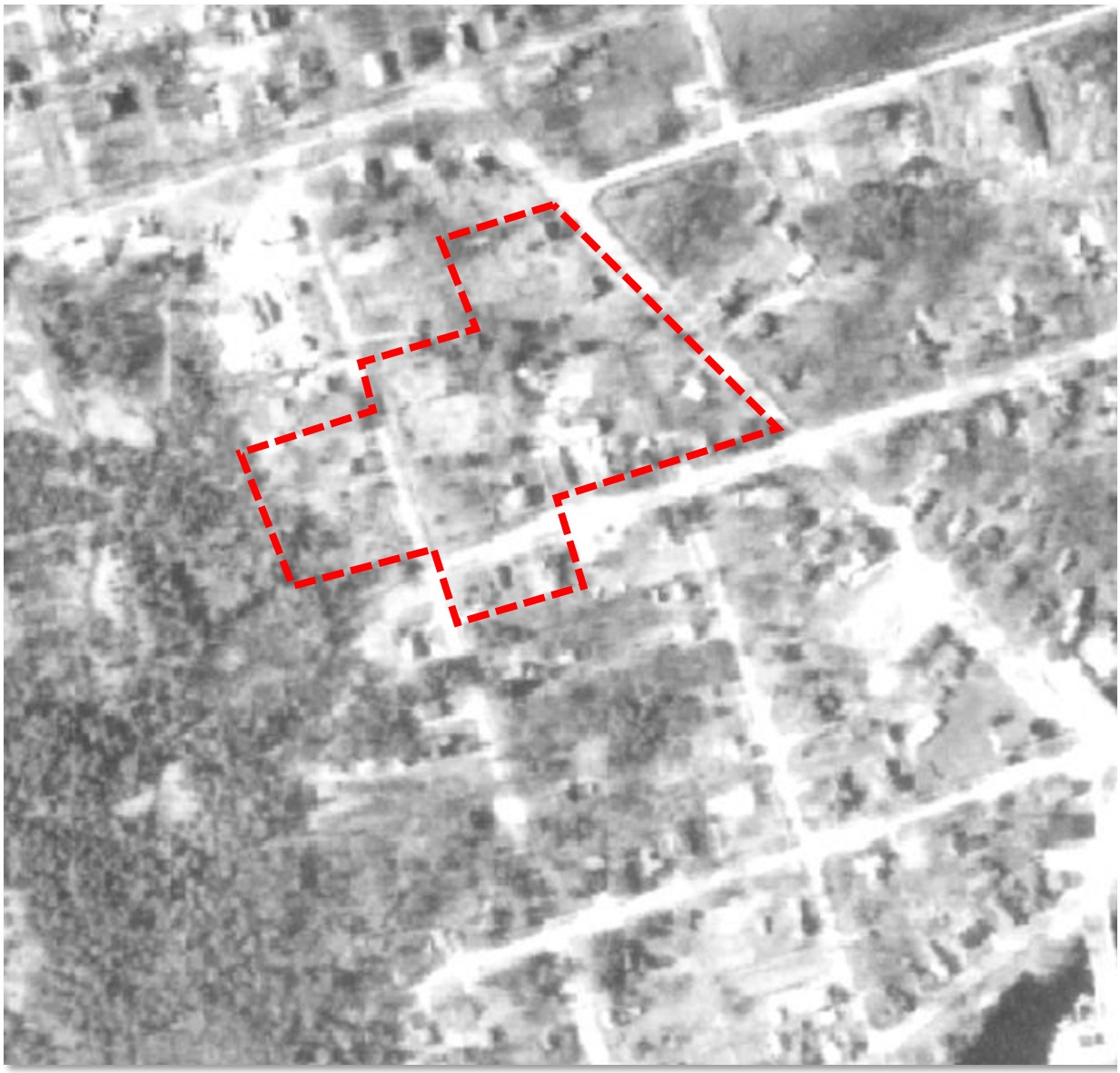


Figure 10: Except of 1965 aerial photography (courtesy of Trent University Air Photo Viewer, accessed November 2021).

3.4 Subject Lands

3.4.1 Overview

The subject lands were originally part of Lot 16, Concession X in the Township of Verulam in Victoria County. By 1859, Bobcaygeon (formerly Rokeby) had been surveyed into lots; the subject lands encompassed eleven parcels (see the below Figure). The land owners included Alice Swartman, Robert Hutchell, Colonia Mary Flynn, Robert M. Johnson, Margaret Roberts, George Finney, Michael Cain, William Samuel, Ella McDonald, and George Mouqson[1]. John Street also continued through the subject lands in this time period. This map is important as land registry records do not identify the patent of the land from the Crown for all properties.

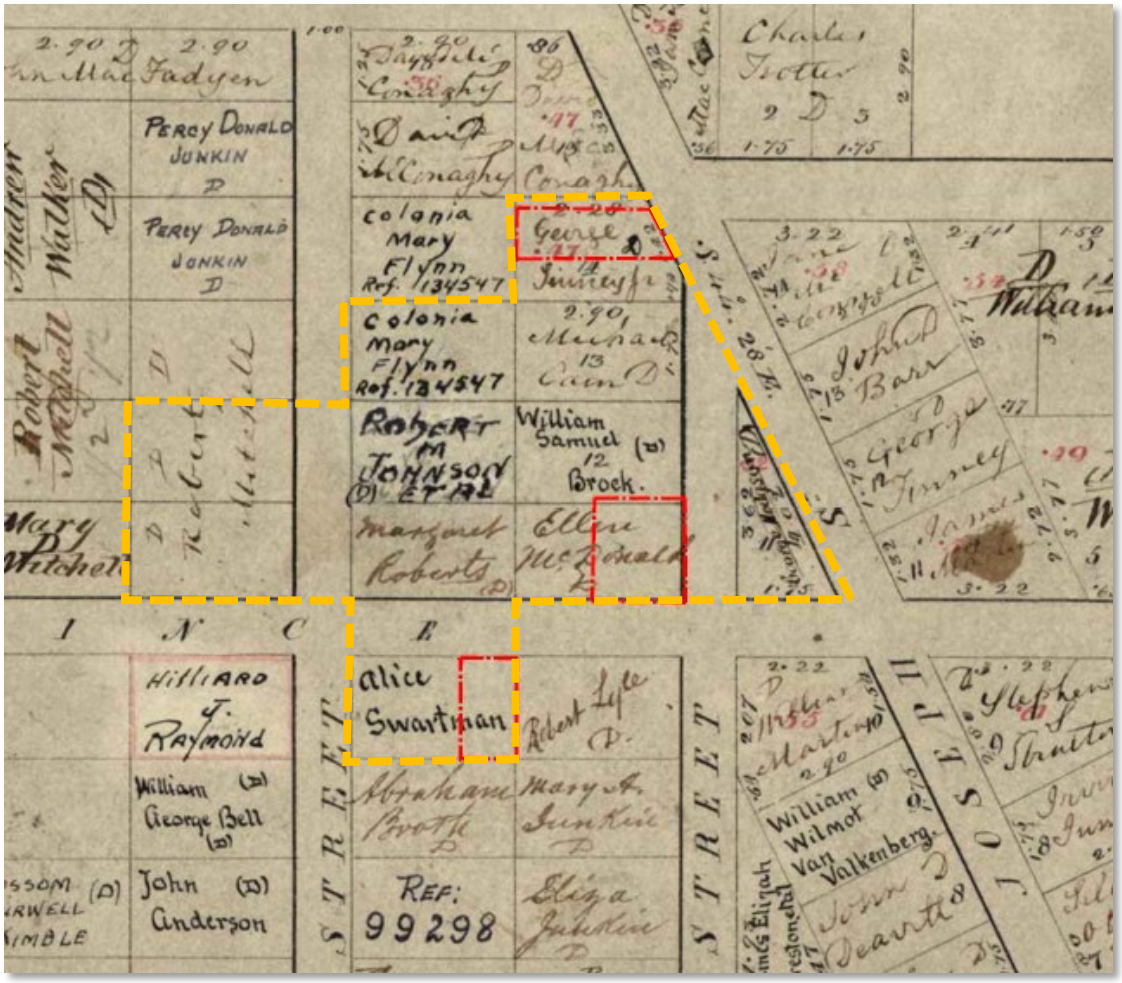


Figure 11: Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X Verulam (1859) with the subject lands outlined with yellow-dashing and historic residences outlined with red-dashing (courtesy of Heritage Property Index, accessed December 2021).

[1] Spelling may vary.

3.4.2 82 Joseph Street, "The Finney House"

The property of 82 Joseph Street is part of Lot 14, west side of Joseph Street, Plan 70 (including Pt 3, 57r6871). The mapping from 1859 identifies a George Finney Jr.[2]; it appears that his father George Finney Sr. owned a parcel south-west along Joseph Street. There are limited records pertaining to George Finney Jr.; however, a marriage record from 1872 identifies that he was originally from England, born in 1826 and is identified as a 'stone cutter' (Archives of Ontario). It is not until 1876 that the lot is registered as being patented to George Finney from the Crown (LRO). In 1897, the property is deeded to his son George Finney (LRO, instrument no. 280). Given that the date of construction of the house was likely between 1860 and 1880 due to the style and features, the Finney family were likely responsible for its construction.

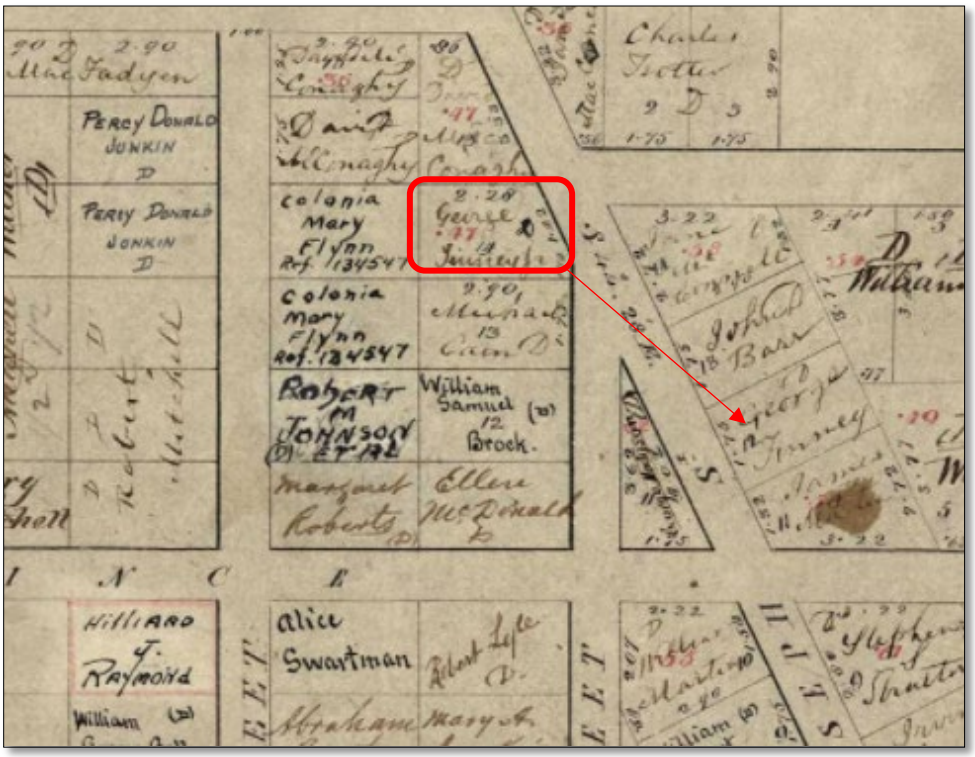


Figure 12: Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X. Verulam (1859) with Part Lot 14 outlined in red; red arrow identifies property likely owned by the father of the property owner (courtesy of Heritage Property Index, accessed 2021).

In 1904, the lot was sold to William Brock, who a year later sold it to Hugh Given* (LRO). William Brock was recorded to have been born in Canada, married to Mary Jane Brock, and employed as a

[2] Spelling may vary.

lumberer in the mill (1891 Census). Hugh Given was a plasterer from Ontario who was married to Martha Given (1911 Census).

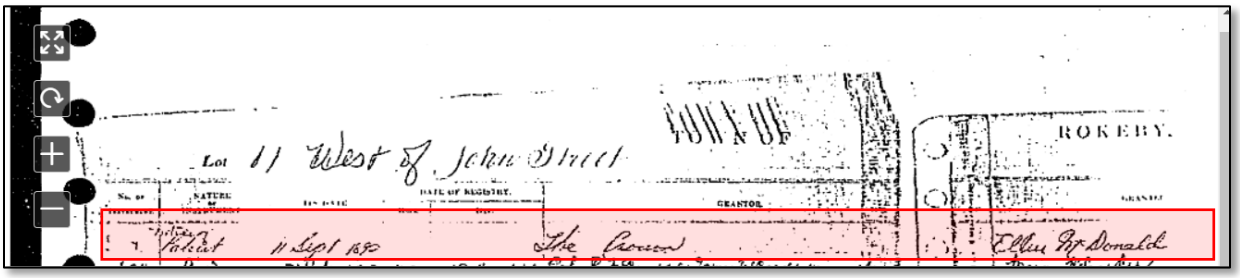
In 1912, the property was sold to John Richmond who soon sold it to Benjamin Harris (LRO). John Richmond was a farmer (1921 Census). Limited information is available on Benjamin Harris aside from his marriage to Clara Harris, given that he migrated to the area from the United States (1921 Census).

The Harris Family owned the property until 1919 when it was granted to Charles B. Purdy. Charles Purdy was a former carpenter and farmer from Lincoln who was married to Catherine Purdy (1911 Census).

In 1927, the property was sold to Martha McCullough, who was a widow to a tailor as per the 1921 Census. Limited information is available on more recent land holders; however, in 1966, Martha's estate was granted to Blanche Clark (LRO). Two years later, Blanche sold part of the property to Macrayan Developers Limited and again in 1974 (LRO). In 1973, Macrayan Developers Limited sold a portion of the property (1/2 acre) to Matthew and Norma Campbell. In 1997, Norma Campbell (wife of merchant) transferred Part 3 (includes the existing property) to Debora Van Der Meulen for $67,000 (LRO). In 1998, Debora Van Der Meulen transferred the existing property to Lorraine Fitzpatrick who transferred the property to Larry Allen Cripps in 2001 (LRO). A year later the property was transferred in 2002 to David and Jon Hornibrook.

3.4.3 83 Prince Street West, "Kawartha Dairy and the Crowe Family Property"

This property is part of Lot 11 and Lot 12 on the west side of John Street, Plan 70 (Part 1 57r4253). In 1859, the property is identified as being owned by Ellen McDonald (see figure below). In 1890, the patent from the Crown is registered on title to Ellen McDonald (LRO). Limited information is available on Ellen McDonald, given transcription errors and name variations; however, Ellen was a widow with Scottish descent, born in the 1820s (1901 Census).



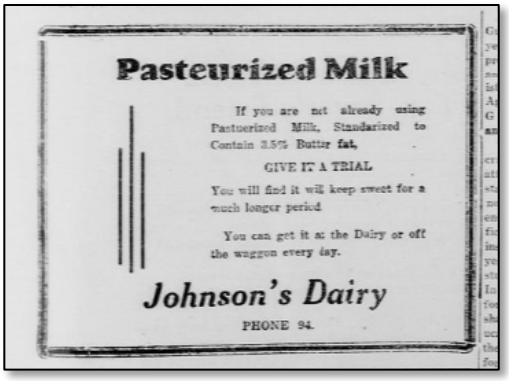
Figures13 & 14: (*above*) Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X. Verulam (1859) with the property outlined in red; (courtesy of Heritage Property Index, accessed 2021); (*below*) Excerpt of land registry for Lot 11, West of John Street, LRO # 57 (LRO).

In 1903, John and James McDonald (executors of the estate of Ellen McDonald) sold the property to Mary Helen Orr for $100 (LRO). Mary Helen Orr was single and had lodgers stay at her residence (1911 Census).

In 1920, the property was granted to Mrs. Stinson and Mary and John Cameron (LRO). Mary and John Cameron lived on the property with their two children; John was a saddler (1921 Census).

In 1923, the property was sold to Ellen (also referred to as 'Helen') Payne. Ellen was married to William Payne, a labourer (1911 Census).

In 1930, the west half of the property was granted to George Johnson (LRO). George Johnson was a labourer (1921 Census); however, his family was associated with Johnson's Dairy.



Pasteurized Milk

If you are not already using Pasteurized Milk, Standarized to Contain 3.5% Butter fat,

GIVE IT A TRIAL

You will find it will keep sweet for a much longer period

You can get it at the Dairy or off the waggon every day.

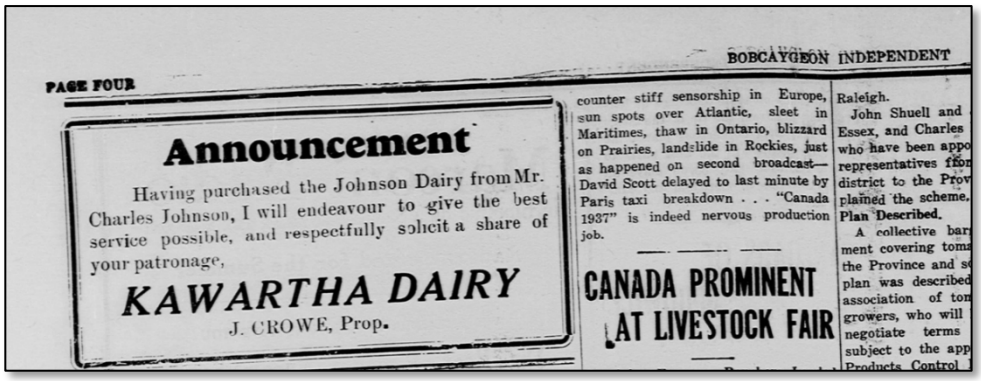
Johnson's Dairy

PHONE 94.

Figure 15: Advertisement for Johnson's Dairy (Bobcaygeon Independent, 1870).

In 1937, the east side of the property was granted to John Arthur Crowe by William Payne and the west side was granted by George Johnson the following year in 1938 (LRO). Given the architectural style and materials of the current dwelling on the subject lands, the Crowe family were likely responsible for its construction due to the time frame of ownership.

In 1937, Jack and Ila Crowe purchased a small dairy in Bobcaygeon from Johnson Dairy. At that time, the Dairy consisted of a small, three room building where the first refrigeration system consisted of ice blocks cut from the lake. Milk was provided by local farms, processed, and delivered to homes by horse or boat. The company initially only produced milk and cream (Kawartha Dairy, About Us).



BOBCAYGEON INDEPENDENT

PAGE FOUR

Announcement

Having purchased the Johnson Dairy from Mr. Charles Johnson, I will endeavour to give the best service possible, and respectfully solicit a share of your patronage,

KAWARTHA DAIRY

J. CROWE, Prop.

counter stiff sensorship in Europe, sun spots over Atlantic, sleet in Maritimes, thaw in Ontario, blizzard on Prairies, landslide in Rockies, just as happened on second broadcast—David Scott delayed to last minute by Paris taxi breakdown . . . "Canada 1937" is indeed nervous production job.

CANADA PROMINENT AT LIVESTOCK FAIR

Raleigh.

John Shuell and Essex, and Charles who have been appo representatives from district to the Prov plained the scheme.

Plan Described.

A collective bar ment covering toma the Province and s plan was described association of tom growers, who will negotiate terms subject to the app Products Control

Figure 16: Newspaper clip from 1937 announcing the sale of Johnson Dairy (Bobcaygeon Independent, 1937).

Figure 17: Jack and Ila Crowe, owners of Kawartha Dairy (Kawartha Dairy, About Us).

In 1942, the business' growth enabled the Crowe family to purchase the only other dairy in Bobcaygeon at the time, Murphy's Meadow Dairy, situated in the current Kawartha Settlers' Village. In the mid-1950s, Jack Crowe attended the Ontario College of Agriculture to learn the craft of ice cream production.

Figures 18 & 19: (Left) Delivery of dairy products by horse; (Right) Delivery of dairy products by truck (Kawartha Dairy, About Us).

From the 1960s onward, the business expanded with various new stores opening, including one attached to the plant in Bobcaygeon (1960s), in Minden (1960s), Bancroft (1980s), in the Dairy Barn in Lindsay (1990s), in Uxbridge (2002), and several other locations in more recent years. Notably, there was a fire in 1975 that destroyed the majority of the Bobcaygeon plant, but spared the Crowe's house adjacent. The plant was reconstructed in short order, and further expanded in 2017 (Kawartha Dairy, About Us).

In 1986, the east side of the property (Part 1, 57R 4253) remained in the ownership of John A. and Ida Crowe; Part 2 was granted to Kawartha Dairy Ltd. In 1998, Part 1 (east side including existing house) was transferred to Donald John Crowe.

3.4.4 96 Prince Street West

The property is part of Lot 10 on the East Side of Head Street, Plan 70 (reference plan R417378). In 1859, Alice Swartman is identified as the owner of Lot 10 in the 1859 Plan of the Town Plot of Rokeby. The notice of patent from the Crown is not registered until 1919 to Alice Swartman (LRO). Alice Swartman was recorded as the head of the house in the 1901 Census, with three sons and a daughter living at the residence. Two of her sons were labourers. Given that the house was constructed before the 1900s, the Swartman family was likely responsible for its construction.

Figure 20: Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X. Verulam (1859) with the subject lands outlined in red (courtesy of Heritage Property Index, accessed 2021).

In 1920, the property was granted to Melville Thurston. In 1921, Melville is identified as living in a wood house on Prince Street with his wife Florence and son Vernon and listed as 'stationery' as nature of work (1921 Census). In 1929, Melville (then widower) married Gertrude Braine, both of whom are identified as 'printers' (Library and Archives Canada).

In 1933, the west half of the property was granted to William Robinson and another person whose name cannot be deciphered (LRO). William Robinson was a farmer, married to Elizabeth Robinson with one son (1921 Census).

Melville granted the east half of the property which includes the existing house to Allan R. Hamilton who granted part of the property to Vera Inglis in 1967. Allen Hamilton is recorded as an editor in

the 1968 Voter List and Vera Inglis is listed as a widow in the 1972 Voter List (Library and Archives Canada).

Vera Inglis granted the land to Shirley Haire in 1968 (LRO). Shirley Haire was a bookkeeper and her husband Thomas was a publisher (Library and Archives Canada, 1972 Voter List).

In 1983, Shirley and Thomas Haire granted the property to William and Jody Sloan. William and Jody Sloan were from the Halton Region and the husband, William, was employed as a welder (Library and Archives Canada, 1972 Voter List).

Information on the people involved in transfers beyond 1980 is limited; however, names are still provided. In 1988, the property was granted to Harvey and Janet Rainbow who transferred the property four years later to Heidi Phyllis Temple and Robert Scott Dickie (LRO). In 1998, the property was transferred to Norman Robert Wagenaar and Margaret Lynn Johnson as joint tenants (LRO). In 2004, the property was transferred to Stephanie Jane Grace "in trust".

4.0 Detailed Description of Potential Cultural Heritage Resources

The historic residences located at 83 Prince Street West, 96 Prince Street West, and 82 Joseph Street have been identified as having potential CHVI by the City of Kawartha Lakes. The subject lands have been evaluated based on primary and secondary data collection methods. A site visit was conducted on November 3rd, 2021 by MHBC Cultural Heritage Staff.

4.1 Description of 82 Joseph Street

The building located at 82 Joseph Street can be described as a one and a half storey painted-brick building. The building was originally intended to serve as a dwelling, but has since been re-purposed to serve as an office building with a later rear addition.

Front (East) Elevation

The front elevation provides a modest representation of Gothic Revival architectural style built on a stone foundation. Foremost, this elevation is arranged into three symmetrical bays, with a centred door and window openings on either side. The building has a steeply pitched roof with a centre gable and an arched window centrally placed between the door and centre gable. Window openings are accented with brick voussoirs and decorative shutters. This façade has been altered by the incorporation of a contemporary chimney spout, a window air-conditioning unit, and paint finishes. It is noted that the former decorative bargeboard above the doorway has been removed and a bracket remains.

Figure 21: Front (east) side of building on 82 Joseph Street (MHBC, November 2021).

Side (North) Elevation

The north elevation contains the original section of the building towards the east and an addition containing a porch and rough-framed space to the rear. The addition is visibly cross-gabled to the original potion of the building, with a less-steep roof. The addition has been constructed with wood siding and has significantly smaller window openings with a non-symmetrical layout.

Figure 22: North elevation, facing east (MHBC, November 2021).

The original portion of the north elevation is constructed of painted brick. Three windows have been arranged in a symmetrical manner on the original portion of the elevation.

Figure 23: Original portion of north elevation (MHBC, November 2021).

Rear (West) Elevation

The rear elevation is constructed of wood siding, with a small window opening and door. The pitch of the roof is shown to be non-symmetrical on the addition to the building.

Figure 24: Rear elevation facing east (MHBC, November 2021).

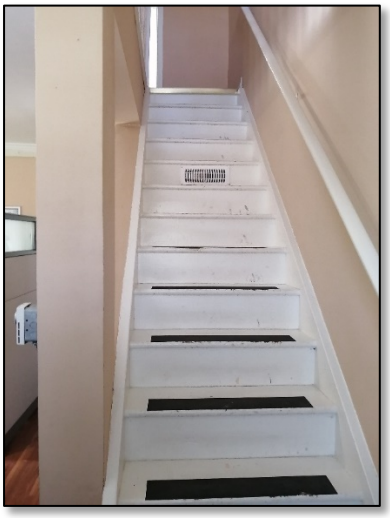
Side (South) Elevation

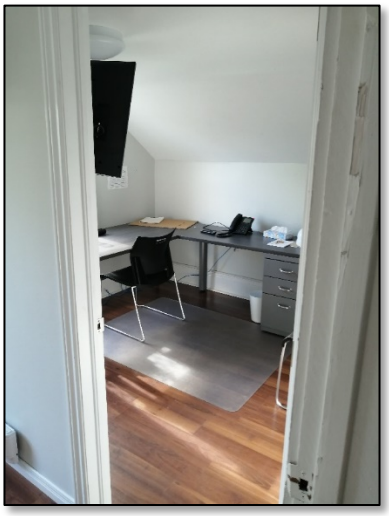
The south elevation is fairly hidden by shrubbery and is largely hidden from the public realm by a privacy fence. The original portion to the east contains a symmetrical elevation constructed of brick with four window openings. The wood-siding addition to the rear has more contemporary and asymmetrical window and door openings.

Figures 25 & 26: South Elevation (MHBC, November 2021).

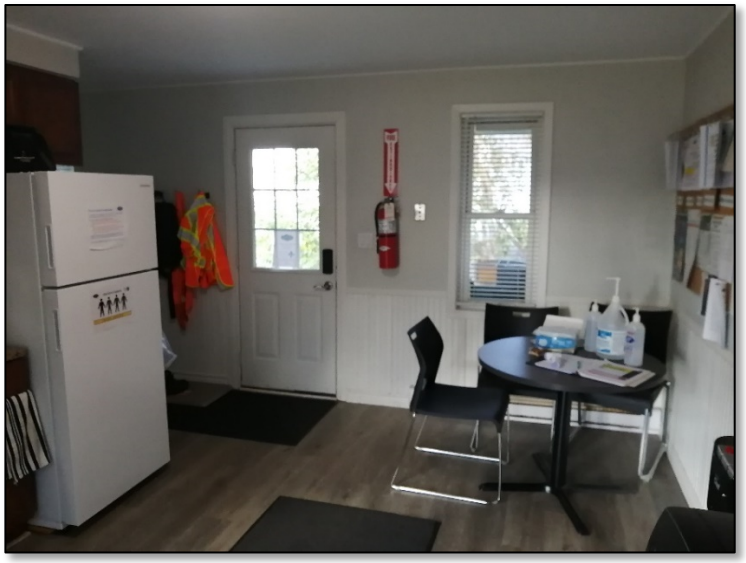
Interior

The interior has been renovated for office-use and has had many original features altered or removed. Nonetheless, the second storey pitched ceilings and central staircase are indicative of the Gothic Revival architectural style in the original portion of the building.





Figures 27 & 28: Central staircase in original portion of building (*left*); Upper storey room with slanted ceiling in original portion of building (*right*) (MHBC, November 2021).



Figures 29 & 30: Interior of central room of newer addition facing north (*left*); Rough-framed addition on west portion of building (*right*) (MHBC, November 2021).

4.2 Description of 83 Prince Street West

The building located at 83 Prince Street can be described as a one and a half storey brick and siding dwelling. The building backs onto the existing industrial area.

Front (South) Elevation

The front (south) elevation is composed of siding, brick, and stone with a cross-hipped roof. The multi-paned window openings and doors are covered with awnings.

Figure 31: Street-facing (south) elevation of the building at 83 Prince Street (MHBC, November 2021).

Side (East) Elevation

The east elevation is composed of siding and brick, with a multi-paned ground floor window and mature vines scaling the building.

Figure 32: The side (east) elevation, facing northwest (MHBC, November 2021).

Side (West) Elevation

The west elevation is composed of the original building towards the front of the property and a single storey wood-siding addition to the rear. This elevation is intersected by fencing surrounding the Kawartha Dairy plant.

Figure 33: West elevation facing southeast (MHBC, November 2021).

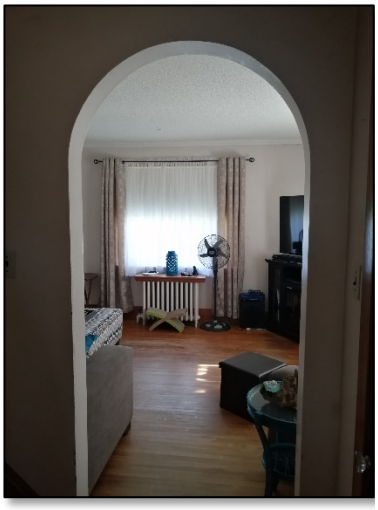
Rear (North) Elevation

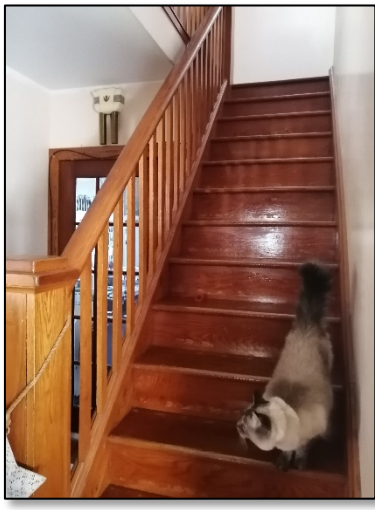
The rear elevation faces internal to the Kawartha Dairy facility and is composed of a garage addition and the rear of the dwelling. An outdoor amenity area with an enclosed gazebo covers the view of the rear of the dwelling.

Figure 34: Rear elevation of the building (MHBC, November 2021).

Interior

The interior of the building contains various wood finishes and arched entryways.





Figures 35-37: Kitchen (*left*); Living room entryway (*middle*); Central staircase (*right*) (MHBC, November 2021).

4.3 Description of 96 Prince Street West

The building located at 96 Prince Street can be described as a one and a half storey building composed of a combination of original wood siding and new vinyl siding. Access to the interior of the building was not obtained.

Front (East) Elevation

The front elevation provides a modest representation of the Gothic Revival architectural style with three symmetrical bays and a centred door with window openings on either side. The building has a steeply pitched roof with a centre gable and arched window above the door. A mature evergreen exists to the east of this elevation.

Figure 38: Front elevation (MHBC, November 2021).

The entryway contains a decorative transom window with the house number contained in the glass. This glass pane is likely not original, as the house was formerly numbered "64" (1901 Census).

Figures 39 & 40: Entryway elements (MHBC, November 2021).

The centre gable has a small decorative bargeboard piece in the peak and an arched window below.

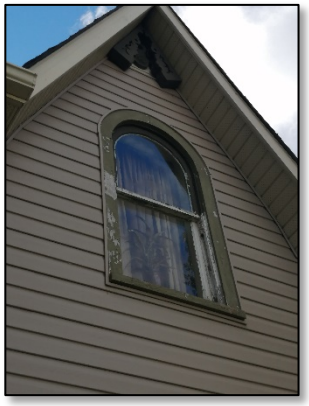


Figure 41: Image of the central window and bargeboard that is contained in the peak of the gable (MHBC, November 2021).

Side (East) Elevation

The east elevation contains various sections of the building that can be discerned as separate additions due to the visible structural edges and the use of different materials on the structures.

The front portion of this elevation, containing the original building, has had the original wood siding replaced on the ground floor. Two symmetrical windows are apparent on the upper storey, while a central newly-added door is situated on the ground floor. As shown in the following images, a wood beam, change in roof pitch, and a change in materials make the later additions discernable.

Figures 42 & 43: The front portion of the east elevation facing northwest (*left*); The central portion of the elevation (*right*) (MHBC, November 2021).

The rear portion of the building is formed of various additions. These additions contain original wood siding and original window fixtures. The additions do not reflect the architectural style of the original portion of the building, primarily due to the asymmetries of the facades and non-rectangular layout. Signs of deterioration are apparent on this portion of the building due to plastic window coverings, peeling paint, mold, and rotting wood.

Figure 44: Central addition on east elevation (MHBC, November 2021).

Figures 45 & 46: Images of additions (MHBC, November 2021).

Side (West) Elevation

The original portion of the west elevation towards the street front contains a symmetrical layout of window openings. The majority of the siding has been replaced on this elevation, with a small portion of original wood siding remaining at the top of the elevation.

The addition to the rear is entirely covered with vinyl siding on this elevation. The height and layout of fenestrations on this portion of the building do not mimic the original portion of the building.

Figures 47 & 48: (Left) Image of original part of west elevation; (Right) Image of west elevation of additions (MHBC, November 2021).

Rear (South) Elevation

The rear elevation primarily encapsulates the later additions to the building. The less-symmetrical form of the additions are apparent with the asymmetrical roof pitch and window openings.

Figure 49: Rear elevation (MHBC, November 2021).

5.0 Evaluation of Cultural Heritage Resources

5.1 Evaluation Criteria

The following sub-sections of this report will provide an analysis of the CHVI of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining CHVI. This criteria is related to design/physical, historical/associative and historical values as follows:

1. *The property has design or physical value because it:*
    a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
    b. *Displays a high degree of craftsmanship or artistic merit, or*
    c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it:*
    a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
    b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
    c. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it:*
    a. *Is important in defining, maintaining or supporting the character of an area,*
    b. *Is physically, functionally, visually or historically linked to its surroundings, or*
    c. *Is a landmark.*

5.2 Evaluation of 82 Joseph Street

5.2.1 Evaluation of Cultural Heritage Value or Interest

Physical/Design Value

The original portion of this building is representative of the Gothic Revival residential style. This particular building aligns with a vernacular application of the architectural style as opposed to a high-style application, due to the lack of ornamental features. The Gothic Revival style is apparent in this building by the steeply pitched roof, front centre gable, arched window under the peaked gable, brick window voussoirs, symmetrical elevations, and centered floor plan. Notwithstanding, the property does not display a high degree of craftsmanship or artistic merit and does not demonstrate a high degree of technical or scientific achievement.

Heritage Attributes:

- Symmetrical elevations on original portion of the building;
- Steeply pitched roof with a center gable on front elevation;
- Arched window under the center peaked gable;
- Wood framed windows with decorative wood shutters and brick voussoirs;
- Centered floor plan, including centered staircase;
- Brick construction with a stone base;
- Location, setback, and orientation on Joseph Street.

Historical/Associative Value

While the dwelling on this property was constructed in the late 19th century, it does not have direct historical associations with an event, belief, person, activity, organization, or institution that is significant, or yields, or has potential to yield information that contributes to an understanding of a community or culture. It is not believed that the property demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

The building is not considered important in maintaining and supporting the character of the area given that there is no consistent streetscape on Joseph Street and the surrounding area contains buildings with a range of styles, ages, and materials. The building is not considered a landmark in the Village of Bobcaygeon.

See the following table for the evaluation of the property under the prescribed *Ontario Regulation 9/06*.

Ontario Regulation 9/06		**82 Joseph Street**
Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative Value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Unknown.
Contextual Value		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	Physically, functionally, visually, or historically linked to its surroundings	No.
iii.	Is a landmark	No.

5.2.2 Statement of Cultural Heritage Value or Interest

The property has CHVI as the house is representative of the Gothic Revival architectural style. While it is a representative example of this style, it is not early or rare. It is recognized that there are other similar structures in Bobcaygeon. Therefore, the CHVI of the building located at 82 Joseph Street is modest and while the building does have heritage value, it is not a strong candidate for designation.

5.3 Evaluation of 83 Prince Street West

5.3.1 Evaluation of Cultural Heritage Value or Interest

Physical/Design Value

This building appears to be a fusion of Victory Housing and mid-century modern architectural styles, however, it is not a clear representation or early example of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit or a high degree of technical or scientific achievement.

Historical/Associative Value

The property is directly associated with the Crowe Family who have had residence in the house since its construction. The Crowe Family established the Kawartha Dairy and continue to be part of the operations contributing to an overall legacy. The property has direct association with the Kawartha Dairy which was established in 1937 and continues to be a well-known operating company in Canada and significant part of the Bobcaygeon community. The property does not have the potential to yield further information that contributes to an understanding of the community or culture and is not believed to demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who was significant to the community.

Contextual Value

The property is not important in defining, maintaining or supporting the character of the area and is not physically, functionally, visually or historically linked to its surroundings in a significant way. The property is also not considered a landmark.

See the following table for the evaluation of the property under the prescribed *Ontario Regulation 9/06*.

Ontario Regulation 9/06		**83 Prince Street**
Design/Physical Value		
iv.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
v.	Displays high degree of craftsmanship or artistic merit	No.
vi.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative Value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Unknown.
Contextual Value		
iv.	Important in defining, maintaining or supporting the character of an area	No.
v.	Physically, functionally, visually, or historically linked to its surroundings	No.
vi.	Is a landmark	No.

5.3.2 Statement of Cultural Heritage Value or Interest

The property has CHVI as it relates to the direct historical association with the Crowe Family who founded the Kawartha Dairy in 1937. The property does not contain design or physical value and is not contextually linked to its surroundings in a significant way. While the property does have modest CHVI given its historic associations, it is not a strong candidate for designation.

5.4 Evaluation of 96 Prince Street West

5.4.1 Evaluation of Cultural Heritage Value or Interest

Physical/Design Value

The original portion of this building is representative of the Gothic Revival architectural style which is exhibited by the steeply pitched roof, front centre gable, arched window under the peaked gable, bargeboard under the peaked gable, remaining wood siding, and symmetrical elevations. The building has been altered with the replacement of the original wood siding partially with vinyl siding, with the addition of a sliding door on the original part of the east elevation, and by the removal of all features on the south elevation to accommodate the rear additions.

Heritage Attributes:

- Symmetrical elevations and original, remaining exterior wood clapboard;
- Steeply pitched roof with a center gable;
- Arched window under the center gable;
- Bargeboard under center gable;
- Wood framed windows;
- Glass transom element over front door;
- Location, setback, and orientation on Prince Street.

Historical/Associative Value

Although the dwelling on the property was constructed in the late 19th century, the property does not have significant, direct historical associations with an event, belief, person, activity, organization, or institution that is significant, or yields, or has potential to yield information that contributes to an understanding of a community or culture. It is not believed to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

Although the dwelling on the property was built in the late 19th century, there is no consistent character of the area or consistent streetscape for the building to support due to the range of styles, ages, and materials of buildings. The building is not considered a landmark in the Village of Bobcaygeon.

See the following table for the evaluation of the property under the prescribed *Ontario Regulation 9/06*.

Ontario Regulation 9/06		**96 Prince Street**
Design/Physical Value		
vii.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
viii.	Displays high degree of craftsmanship or artistic merit	No.
ix.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative Value		
vii.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
viii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
ix.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Unknown.
Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	No.
viii.	Physically, functionally, visually, or historically linked to its surroundings	No.
ix.	Is a landmark	No.

5.4.2 Statement of Cultural Heritage Value or Interest

The property has CHVI as the building is representative of the Gothic Revival architectural style. While the building is a representative example of this style, it is not early or rare. It is recognized that there are various similar structures in Bobcaygeon and this building has been subject to alterations. Therefore the CHVI of the building located at 96 Prince Street West is modest and while the building does have heritage value, it is not a strong candidate for designation.

6.0 Description of Proposed Development

The proposed development of the subject lands includes an addition to the existing Kawartha Dairy plant located at 97 Prince Street West, the construction of a retail store on the lands addressed as 60 and 52 Joseph Street, the construction of an employee parking lot on the lands addressed as 94 and 82 Head Street, and the construction of a museum with parking on the lands addressed as 96, 100, and 102 Prince Street West. The proposed development involves the demolition of existing dwellings located on the lands addressed as 94 and 82 Head Street, 102 and 96 Prince Street West, and 52 Joseph Street. The proposed development retains the buildings located at 83 Prince Street West and 82 Joseph Street.

7.0 Impacts of Proposed Development

The purpose of this HIA is to assess the impacts to the identified cultural heritage resources on the subject lands which are anticipated as a result of the proposed development. The City of Kawartha Lakes has identified the properties addressed as 96 Prince Street West, 83 Prince Street West, and 82 Joseph Street as historic residences. The Evaluation of Cultural Heritage Resources contained within Section 5 of this Report has confirmed that these properties have CHVI.

7.1 Classification of Impacts

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

According to the Ontario Heritage Tool Kit, the following constitutes impacts which may be a result of a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

The above noted impacts will be considered as it relates to the scope of this HIA.

7.2 Impacts of Proposed Development on 82 Joseph Street

The following chart evaluates the impact of the proposed development on the existing cultural heritage resources located at 82 Joseph Street.

Table 5: Potential Impacts to 82 Joseph Street		
Impact	**Level of Impact**	**Analysis**
Destruction or alteration of heritage attributes	No change	The proposed development will not alter the heritage attributes.
Shadows	No change	The proposed development is not anticipated to result in shadows that will negatively impact this retained building given its position adjacent to a side façade, its distance from the building, and its low-profile.
Isolation	No change	The proposed development will not isolate the retained building from its context given that the lands adjacent to this property are currently industrial in nature.
Direct or indirect obstruction of views	No change	The significant view of the building is the view of the front facade; this view will remain.
A change in the land use	No change	The building will maintain its current use.
Land disturbance	No change	There are no land disturbances anticipated as a result of construction provided normal construction practices are employed.

There are no anticipated impacts to the cultural heritage resources on 82 Joseph Street as a result of the proposed development.

7.3 Impacts of Proposed Development on 83 Prince Street West

The following chart evaluates the impact of the proposed development on the existing cultural heritage resources located on 83 Prince Street West.

Table 6: Potential Impacts to 83 Prince Street West		
Impact	**Level of Impact**	**Analysis**
Destruction or alteration of heritage attributes	No change	The proposed development will not alter the heritage attributes.
Shadows	No change	The proposed development will not result in shadows that negatively impact this retained building.
Isolation	No change	The proposed development will not isolate the retained building.
Direct or indirect obstruction of views	No change	The views of the building will be maintained.
A change in the land use	No change	The building will maintain its use.
Land disturbance	No change	There are no land disturbances anticipated as a result of construction provided normal construction practices are employed.

There are no anticipated impacts to the cultural heritage resources on 83 Prince Street West as a result of the proposed development.

7.4 Impacts of Proposed Development on 96 Prince Street West

The following chart evaluates the impact of the proposed development on the existing cultural heritage resources located on 96 Prince Street West.

Table 7: Potential Impacts to 96 Prince Street West		
Impact	**Level of Impact**	**Analysis**
Destruction or alteration of heritage attributes	Moderate	The proposed development will result in the loss of the CHVI (design/physical value) of this property given the building demolition.
Shadows	Not Applicable	
Isolation	Not Applicable	
Direct or indirect obstruction of views	Not Applicable	
A change in the land use	Not Applicable	
Land disturbance	Not Applicable	

The demolition of the existing building at 96 Prince Street West will have a moderate negative impact given that the heritage fabric of the property will be removed. This HIA has identified that the building has some modest design/physical value given that it is representative of the Gothic Revival architectural style which is exhibited by the steeply pitched roof, front centre gable, arched window under the peaked gable, bargeboard under the peaked gable, remaining wood siding and wood-framed windows, and symmetrical elevations. The building is not considered rare given the presence of various other dwellings representative of the Gothic Revival architectural style in Bobcaygeon, including that of 82 Joseph Street. The building also does not display a high degree of craftsmanship/artistic merit and/or technical/scientific achievement.

Ontario Regulation 9/06 does not consider integrity in its evaluation of the CHVI of properties; however, the Ontario Heritage Toolkit (OHTK) recognizes that this factor is important in determining if conservation is warranted.

The OHTK describes the integrity of a heritage resource as follows:

> *Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*

As discussed in Section 5.4, the integrity of the resource has been compromised by the partial replacement of wood siding with vinyl siding, by the removal of heritage features on the south elevation of the original building to accommodate the rear addition and by the addition of a new sliding door on the east elevation. The defining features of the architectural style, including the centre gable, bargeboard, arched window, and symmetrical elevations largely remain to render the property with fair integrity.

In relation to long-term conservation, the OHTK provides:

> *Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Region 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.*

The building is representative of the Gothic Revival architectural style; however, it has been altered. The building is not unique or rare given that this style has been applied to various other properties in Bobcaygeon, including that of 82 Joseph Street. The building does not have associative or historical value and does not have contextual value given that there is no consistent streetscape in the area. The proposed demolition of the building located at 96 Prince Street West may be considered given its modest CHVI (design/physical value) and its overall integrity.

7.5 Conformity with Heritage Policies of the Official Plan

The proposed development, which includes the demolition of the building on 96 Prince Street West, conforms to the applicable heritage policies of the City of Kawartha Lakes Official Plan. Specifically, the proposed development is in conformity with Section 10.5 a) pertaining to the conservation of significant heritage resources, Section 10.5 d) pertaining to the terms "building" and "conserve", Section 10.5 f) pertaining to the conservation of resources which includes documentation, and Section 10.5 g) pertaining to adjacent impacts.

8.0 Alternative Development Approaches

8.1 Introduction

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework. The following sub-sections of this report consider the potential for alternative development options as it related to the proposed development. Given that no impacts were applicable to the properties of 82 Joseph Street and 83 Prince Street West, no alternatives were considered for these properties.

8.2 Alternative Development Approaches Regarding 96 Prince Street West

8.2.1 'Do nothing approach'

The 'do nothing' alternative would result in no adverse impacts to the existing cultural heritage resources since no development would occur. Nonetheless, the building does not have major CHVI and has been altered; therefore, this option is not recommended given that the building is not a strong candidate for long-term conservation.

8.2.2 Retain Building or Portion of Building On-Site

This option includes retaining either the entirety of the building or the original front portion of the building on-site for adaptive re-use by the proposed museum. This option would retain the majority of the physical heritage attributes of the property.

This option is recognized to require significant work to restore the building in addition to the work involved to re-purpose the building. Particularly, retaining only the front portion of the building recognized to have CHVI would require the re-construction of the rear façade. Furthermore, it is

recognized that the current building that exists at 96 Prince Street West may not functionally be able to support the use of a museum given its accessibility and space constraints.

This alternative would largely conserve the design value of the property; however, this option may also result in impacts to the heritage resources and is generally not warranted given that the building located at 96 Prince Street West is not strong candidate for long-term conservation due to its modest CHVI and integrity.

8.2.3 Re-locate the Building Off-Site

Relocation of a building is typically considered when the redevelopment of a site is proposed. This option would require an appropriate receiving site and confirmation that the building would be able to withstand the physical impact of relocation. This option is generally not justified given the modest CHVI and the integrity of the building.

9.0 Mitigation and Conservation Recommendations

The following provides a list of mitigation recommendations in regards to the proposed development:

- That this report serves as documentation of the existing building, features, and elevations pertaining to the property of 96 Prince Street West;
- That the decorative transom window above the front doorway of the building located at 96 Prince Street West be salvaged for adaptive re-use either on-site or otherwise;
- That a tree preservation plan be prepared to recognize and preserve the mature trees to the extent possible on the subject lands; and
- That no construction mitigation measures are required for 82 Joseph Street and 83 Prince Street West provided normal construction practices are employed.

10.0 Conclusions and Recommendations

This Heritage Impact Assessment (HIA) prepared as an addendum to the required Cultural Heritage Evaluation Report (CHER) has determined through the evaluation under prescribed *Ontario Regulation 9/06* that the properties identified by the City of Kawartha Lakes as historic residences have modest CHVI. The buildings located at 82 Joseph Street and at 96 Prince Street are representative of the Gothic Revival architectural style while the building located at 83 Prince Street has associations with the legacy of the Crowe Family.

There are no anticipated impacts to the identified historic residences of 82 Joseph Street and 83 Prince Street West; however, the demolition of the existing building located on 96 Prince Street West results in a modest negative impact applicable to that property as it results in the removal of the heritage fabric. Although the demolition of the building on 96 Prince Street West results in an adverse impact, the building is not considered a strong candidate for long-term conservation given its relatively modest CHVI and its integrity.

Alternative development options were considered in this report, including retaining the building on 96 Prince Street West on-site and re-locating it. The identified alternatives are generally associated with significant costs and functionality barriers that are not justified by the identified impact given that the building is not a strong candidate for conservation.

In our professional opinion, the proposed demolition of the building on 96 Prince Street West can be supported for the following reasons:

- The building has modest design/physical value given that it is representative of a vernacular application of the Gothic Revival architectural style;
- The building is not unique or rare given that there are other buildings representative of Gothic Revival architectural style in Bobcaygeon, including that of 82 Joseph Street;
- The building has been altered over time and some of the original features have been lost, as seen with the partial replacement of the wood siding, the addition of a door on the east

elevation, and the removal of features on the south side of the original part of the building to accommodate the addition; and

- The building does not have historical/associative value, nor does it have it contextual value given that there is no consistent character in the neighbourhood.

If demolition is approved, the following recommendations should be considered:

- That this report serves as documentation of the existing building, features, and elevations pertaining to the property of 96 Prince Street West;
- That the decorative transom window above the front doorway of the building located at 96 Prince Street West be salvaged for adaptive re-use either on-site or otherwise;
- That a tree preservation plan be prepared to recognize and preserve the mature trees to the extent possible on the subject lands; and
- That no construction mitigation measures are required for 82 Joseph Street and 83 Prince Street West provided normal construction practices are employed.

11.0 Bibliography

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APPENDIX **A** – Cultural Heritage Evaluation Report Terms of Reference

Cultural Heritage Evaluation Reports

Terms of Reference

A Cultural Heritage Evaluation Report (CHER) is a study to determine if a site has cultural heritage value in relation to provincial legislation and provincial and local heritage policies. The evaluation results in a report which identifies whether or not a property or site has cultural heritage value and recommends additional studies which may be required, depending on the purpose of the evaluation. CHERs are important tools to help identify and evaluate properties within the municipality which may have cultural heritage value.

The evaluation will be based on thorough historical research and on-site observation of a property. It will use established criteria for determining cultural heritage value, namely Ontario Regulation 9/06. In some cases, it may also be appropriate to evaluate heritage resources based on Ontario Regulation 10/06. The resultant report will draw conclusions and make recommendations regarding the cultural heritage value of a site.

Policy Context

A CHER is intended to determine if a property is of cultural heritage value or interest. The rationale for requiring a CHER arises from:

- Ontario Heritage Act
- Section 2(d) of the Planning Act
- Section 2.6 of the Provincial Policy Statement (2020)
- City of Kawartha Lakes Official Plan, Sections 10.5 – Heritage Policies, enacted through Official Plan Amendment 26 (2017)
- Section 1(1)(c) of the Environmental Assessment Act

Cultural heritage evaluation reports should be based on accepted research and evaluation methodologies. They must include a field work component which will be discussed in the final report. Evaluation of cultural heritage resources should be based on Ontario Regulation 9/06. In certain cases, it may also be appropriate to evaluate the property based on Ontario Regulation 10/06.

When is a Cultural Heritage Evaluation Report required?

A Cultural Heritage Evaluation Report is required to help determine whether or not a property has cultural heritage value and, if so, what the value of the property is. A CHER may be requested for a property which is included on the Heritage Register as a listed or designated property or for a property which has not been formally identified by the municipality as having cultural heritage value, but where there is the potential for cultural heritage value to exist.

A CHER can be triggered by certain types of applications which include, but are not limited to:

- Official Plan and a Zoning By-law Amendments
- Plan of Subdivision
- Site Plan
- Consent
- Minor Variance

A CHER is required to accompany any request to repeal a designating by-law or remove a listed property from the City's Heritage Register. CHERs are also undertaken as part of the Environmental Assessment Process.

Depending on the type and scope of an application, a Heritage Impact Assessment may be the more appropriate study to accompany the application. In general, Heritage Impact Assessments will be required when a development application in submitted for a property where the heritage value has been formally assessed and identified, such as a property designated under Part IV or V of the Ontario Heritage Act. Staff will determine the most appropriate study for the application and advise the applicant as to the requirements.

Minimum Content Requirements

A CHER submitted to the City will contain, but is not limited to, the following sections. The report must clearly identify and discuss the historical development of the site, its current conditions, and its fulfilment of the Ontario Regulation 9/06 criteria. Staff may scope or expand the CHER in consultation with the application to develop a modified terms of reference specific to the proposed project, if appropriate. The scope of the CHER will be established at a pre-consultation meeting.

1. Introduction

- Introduction to the purpose and scope of the report
- A location and site plan of the subject property or properties
- A written description of the site identifying features, buildings, landscapes, and vistas
- An overview of the proposed project, if applicable

2. Methodology

- A summary of the relevant legislative and policy context
- A summary of the research and data collection methodologies used to undertake the evaluation, including archival, secondary and onsite research and evaluation
- A summary of any engagement undertaken with members of the public, municipal staff or representatives, historical societies or committees, or any other individuals or groups

3. Site History

- A general history of the immediate context of the site, which may consist of a village, neighbourhood, commercial district, rural area and/or streetscape in which the property is located
- The land use history of the subject property describing key transfers, uses, milestones and owners of the property identified through primary and secondary research

4. Existing Conditions

- A written description of the immediate context of the subject property, including any significant views or vistas, and the relationship of the subject property to adjacent or nearby properties
- Comprehensive written description of the current physical condition of the heritage resource, both exterior and interior, if applicable
- Current photographs of the site including, but not limited to:
    - i. Contextual views of the property showing its relationship with surrounding properties
    - ii. Exterior views of each elevation of all buildings and structures
    - iii. Views of the property including all significant landscape features
    - iv. Interior views of each room of the building, if appropriate
    - v. Close-up views of all significant architectural features (i.e. brackets, trim, cornices, windows, etc.

5. Heritage Evaluation

- A cultural heritage evaluation of the property based Ontario Regulation 9/06 which will include:
    - i. Identification of which criteria the property fulfils
    - ii. Rationale for how the property fulfils each criteria
- The property may also be evaluated based on Ontario Regulation 10/06 if appropriate
- The evaluation should also identify areas of archaeological potential or known archaeological resources present on the site
- A statement of cultural heritage value or interest
- A description of the heritage attributes of the property
- Identification of potential impacts the proposed project may have on the property and its heritage attributes

6. Conclusions and Recommendations

- Concise summary of the findings of the report and the significance of the site
- Identification of cultural heritage resources on the site including but not limited to, individual built heritage resources, cultural heritage landscapes, and archaeological resources
- A Statement of Significance for the site as a whole and/or its individual cultural heritage resources
- The recommendations must address the following questions:
    - i. Does the property meet the criteria for having cultural heritage value under Ontario Regulation 9/06?
    - ii. Why does or does not the property meet the criteria?
    - iii. Are additional studies or reports necessary in relation to the proposed future use of the site?

7. Appendices

- A complete bibliography including all sources consulted
- A summary of the author's qualifications

Qualified Heritage Professional

A cultural heritage evaluation report will be prepared by a qualified heritage professional such as a heritage planner, heritage architect, and heritage landscape architect with appropriate qualifications, demonstrated knowledge of heritage conservation principles, and who has undertaken historical research and evaluation of cultural heritage resources.

Heritage consultants must be members in good standing of the Canadian Association of Heritage Professionals (CAHP). Consultants who are not CAHP members but who hold equivalent qualifications may be considered. The background and qualifications of the heritage consultant(s) must be included in the report. The consultant preparing the report must also be independent from the planning, consulting or engineering firm making the development application or working on behalf of the applicant.

In addition, any archaeological component of the assessment must be carried out by a licensed professional archaeologist as required by provincial law and must follow provincial standards and guidelines for archaeological assessments.

Peer Review

The City of Kawartha Lakes reserves the right to request an independent peer review of the cultural heritage evaluation report at the applicant's cost if a peer review is deemed necessary by the Director of Development Services. Peer reviews will evaluate the evaluation provided in the submitted report. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, omissions, and misrepresentations.

Submission

The cultural heritage evaluation report is to be submitted in two hard copies and a PDF. Staff will review the submission for completeness and advise the applicant if additional information is required. Submissions will be reviewed within 20 working days unless a longer time is agreed upon by the municipality and the applicant or if the application requires peer review.

Kawartha Lakes

Inquiries regarding heritage cultural heritage evaluation reports may be directed to:

Economic Development Officer—Heritage Planning
180 Kent Street West, Lindsay
(705) 324-9411 ext. 1366
heritage@kawarthalakes.ca

APPENDIX **B** – Heritage Impact Assessment

Terms of Reference

Heritage Impact Assessments

Terms of Reference

A Heritage Impact Assessment (HIA) is a study to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resource. The assessment results in a report that identifies all heritage resources present on a site, provides an evaluation of those resources and makes recommendations regarding conservation methods and/or mitigation that would minimize the impact of the proposed development. HIAs are important planning tools to ensure that heritage values and attributes are considered in the land development process.

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource, identify the proposed development or alteration will have, and consider and recommend mitigation and conservation strategies that best conserves the resources within the context of the proposed development.

Minimal intervention should be the guiding principle for all work.

Policy Context

An HIA is intended required to determine compliance of a proposed development with heritage policies and assist staff with analysis and report preparation. The rationale for requiring a heritage impact assessment arises from:

- The Ontario Heritage Act
- Section 2(d) of the Planning Act
- Section 2.6 of the Provincial Policy Statement (2020)
- The City of Kawartha Lakes Official Plan, Sections 10.5—Heritage Policies and 35.11 Appendix K—Heritage Impact Assessment

Heritage impact assessments should be based on accepted conservation principles and guidelines including:

- *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada)
- *Heritage Conservation Principles for Land Use Planning* (Ontario Ministry of Tourism, Culture and Sport)
- *Eight Guiding Principles in the Conservation of Historic Properties* (Ontario Ministry of Tourism, Culture and Sport)
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (Ontario Ministry of Tourism, Culture and Sport)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Ontario Heritage Trust)
- *The Appleton Charter for the Protection and Enhancement of the Built Environment* (ICOMOS)

When is a Heritage Impact Assessment Required

In accordance with the policies in the PPS (2020) and the City of Kawartha Lakes' Official Plan, a heritage impact assessment is required when there is a proposed alteration, demolition, or development involving or adjacent to an identified heritage resource. This includes properties which are:

- Designated individually under Part IV of the Ontario Heritage Act
- Located in a Heritage Conservation District designated under Part V of the Ontario Heritage Act
- Listed on the City's Heritage Register
- Adjacent to designated properties, heritage conservation districts, or listed properties.

The City's Official Plan also allows the City to request an HIA for any property which is deemed to exhibit cultural heritage value, even if it is not designated or listed.

For the purpose of an HIA, adjacent means lands that are contiguous to a heritage property or which are near to a heritage property and separated by a road, trail, right of way, walkway, greenspace/park or similar, or whose location has the potential to impact a heritage property, as defined in the City's Official Plan.

HIAs are triggered by certain types of applications which include, but are not limited to:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan
- Consent
- Minor Variance
- Heritage Alteration Permit
- Demolition Permit

Depending on the scope of the proposed project, a heritage impact assessment may not be required. Heritage impact assessments may be scoped or waived at staff's discretion in certain circumstances.

Minimum Content Requirements

An HIA submitted to the City will contain, but is not limited to, the following sections. The report must clearly analyze the historic value of the site, the impact of the proposed development, and appropriate mitigation measures specific to the property and its heritage attributes, history and context. Staff may scope or expand the HIA in consultation with the applicant to develop a modified terms of reference specific the proposed project, as appropriate. The scope of the HIA will be established at a preconsultation meeting.

1. Introduction

- A location and site plan of the current property, showing any adjacent heritage properties if applicable.
- A fulsome written description of the site, identifying significant features, buildings, landscapes and vistas and associated photographs clearly showing the identified features. Sites with adjacent heritage properties should identify the heritage features of the adjacent property and their relationship to the site.
- Present owner contact information.

2. Research and Analysis

- A comprehensive history of the site and its development as documented in pictorial and textual records and on-site evidence
- A chronological description of the development of any structures on the site include original construction, additions, demolitions and major alterations, with substantiated dates of construction
- An evaluation of the heritage significance of the site with specific emphasis on its architectural/physical features, historical associations with the community, and situation of the site in the local context
- Description and maps of any known archaeological resources. Properties with known archaeological resources will require a separate archaeological assessment prepared in accordance with Ministry of Heritage, Sport, Tourism and Culture Industries requirements
- Reproductions of any relevant visual and archival material including maps, historic photographs, surveys, drawings, land title records, assessments etc.

3. Statement of Cultural Heritage Value

- A statement of cultural heritage value or interest and description of heritage attributes of the heritage resource(s), in accordance with Ontario Regulation 9/06
- A summary of the Regulation 9/06 criteria outlining which criteria the heritage resource(s) meets and how
- The statement and criteria summary will be based on current analysis of the site and pre-existing heritage descriptions
- The statement and summary will be written in such a way that does not respond or anticipate any current or proposed interventions to the site

4. Assessment of Current Conditions

- Comprehensive written description of the current physical condition of the heritage resource, both interior and exterior
- Current photographs of the property, including, but not limited to:
  - i. Contextual views of the property to showing its relationship with surrounding properties
  - ii. Exterior views of each elevation of all buildings and structures
  - iii. Views of the property including all significant landscape features
  - iv. Interior views of each room of the building
  - v. Close-up views of all significant architectural features (i.e. brackets, trim, cornices, windows, etc.)

5. Description of Proposed Development

- A written description of the proposed development
- Conceptual drawings and site plans clearly illustrating the proposed future use of the site
- Description and drawings should include which heritage features are proposed for retention and which are considered for removal or alteration
- For proposals adjacent to a heritage resource, the drawings and site plans should indicate the location of the adjacent heritage resource and the relationship of the proposed development to it

6. Impact of Development on Heritage Attributes

- A discussion of the potential impact the development will have on the site, or adjacent site, and its heritage attributes, both positive and negative
- Positive impacts may include:
  - i. Restoration of heritage features including replacement of missing, documented attributes
  - Ii. Restoration or enhancement of existing streetscape
  - Iii. Adaptive re-use of a heritage resource to ensure long-term viability
  - Iv. Access to new funds to allow new or continued protection of a heritage resource
- Negative impact may include, but are not limited to:
  - i. Destruction of any, or part of any, significant heritage attributes
  - ii. Alteration that is not sympathetic to, or is incompatible with, the historic fabric and appearance of a heritage resource
  - iii. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting
  - iv. Isolation of a heritage attribute from its surrounding environment, context or significant relationship
  - v. Direct or indirect obstruction of significant views or vista within, from or to built and natural features
  - vi. A change in land use that affects a property's heritage value
- Land disturbances such as a change in grade which alters soils, and drainage patterns that adversely affect a heritage resource

7. Mitigation and Conservation Strategies

- An assessment of alternative options, mitigation measures and conservation methods that would avoid or limit the negative impact on the heritage resource. Mitigation methods include, but are not limited to:
    - i. Alternative development approaches
    - ii. Isolating development and site alteration from significant built and natural heritage features
    - iii. Design guidelines that harmonize mass, setback, setting and materials
    - iv. Limiting height and density
    - v. Allowing only compatible infill and additions
    - vi. Reversible alterations
- If a property cannot be conserved, a full analysis explaining why these conclusions have been drawn
- Short term and long term maintenance and conservation strategies and any additional site-specific studies or plans that might be required
- Alternative and strategies should have consideration for relevant heritage policies as applicable

8. Recommendations and Executive Summary

- Concise summary of the findings of the report, including significance of the site, the potential need for additional plans and assessments, and mitigation strategies
- Clear recommendations regarding the most appropriate course of action for the subject property and its heritage resources
- The recommendations and summary must address the following questions:
    - i. Does the property meet the criteria for designation under Ontario Regulation 9/06?
    - ii. Why does or does not the property meet the criteria?
    - Iii. Regardless of meeting the criteria, can the structure feasibly be integrated into the proposed development?

9. Appendices

- A complete bibliography including all sources consulted
- A summary of the author's qualifications

Qualified Heritage Professional

A heritage impact assessment will be prepared by a qualified heritage professional such as a heritage planner, heritage architect, and heritage landscape architect with appropriate qualifications, demonstrated knowledge of heritage conservation principles, and who has undertaken historical research and evaluation of cultural heritage resources.

Heritage consultants must be members in good standing of the Canadian Association of Heritage Professionals (CAHP). Consultants who are not CAHP members but who hold equivalent qualifications may be considered. The background and qualifications of the heritage consultant(s) must be included in the report. The consultant preparing the report must also be independent from the planning, consulting or engineering firm making the development application or working on behalf of the applicant.

In addition, any archaeological component of the assessment must be carried out by a licensed professional archaeologist as required by provincial law and must follow provincial standards and guidelines for archaeological assessments.

Peer Review

The City of Kawartha Lakes reserves the right to request an independent peer review of the heritage impact assessment at the applicant's cost if a peer review is deemed necessary by the Director of Development Services. Peer reviews will evaluate the assessments provided in the submitted report. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, inappropriate conservation advice not consistent with recognized standards, omissions, and misrepresentations.

Submission

The heritage impact assessment is to be submitted in two hard copies and a PDF. Staff will review the submission for completeness and advise the applicant if additional information is required. Submissions will be reviewed within 20 working days unless a longer time is agreed upon by the municipality and the applicant or if the application requires peer review.

Kawartha Lakes

Inquiries regarding heritage impact assessments may be directed to:

Economic Development Officer—Heritage Planning
180 Kent Street West, Lindsay
(705) 324-9411 ext. 1366
heritage@kawarthalakes.ca

APPENDIX **C** – Curriculum Vitae

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006
Masters of Arts (Planning)
University of Waterloo

1998
Bachelor of Environmental Studies
University of Waterloo

1998
Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans
Alton Heritage Conservation District Study, Caledon (underway)
Port Stanley Heritage Conservation District Plan (underway)
Port Credit Heritage Conservation District Plan, Mississauga
Town of Cobourg Heritage Conservation District Plan updates
Rondeau Heritage Conservation District Study & Plan, Chatham Kent,
Barriefield Heritage Conservation District Plan Update, Kingston
Victoria Square Heritage Conservation District Study, Markham
Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes
Downtown Meaford Heritage Conservation District Study and Plan
Brooklyn and College Hill Heritage Conservation District Plan, Guelph
Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans
City of Guelph Cultural Heritage Action Plan
Town of Cobourg Heritage Master Plan
Burlington Heights Heritage Lands Management Plan
City of London Western Counties Cultural Heritage Plan

Cultural Heritage Evaluations
MacDonald Mowatt House, University of Toronto

CONTACT

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F 519 576 0121
dcurrie@mhbcplan.com
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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments
Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments
Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans
Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

CONTACT

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MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board
Port Credit Heritage Conservation District (LPAT)
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
Brooklyn and College Hill HCD Plan (LPAT)
Rondeau HCD Plan (LPAT)
Designation of 108 Moore Street, Bradford (CRB)
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
Youngblood subdivision, Elora (LPAT)
Designation of St Johns Church, Norwich (CRB - underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Township of West Lincoln East Smithville Secondary Plan
Town of Frontenac Islands Marysville Secondary Plan
Niagara-on-the-Lake Corridor Design Guidelines
Cambridge West Master Environmental Servicing Plan
Township of West Lincoln Settlement Area Expansion Analysis
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
Township of Tiny Residential Land Use Study
Port Severn Settlement Area Boundary Review
City of Cambridge Green Building Policy
Township of West Lincoln Intensification Study & Employment Land Strategy
Ministry of the Environment Review of the D-Series Land Use Guidelines
Meadowlands Conservation Area Management Plan
City of Cambridge Trails Master Plan
City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

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www.mhbcplan.com

MHBC
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URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUM**VITAE**

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planer with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

EDUCATION

2011
Higher Education Diploma
Cultural Development/ Gaelic Studies
University of the Highlands and Islands

2012
Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology
Saint Francis Xavier University

2014
Master of Arts
World Heritage and Cultural Projects for Development
UNESCO, University of Turin, The International Training Centre of the ILO

PROFESSIONAL ASSOCIATIONS

Candidate, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher Township of North Dumfries

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x728
F 519 576 0121
rredshaw@mhbcplan.com
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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUM**VITAE**

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2018 - Present	Member, Architectural Conservancy of Ontario- Cambridge
2018-Present	Member of Publications Committee, Waterloo Historical Society
2016 - Present	Secretary, Toronto Gaelic Society
2012 - Present	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

2008-2012	Historical Columnist for the Ayr News
2012	Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
2014	The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
2012	Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

2018	Building Officials and the Law (OBOA Course)
2010	Irish Archaeological Field School Certificate

CONTACT

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ARCHITECTURE

CURRICULUM**VITAE**

Rachel Neiser, M.Sc.

Heritage Planner

EDUCATION

2020
Master of Science in Rural Planning and Development, specializing in Indigenous Community Planning
University of Guelph, School of Environmental Design and Rural Development

2019
Bachelor of Arts (Honours Double Major) in Sociology and Geography
McMaster University

Rachel Neiser is a Heritage Planner with MHBC. Rachel joined the firm after having gained experience as a researcher in the public realm where she was responsible for working with various non-profit organizations and community groups to produce policy reports and social studies. Rachel graduated from the University of Guelph with a Master of Science in Planning degree, specializing in Indigenous Community Planning. Rachel provides a variety of development application, research, and report writing services for public and private sector clients.

PROFESSIONAL EXPERIENCE

July 2021 - Present	Heritage Planner MacNaughton Hermsen Britton Clarkson Planning Ltd.
2019 - 2021	Research Assistant University of Guelph
2019	Planning Student City of Hamilton

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)
4452 Wellington Road South, London, impacts to adjacent cemetery
18 Portland Street, Toronto, potential CHVI of Toronto Hydro-Electric Substation, impacts to adjacent properties and HCD
1001-1051 King Street East, Kitchener, listed property and CHL

PLANNING JUSTIFICATION REPORTS
Special Policy Area, Official Plan and Zoning By-law Amendment – 85 Bridgeport Avenue, Waterloo
Zoning By-law Amendment – 989 Arthur Street, Elmira
Official Plan and Zoning By-law Amendment – 95-101 Cedar Street, Kitchener

CONTACT
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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUM**VITAE**

Rachel Neiser, M.Sc.

Heritage Planner

Official Plan and Zoning By-law Amendment - 81323 Westmount Line, Huron

URBAN DESIGN REPORTS

Mixed-Use Apartment – 85 Bridgeport Avenue, Waterloo
Industrial Complex – 250 Allendale Road, Cambridge
Stacked Townhouses – 95-101 Cedar Street, Kitchener

FINAL PROPOSAL REPORTS

Draft Plan of Subdivision – 1160 Wharncliffe Road, London

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft Plans of Subdivision/Condominium
- Site Plan
- Consent
- Minor Variance
- Official Plan Amendment
- Zoning By-law Amendment

RESEARCH ASSISTANTSHIPS

Canadian Urban Indigenous Planning Involvement – Jurisdictional Scan
Rural Response to COVID-19 – First-Hand Data, Policy Report for United Way
Multi-Level Governance Responses to COVID-19 – United Nations Database
Urban Indigenous Engagement in Wellington County – Practical Framework

SPECIAL PROJECTS

Practical Policy Report for Additions to Reserve with the Chippewas of the Thames First Nations Community

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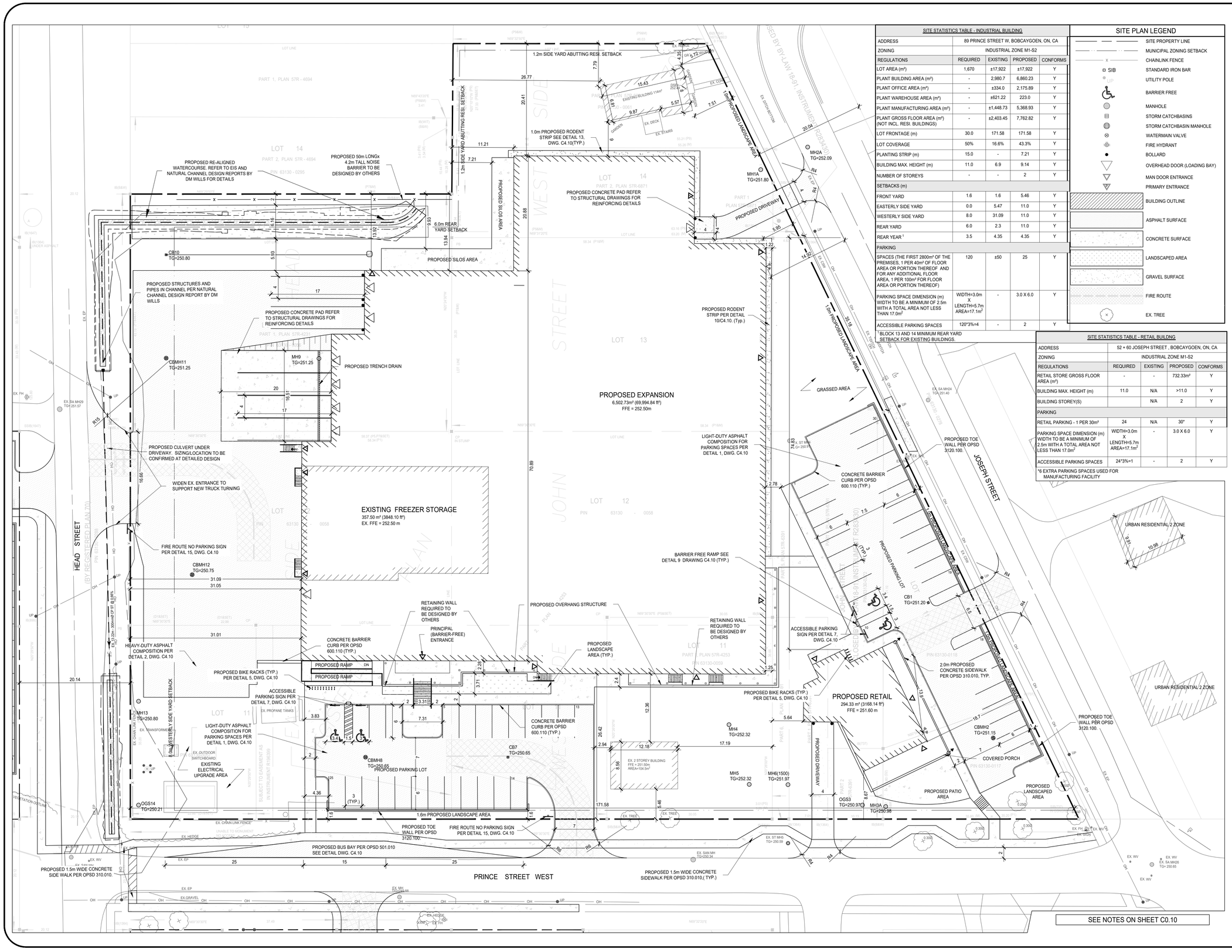
ARCHITECTURE

200-540 BINGEMANS CENTRE DRIVE KITCHENER / ONTARIO /N2B3X9 / T:519.576.3650 / F:519-576-0121 / WWW.MHBCPLAN.COM



SITE STATISTICS TABLE - INDUSTRIAL BUILDING				
ADDRESS	89 PRINCE STREET W, BOBCAYGOEN, ON, CA			
ZONING	INDUSTRIAL ZONE M1-S2			
REGULATIONS	REQUIRED	EXISTING	PROPOSED	CONFORMS
LOT AREA (m²)	1,670	±17,922	±17,922	Y
PLANT BUILDING AREA (m²)	-	2,980.7	6,860.23	Y
PLANT OFFICE AREA (m²)	-	±334.0	2,175.89	Y
PLANT WAREHOUSE AREA (m²)	-	±621.22	223.0	Y
PLANT MANUFACTURING AREA (m²)	-	±1,448.73	5,368.93	Y
PLANT GROSS FLOOR AREA (m²) (NOT INCL. RESI. BUILDINGS)	-	±2,403.45	7,762.82	Y
LOT FRONTAGE (m)	30.0	171.58	171.58	Y
LOT COVERAGE	50%	16.6%	43.3%	Y
PLANTING STRIP (m)	15.0	-	7.21	Y
BUILDING MAX. HEIGHT (m)	11.0	6.9	9.14	Y
NUMBER OF STOREYS	-	-	2	Y
SETBACKS (m)				
FRONT YARD	1.6	1.6	5.46	Y
EASTERLY SIDE YARD	0.0	5.47	11.0	Y
WESTERLY SIDE YARD	8.0	31.09	11.0	Y
REAR YARD	6.0	2.3	11.0	Y
REAR YEAR [1]	3.5	4.35	4.35	Y
PARKING				
SPACES (THE FIRST 2800m² OF THE PREMISES, 1 PER 40m² OF FLOOR AREA OR PORTION THEREOF AND FOR ANY ADDITIONAL FLOOR AREA, 1 PER 100m² FOR FLOOR AREA OR PORTION THEREOF)	120	±50	25	Y
PARKING SPACE DIMENSION (m) WIDTH TO BE A MINIMUM OF 2.5m WITH A TOTAL AREA NOT LESS THAN 17.0m²	WIDTH=3.0m X LENGTH=5.7m AREA=17.1m²	-	3.0 X 6.0	Y
ACCESSIBLE PARKING SPACES	120*3%=4	-	2	Y

[1] BLOCK 13 AND 14 MINIMUM REAR YARD SETBACK FOR EXISTING BUILDINGS.

SITE STATISTICS TABLE - RETAIL BUILDNG				
ADDRESS	52 + 60 JOSEPH STREET , BOBCAYGOEN, ON, CA			
ZONING	INDUSTRIAL ZONE M1-S2			
REGULATIONS	REQUIRED	EXISTING	PROPOSED	CONFORMS
RETAIL STORE GROSS FLOOR AREA (m²)	-	-	732.33m²	Y
BUILDING MAX. HEIGHT (m)	11.0	N/A	>11.0	Y
BUILDING STOREY(S)		N/A	2	Y
PARKING				
RETAIL PARKING - 1 PER 30m²	24	N/A	30*	Y
PARKING SPACE DIMENSION (m) WIDTH TO BE A MINIMUM OF 2.5m WITH A TOTAL AREA NOT LESS THAN 17.0m²	WIDTH=3.0m X LENGTH=5.7m AREA=17.1m²	-	3.0 X 6.0	Y
ACCESSIBLE PARKING SPACES	24*3%=1	-	2	Y

*6 EXTRA PARKING SPACES USED FOR MANUFACTURING FACILITY

SITE PLAN LEGEND

- SITE PROPERTY LINE
- MUNICIPAL ZONING SETBACK
- CHAINLINK FENCE
- STANDARD IRON BAR
- UTILITY POLE
- BARRIER FREE
- MANHOLE
- STORM CATCHBASINS
- STORM CATCHBASIN MANHOLE
- WATERMAIN VALVE
- FIRE HYDRANT
- BOLLARD
- OVERHEAD DOOR (LOADING BAY)
- MAN DOOR ENTRANCE
- PRIMARY ENTRANCE
- BUILDING OUTLINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA
- GRAVEL SURFACE
- FIRE ROUTE
- EX. TREE

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
1	2023.06.16	ISSUED FOR OWNER REVIEW	AT
2	2023.11.03	ISSUED FOR ZONING BY-LAW AMENDMENT	AT
X	X	X	X
X	X	X	X

LEGAL INFORMATION

LOTS 11 AND 12, WEST SIDE OF HEAD STREET
AND LOTS 11 AND 12
AND EAST SIDE OF HEAD STREET
AND LOTS 11, 12, AND 13 WEST SIDE OF JOHN STREET
AND PART OF JOHN STREET (CLOSED BY BY-LAW 18-91, INSTRUMENT R283430)
AND LOT 11 AND PART OF LOT 14 WEST SIDE OF JOSEPH STREET
REGISTERED PLAN 70
IN THE TOWN OF BOBCAYGEON
COUNTY OF KAWARTHA LAKES

BENCHMARK:

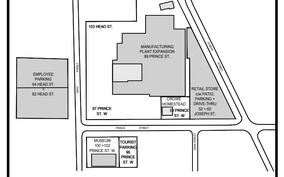
MONUMENT TYPE: SITE BENCHMARK

LOCATION: TOP OF NUT ON HYDRANT AT SOUTH EAST CORNER OF SUBJECT SITE AT INTERSECTION OF JOSEPH STREET AND PRINCE STREET WEST.

GEODETIC ELEVATION: 250.54

DRAWING REFERENCES:

1. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS COLLECTED BY IBW SURVEYORS, DATED NOVEMBER 25, 2021
2. AL BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY IBW SURVEYORS , PLAN NO. A-027980-POS_V2, DATED NOVEMBER 19, 2021
3. FLOODLINE AND WATERCOURSE INFORMATION TAKEN FROM REPORT PREPARED BY SANCHEZ ENGINEERING LTD. DATED JUNE 8, 2016
4. GEOTECHNICAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A REPORT PREPARED BY CAMBIUM, DATED AUGUST 23, 2021
5. INFORMATION RELATED TO THE EXISTING SERVICES ON HEAD STREET, JOSEPH STREET AND PRINCE STREET WAS TAKEN FROM PLANS PROVIDED BY THE CITY OF KAWARTHA LAKES, DATED JUNE 1981
6. ARCHITECTURAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY MALLOT CREEK GROUP
7. INFORMATION RELATED TO EXISTING WETLAND AND ASSOCIATED BUFFER TAKEN FROM AN EIS REPORT PREPARED BY D.M. WILLS, DATED JUNE 2021



KEY PLAN
N.T.S.

Mallot Creek Group Inc.
294 Mill Street East, Suite 201
Elora, ON N0B 1S0
T: 519•846•1830
F: 519•846•1833
info@mallotcreek.com
www.mallotcreek.com

KAWARTHA DAIRY
89 PRINCE ST. W
BOBCAYGEON, ON, CANADA

PROJECT DEMETER

SITE PLAN - MANUFACTURING PLANT EXPANSION AND RETAIL STORE

LICENSED PROFESSIONAL ENGINEER
2023.11.03
A. A. TEVES
100530728
PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	DB
CHECKED BY:	AT
DATE:	2023.06.16
SCALE:	1:300
PROJECT NUMBER:	21010

CURRENT REVISION: 3

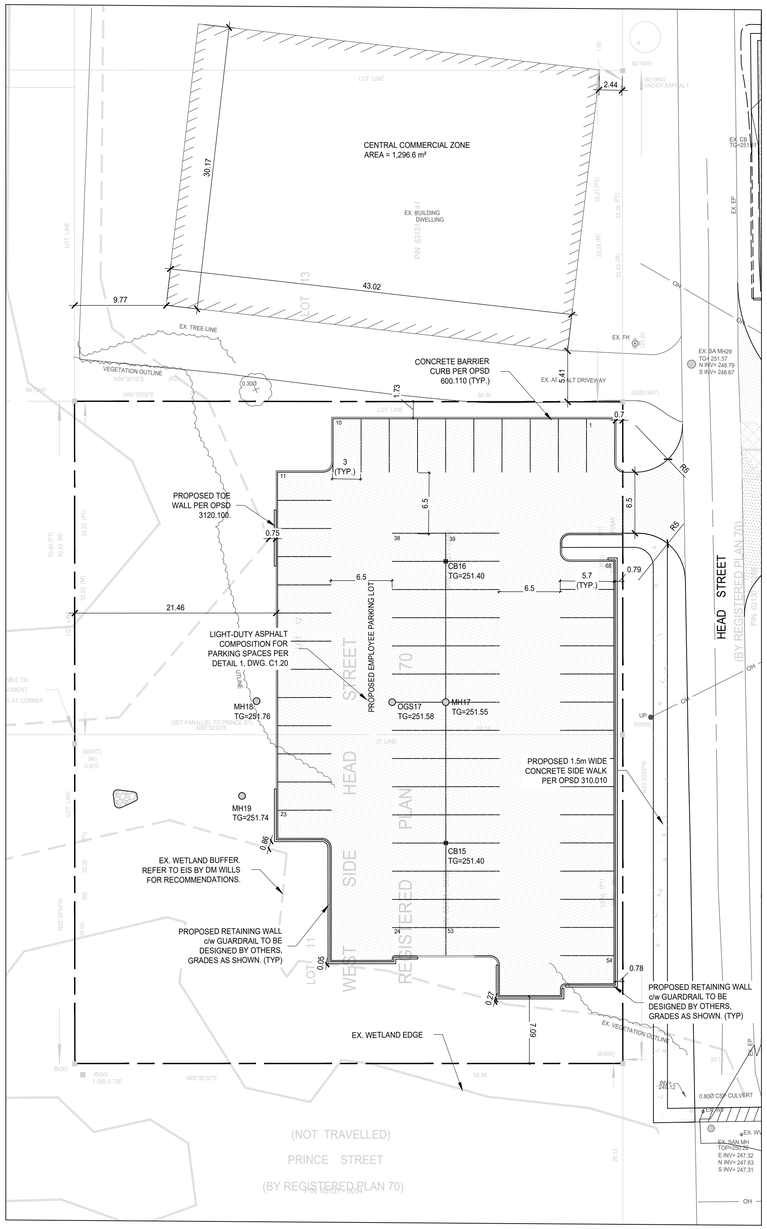
C2.10

SITE STATISTICS TABLE - MUSEUM & TOURIST PARKING LOT				
ADDRESS	96 + 100 + 102 PRINCE STREET , BOBCAYGOEN, ON, CA			
ZONING	COMMERCIAL ZONE C1			
REGULATIONS	REQUIRED	EXISTING	PROPOSED	CONFORMS
LOT AREA (m²)	N/A	±2,051	±2,051	Y
BUILDING AREA (m²)	1,230.6 MAX	±205.1	400.0	Y
GROSS FLOOR AREA (m²)	N/A	N/A	1,200	Y
LOT FRONTAGE (m)	N/A	82.28	82.28	Y
LOT COVERAGE	60% MAX	±10%	±19.5%	Y
BUILDING MAX. HEIGHT (m)	11.0m	N/A	10.96m	Y
NUMBER OF STOREYS	N/A	N/A	2	Y
SETBACK (m)				
FRONT YARD	N/A	N/A	17.13	Y
SIDE YARD WHEN ABUTTING RESIDENTIAL	1.2	N/A	7.87 EXT. SIDE 46.29 INT. SIDE	Y
REAR YARD	N/A	N/A	3.8	Y
PARKING				
1 PER 65 SQ.M. (1,200m².) OF FLOOR AREA, MINIMUM 5	19	N/A	41	Y
PARKING SPACE DIMENSION (m) WIDTH TO BE A MINIMUM OF 2.5m WITH A TOTAL AREA NOT LESS THAN 17.0m²	WIDTH=3.0m X LENGTH=5.7m AREA=17.1m²	-	3.0 X 5.7	Y
ACCESSIBLE PARKING SPACES	19*3%=1	-	2	Y

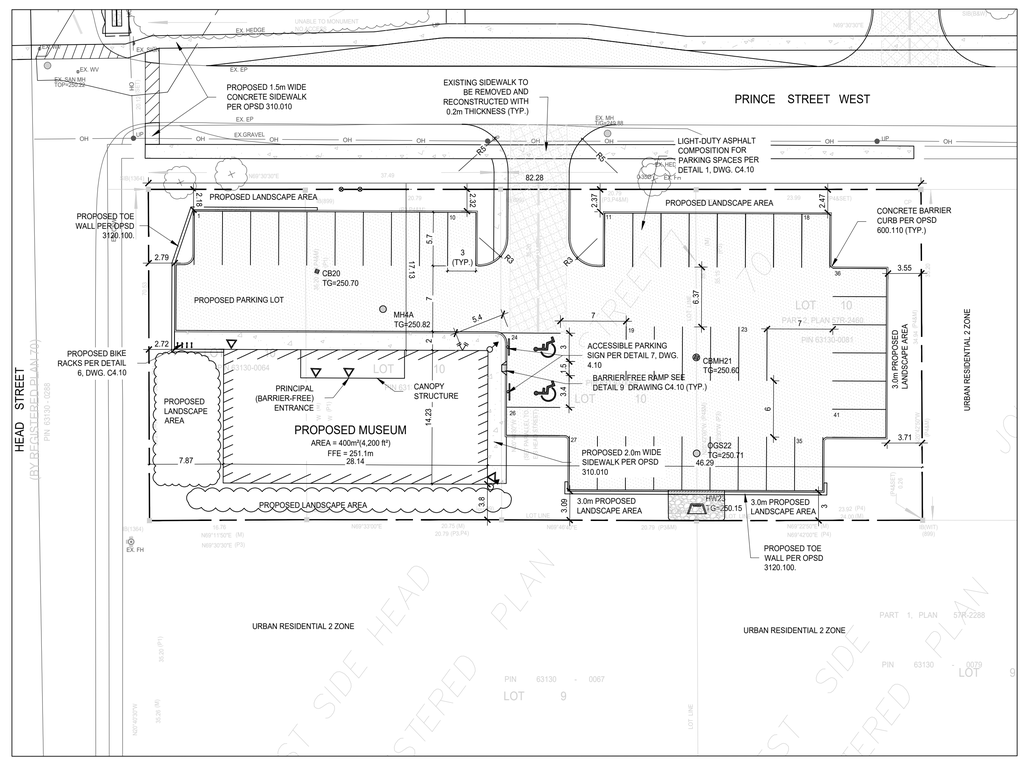
SITE STATISTICS TABLE - EMPLOYEE PARKING LOT				
ADDRESS	94 + 82 HEAD STREET , BOBCAYGOEN, ON, CA			
ZONING	-			
PARKING	REQUIRED	EXISTING	PROPOSED	CONFORMS
PARKING SPACES (THE FIRST 2800m² OF THE PREMISES, 1 PER 40m² OF FLOOR AREA OR PORTION THEREOF AND FOR ANY ADDITIONAL FLOOR AREA, 1 PER 100m² FOR FLOOR AREA OR PORTION THEREOF)	N/A	N/A	68	Y
PARKING SPACE DIMENSION (m) WIDTH TO BE A MINIMUM OF 2.5m WITH A TOTAL AREA NOT LESS THAN 17.0m²	WIDTH=3.0m X LENGTH=5.7m AREA=17.1m²	-	3.0 X 5.7	Y

SITE PLAN LEGEND

- SITE PROPERTY LINE
- MUNICIPAL ZONING SETBACK
- CURB
- CHAINLINK FENCE
- SIB — STANDARD IRON BAR
- UP — UTILITY POLE
- TRANSFORMER
- BARRIER FREE
- STORM MANHOLE
- STORM CATCHBASINS
- STORM CATCHBASIN MANHOLE
- SANITARY MANHOLE
- WATERMAIN VALVE
- FIRE HYDRANT
- BOLLARD
- OVERHEAD DOOR (LOADING BAY)
- MAN DOOR ENTRANCE
- BARRIER FREE ENTRANCE
- PRIMARY ENTRANCE
- BUILDING OUTLINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- LANDSCAPED AREA
- GRAVEL SURFACE
- FIRE ROUTE
- EX. TREE



EMPLOYEE PARKING - 82 + 94 HEAD ST.
SCALE 1:300



MUSEUM + VISITOR PARKING - 96, 100 + 102 PRINCE ST.
SCALE 1:300

SEE NOTES ON SHEET C0.10

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
1	2023.06.16	ISSUED FOR OWNER REVIEW	AT
2	2023.11.03	ISSUED FOR ZONING BY-LAW AMENDMENT	AT
			AT
X	X	X	X
X	X	X	X

LEGAL INFORMATION

LOTS 11 AND 12, WEST SIDE OF HEAD STREET
AND LOTS 11 AND 12
AND EAST SIDE OF HEAD STREET
AND LOTS 11, 12, AND 13 WEST SIDE OF JOHN STREET
AND PART OF JOHN STREET (CLOSED BY BY-LAW 18-91, INSTRUMENT R283430)
AND LOT 11 AND PART OF LOT 14 WEST SIDE OF JOSEPH STREET
REGISTERED PLAN 70
IN THE TOWN OF BOBCAYGEON
COUNTY OF KAWARTHA LAKES

BENCHMARK:

MONUMENT TYPE: SITE BENCHMARK

LOCATION: TOP OF NUT ON HYDRANT AT SOUTH EAST CORNER OF SUBJECT SITE AT INTERSECTION OF JOSEPH STREET AND PRINCE STREET WEST.

GEODETIC ELEVATION: 250.54

DRAWING REFERENCES:

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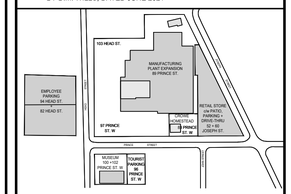
7. INFORMATION RELATED TO EXISTING WETLAND AND ASSOCIATED BUFFER TAKEN FROM AN EIS REPORT PREPARED BY D.M. WILLS, DATED JUNE 2021



KEY PLAN
N.T.S.

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F: 519•846•1833
info@mallotcreek.com
www.mallotcreek.com

KAWARTHA DAIRY
89 PRINCE ST. W
BOBCAYGEON, ON, CANADA

PROJECT DEMETER

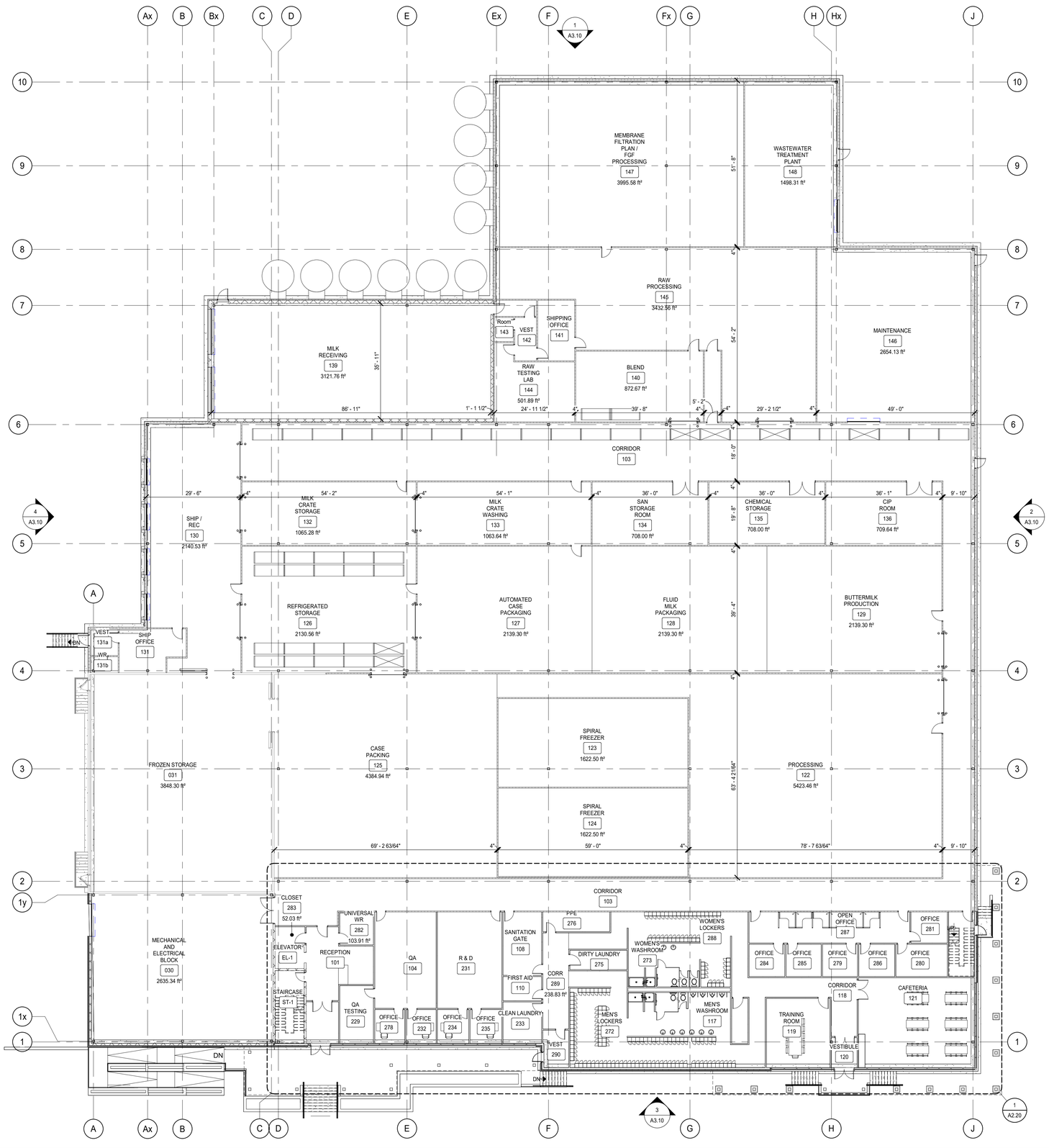
SITE PLAN - MUSEUM AND EMPLOYEE PARKING LOT

LICENSED PROFESSIONAL ENGINEER
2023.11.03
A. A. TEVES
100530728
PROVINCE OF ONTARIO

DESIGN BY:	AT
DRAWN BY:	DB
CHECKED BY:	AT
DATE:	2023.06.16
SCALE:	1:300
PROJECT NUMBER:	21010

CURRENT REVISION: 3

C2.11



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ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
A	23.11.03	ISSUED FOR ZONING BYLAW	LS

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Elora, ON N0B 1S0
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KAWARTHA DAIRY LIMITED
89 PRINCE ST. W, BOBCAYGEON ON
K0M 1A0

PROJECT DEMETER

PROPOSED GROUND FLOOR PLAN - OVERALL

LICENSED PROFESSIONAL ENGINEER
23.11.03
T. GUGLIELMI
17911015
PROVINCE OF ONTARIO

DESIGN BY:	LS
DRAWN BY:	KK
CHECKED BY:	JM
DATE:	23.04.28
SCALE:	1/16" = 1'-0"
PROJECT NUMBER:	21010

CURRENT REVISION: A

A2.10

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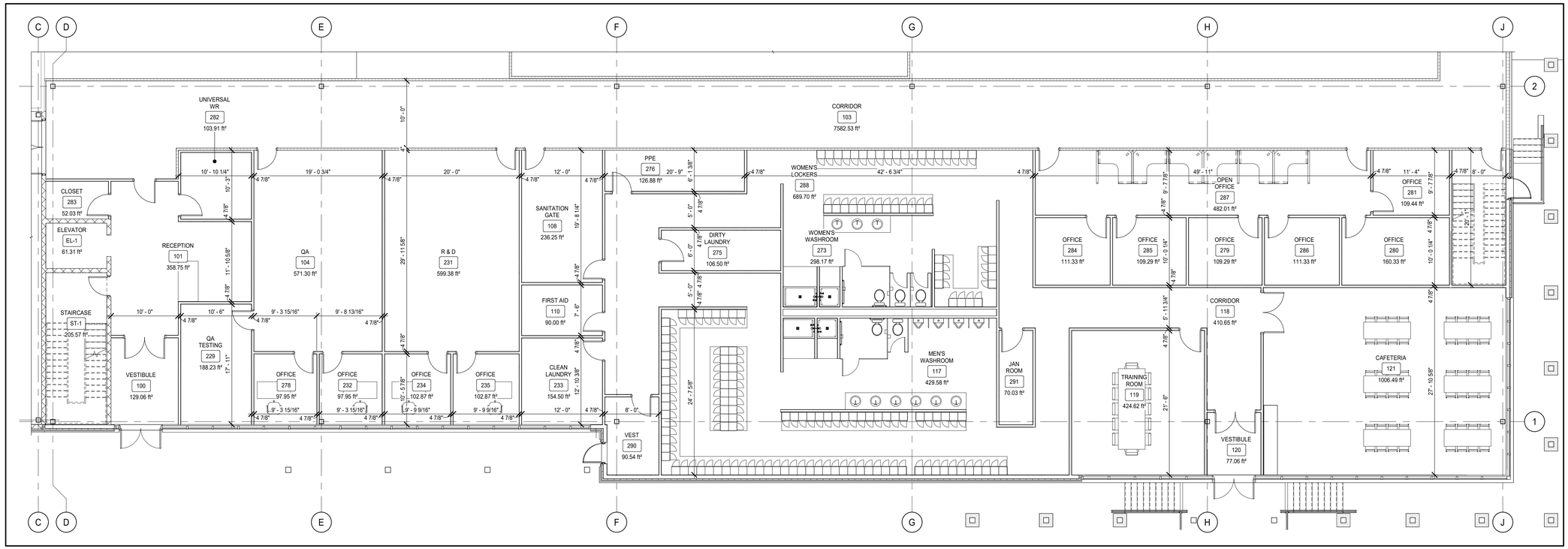
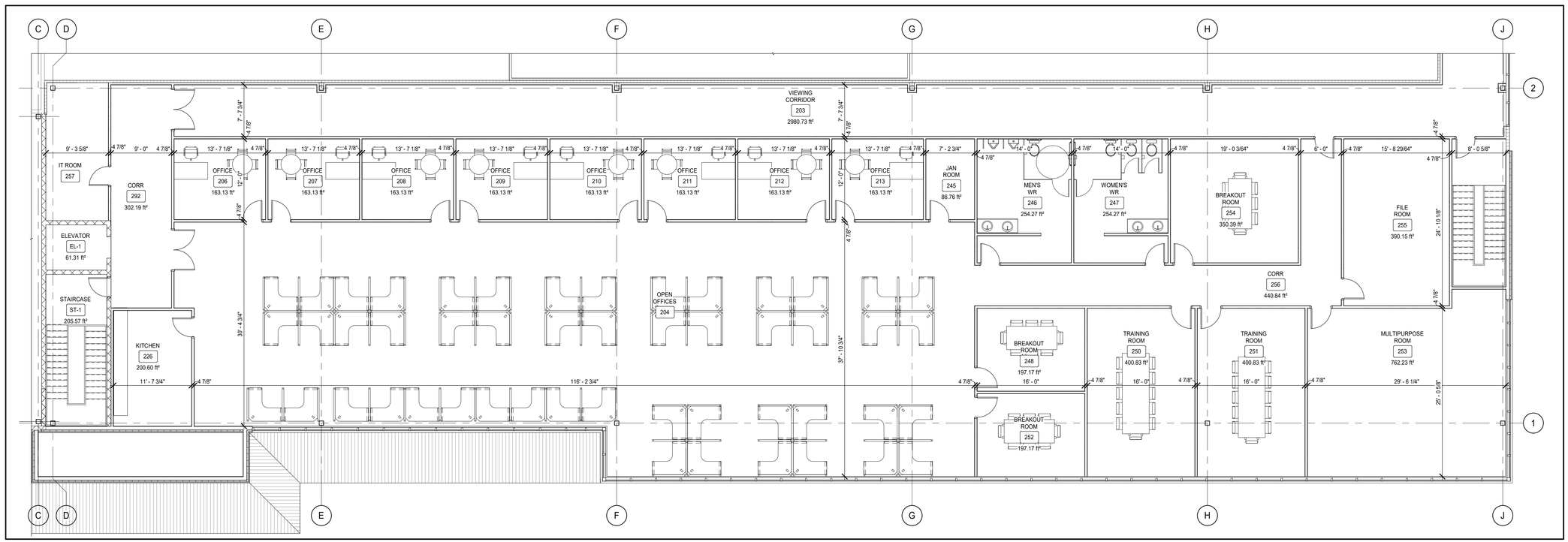


1 A2.20 ENLARGED MAIN FLOOR PLAN
1/8" = 1'-0"



2 A2.20 ENLARGED SECOND FLOOR PLAN
1/8" = 1'-0"

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2023-11-03 3:29:33 AM

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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
A	23.11.03	ISSUED FOR ZONING BYLAW	LS

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Elora, ON N0B 1S0
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KAWARTHA DAIRY LIMITED
89 PRINCE ST. W, BOBCAYGEON ON
K0M 1A0

PROJECT DEMETER

PROPOSED SECOND FLOOR PLAN AND ENLARGED FIRST FLOOR PLAN

LICENSED PROFESSIONAL ENGINEER
23.11.03
T. GUGLIELMI
17811015
PROVINCE OF ONTARIO

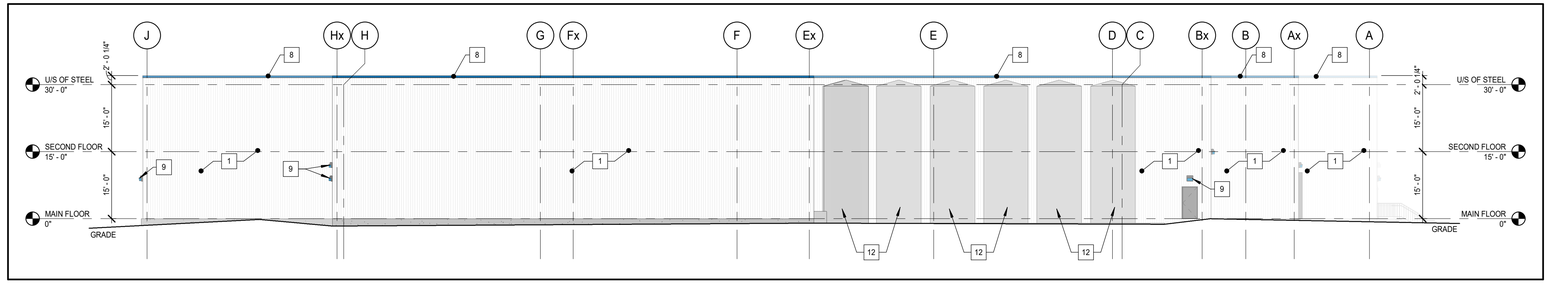
DESIGN BY:	LS
DRAWN BY:	KK
CHECKED BY:	JM
DATE:	23.04.28
SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	21010

CURRENT REVISION: A

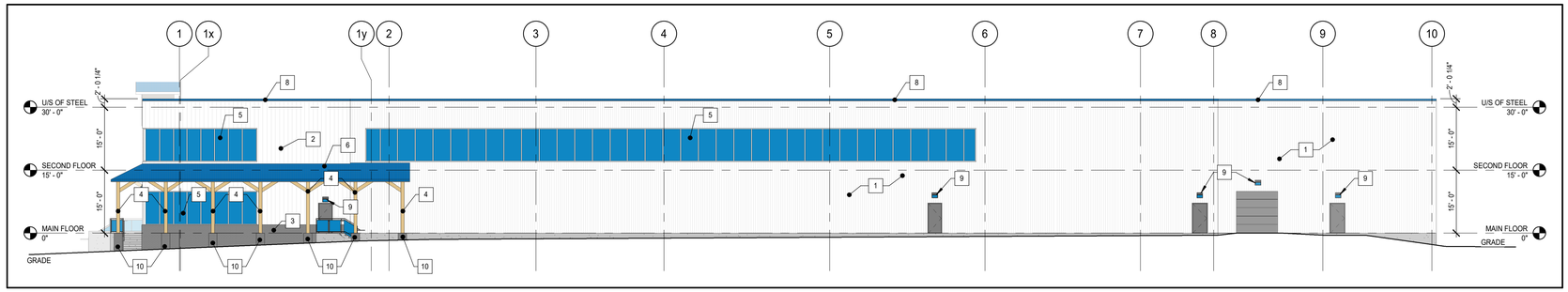
A2.20

MATERIAL SCHEDULE

NO.	MATERIAL
1	INSULATED METAL PANEL, EXTERIOR COLOUR: WHITE OR APPROVED ALTERNATE.
2	VICWEST AD 300 PREFINISHED VERTICAL STEEL SIDING, COLOUR: WHITE OR APPROVED ALTERNATE.
3	NOMINAL CHARCOAL CITADEL ARRISCRAFT FULL DEPTH MASONRY UNIT, REFER TO SPECIFICATIONS AND STRUCTURAL DRAWINGS FOR REINFORCING.
4	PRESSURE TREATED TIMBER FRAME STRUCTURAL SUPPORT COLUMNS, REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
5	KAWNEER CURTAIN WALL 1600 SYSTEM 2 POWDER COATED ALUMINUM CURTAIN WALL FRAME, COLOUR: WHITE OR APPROVED ALTERNATE. GLAZING TINTED BLUE.
6	STANDING SEAM ROOF, COLOUR: BRITE BLUE.
7	VICWEST 1 1/2" HORIZONTAL PREFINISHED STEEL SIDING BELLARA BRINDLE BARNBOARD OR APPROVED ALTERNATE, REFER TO SPECIFICATIONS.
8	PRE-FINISHED METAL CAP FLASHING, COLOUR: BRITE BLUE.
9	EXTERIOR WALL PACK. REFER TO ELECTRICAL.
10	NOMINAL CHARCOAL CITADEL ARRISCRAFT FULL DEPTH MASONRY NON-STRUCTURAL PIER.
11	CAST-IN-PLACE CONCRETE PLANTERS.
12	STAINLESS STEEL SILO. COORDINATE WITH PROCESS EQUIPMENT CONTRACTOR.
13	EXTERIOR SIGNAGE WITH LOGO.



1 A3.10 OVERALL PROPOSED NORTH ELEVATION
1/16" = 1'-0"



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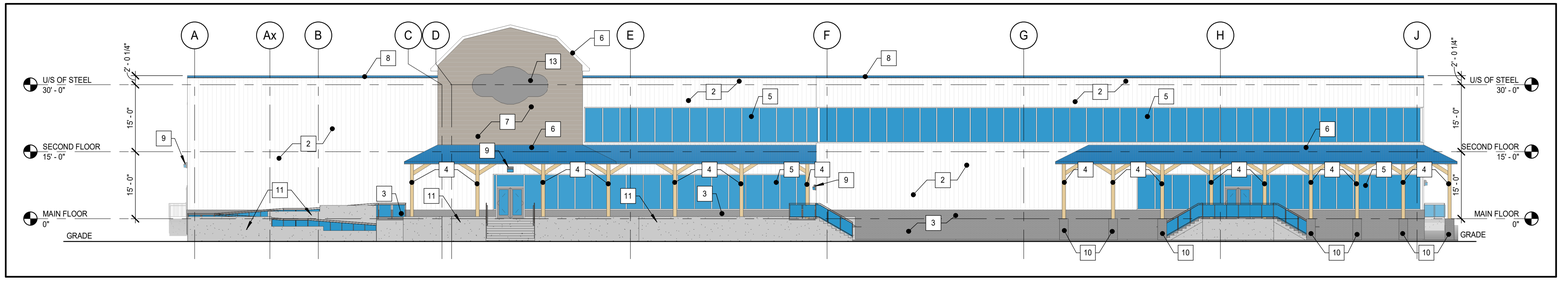
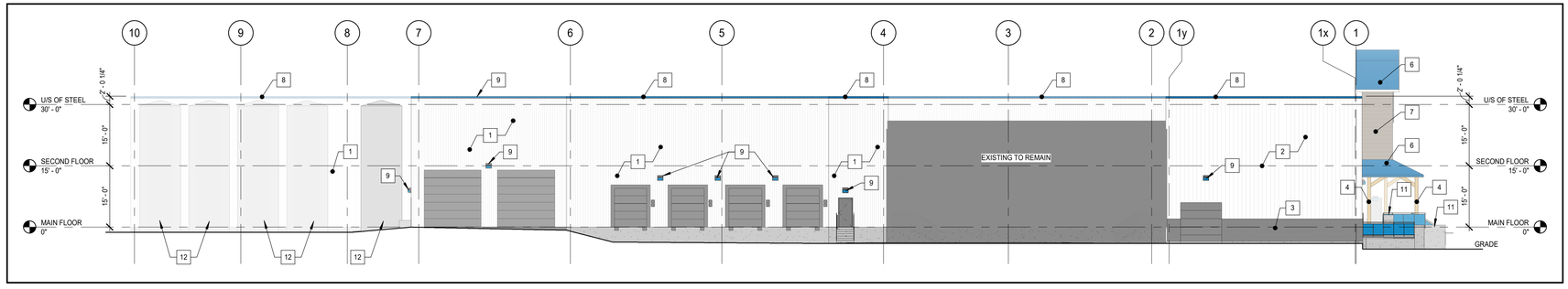


3 A3.10 OVERALL PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



4 A3.10 OVERALL PROPOSED WEST ELEVATION
1/16" = 1'-0"

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER.
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE HEALTH AND SAFETY ACT.

No.	DATE	REVISION	BY
A	23.11.03	ISSUED FOR ZONING BYLAW	LS

Mallot Creek Group inc.
294 Mill Street East, Suite 201
Elora, ON N0B 1S0
T: 519•846•1830
F: 519•846•1833
info@mallotcreek.com
www.mallotcreek.com

Kawartha EST. 1937 DAIRY

KAWARTHA DAIRY LIMITED
89 PRINCE ST. W, BOBCAYGEON ON
K0M 1A0

PROJECT DEMETER

PROPOSED BUILDING ELEVATIONS

LICENSED PROFESSIONAL ENGINEER
23.11.03
T. GUGLIELMI
17911015
PROVINCE OF ONTARIO

DESIGN BY:	LS
DRAWN BY:	KK
CHECKED BY:	LS
DATE:	23.04.28
SCALE:	1/16" = 1'-0"
PROJECT NUMBER:	21010

CURRENT REVISION: A

A3.10

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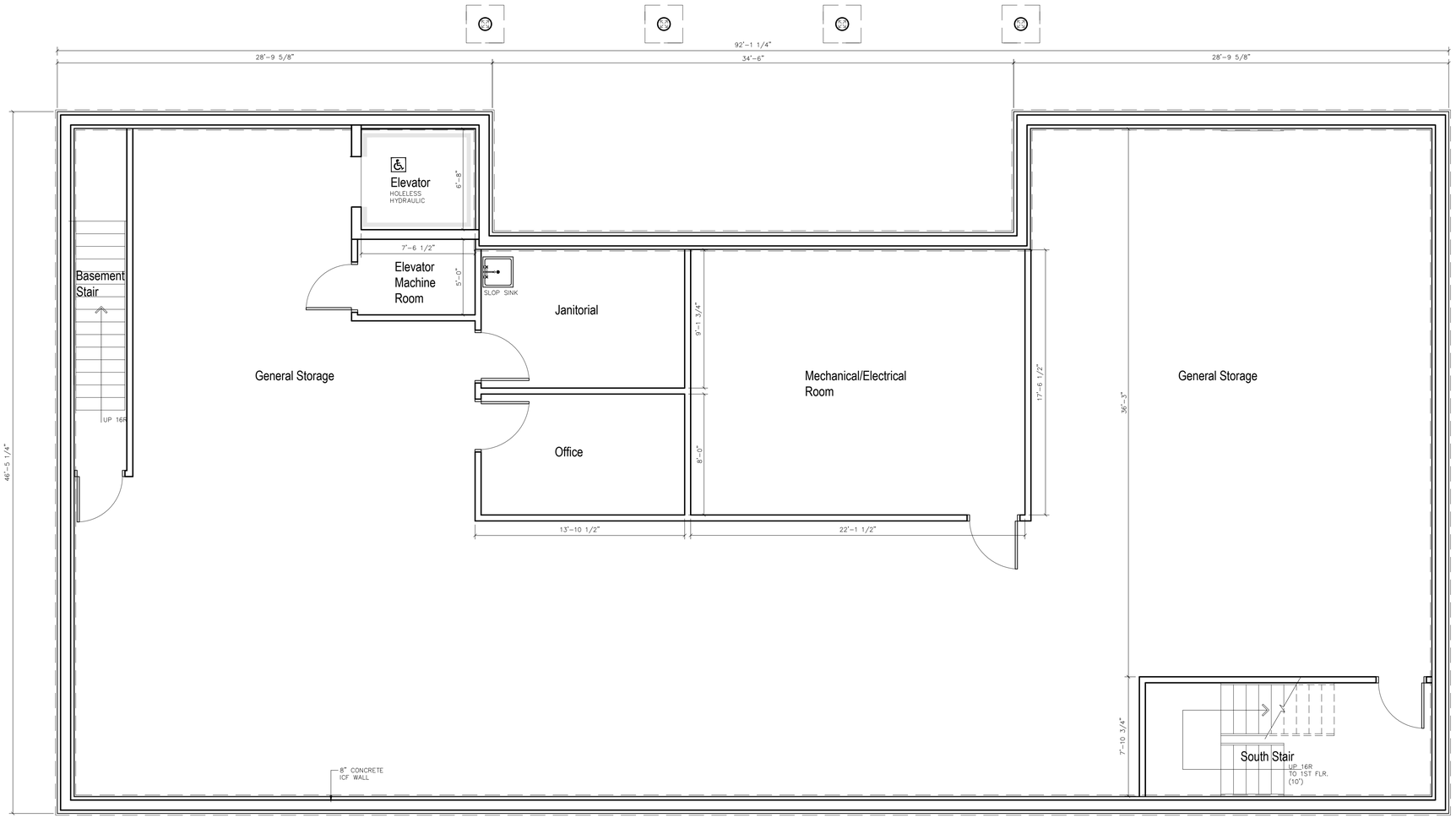
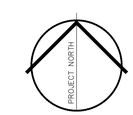


1. BASEMENT PLAN - Museum

SCALE: 1/4" = 1'-0"



PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE DRAWINGS

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ARCHITECT'S STAMP/SEAL _____

CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

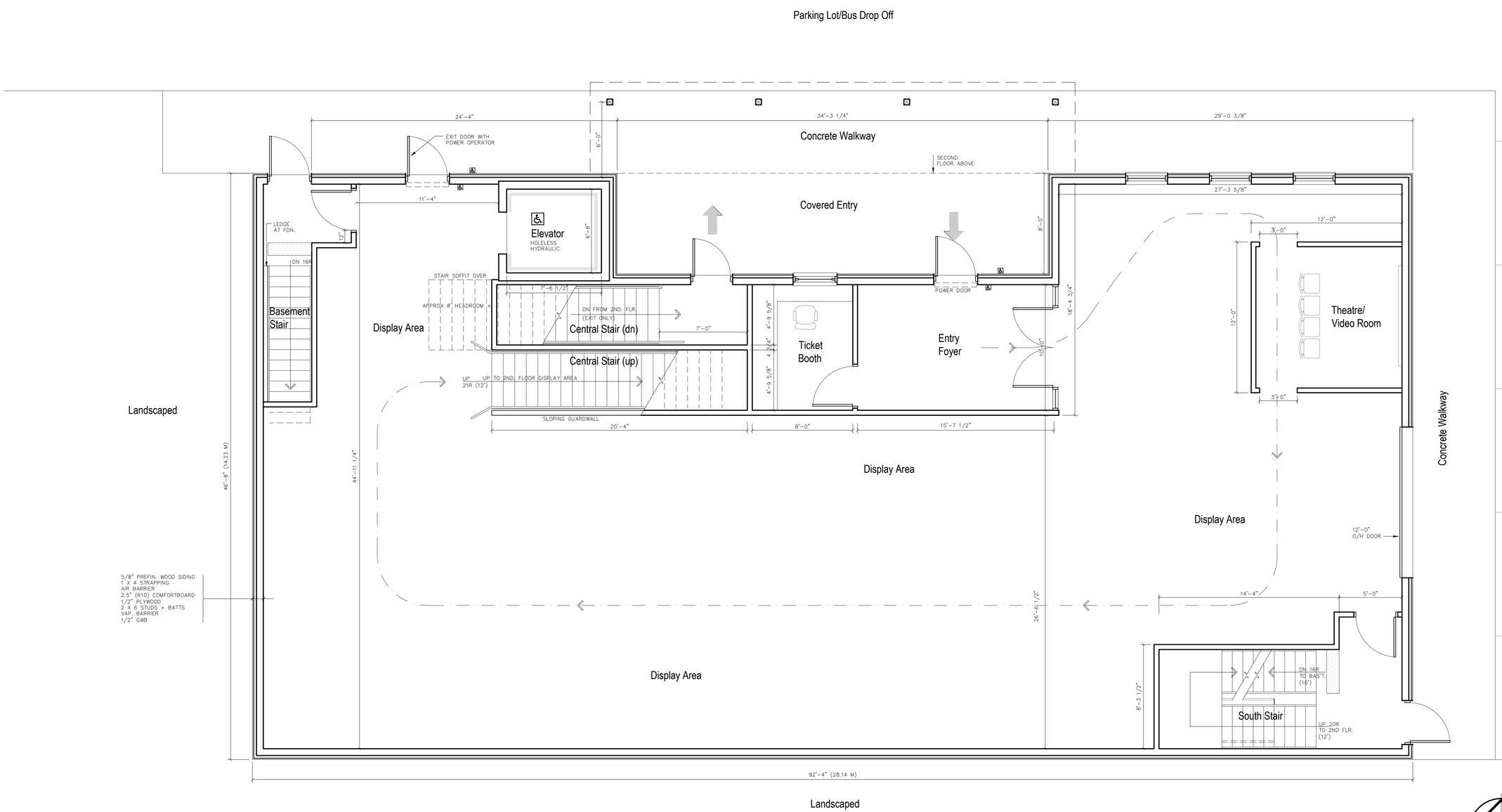
PROJECT TITLE
KD BUILDINGS
BOBCAYGEON, ONTARIO

SHEET TITLE
MUSEUM
CONCEPTUAL FLOOR PLAN

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126

DET. NO. / SHEET NO.

SHEET No. A-1



1. FIRST FLOOR PLAN - Museum
SCALE: 1/4" = 1'-0"

PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT DO NOT SCALE DRAWINGS

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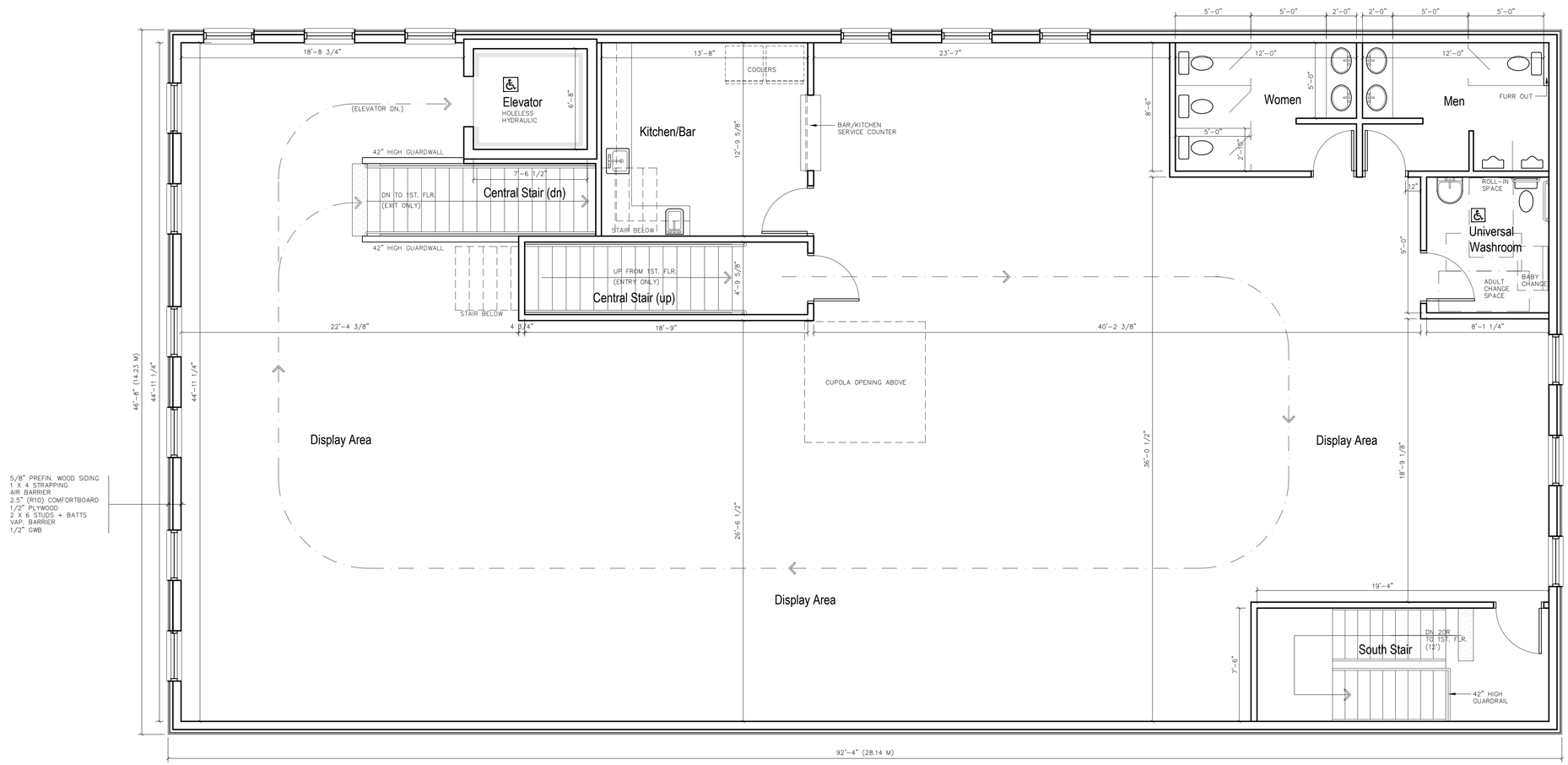
ARCHITECTS SIGNATURE

CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET, UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE
KD BUILDINGS
BOBCAYGEON, ONTARIO
MUSEUM
CONCEPTUAL FLOOR PLAN
SHEET TITLE

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126
DET. NO. / SHEET NO.	SHEET No. A-2



1. SECOND FLOOR PLAN - Museum

SCALE: 1/4" = 1'-0"

PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT DO NOT SCALE DRAWINGS

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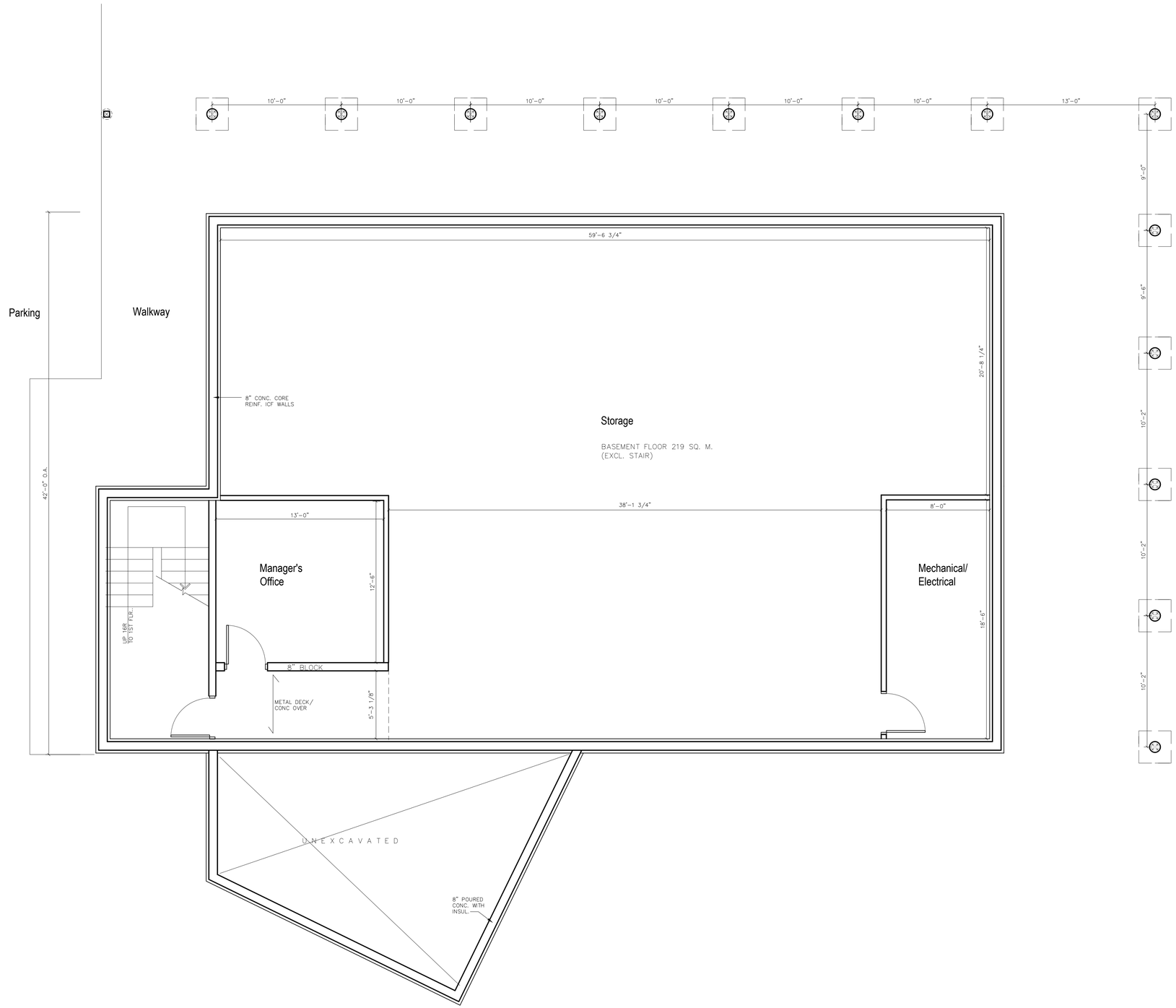
ARCHITECTS SIGNATURE

CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE
KD BUILDINGS
BOBCAYGEON, ONTARIO

SHEET TITLE
MUSEUM CONCEPTUAL FLOOR PLAN

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126
DET. NO. / SHEET NO.	SHEET No. A-3



1. FIRST FLOOR PLAN - Retail Outlet

SCALE: 1/4" = 1'-0"

PROJECT NORTH

PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

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CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET, UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE

KD BUILDINGS

BOBCAYGEON, ONTARIO

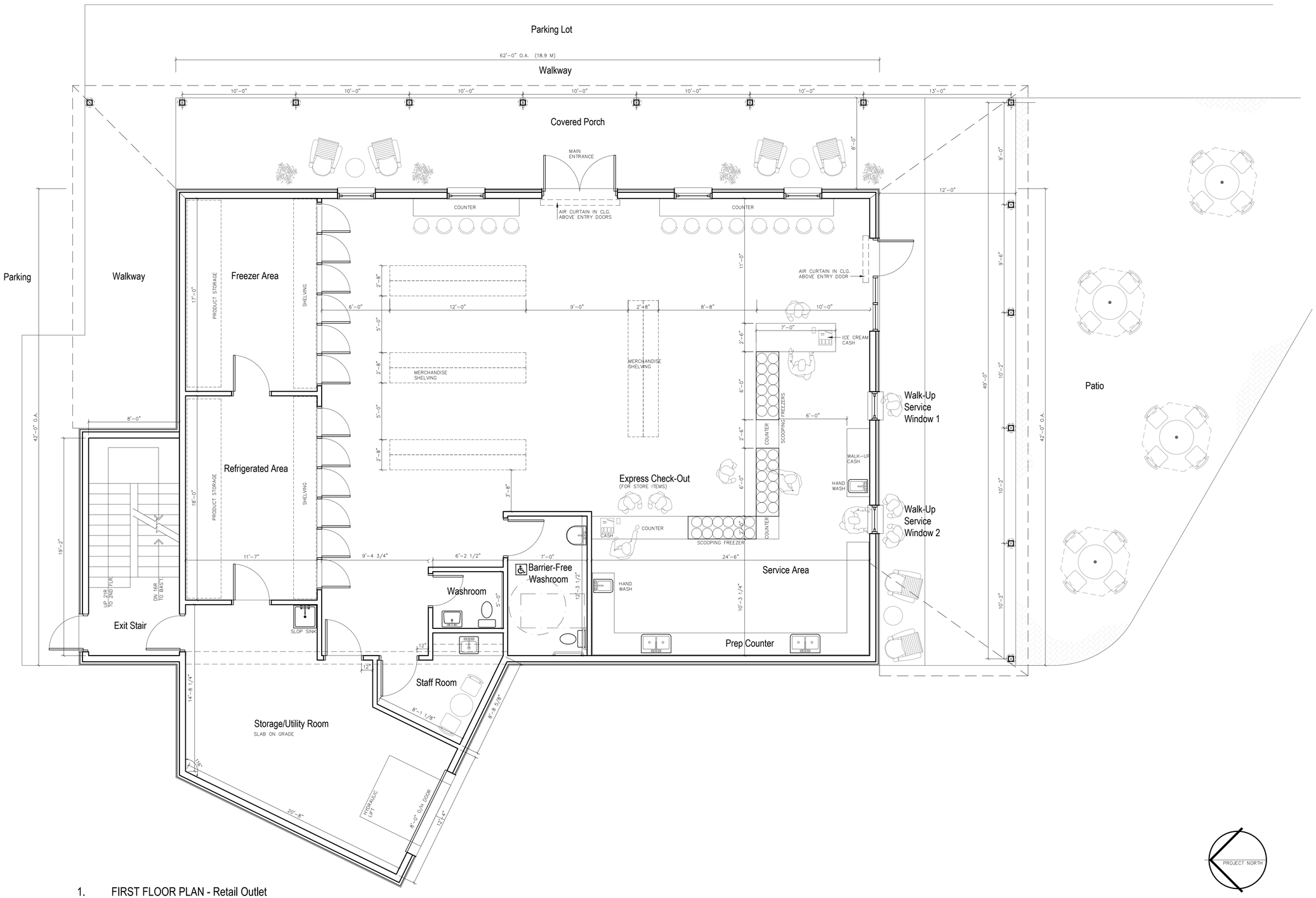
RETAIL STORE
CONCEPTUAL FLOOR PLAN

SHEET TITLE

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126

DET. NO. / SHEET NO.

SHEET No. A-4



1. FIRST FLOOR PLAN - Retail Outlet
SCALE: 1/4" = 1'-0"

PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT DO NOT SCALE DRAWINGS

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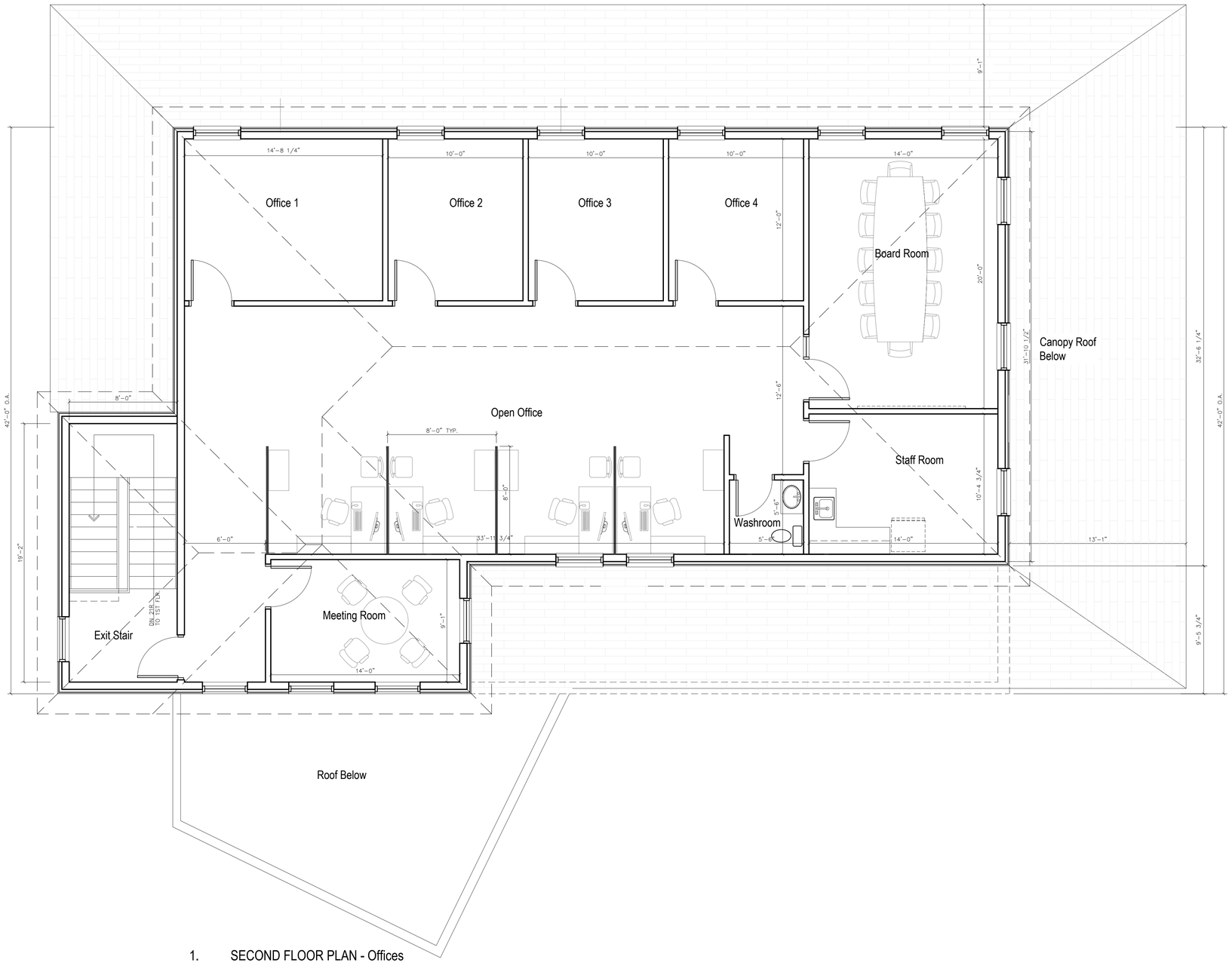
ARCHITECTS SIGNATURE

CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET, UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE
KD BUILDINGS
BORCAYGEON, ONTARIO
RETAIL STORE
CONCEPTUAL FLOOR PLAN
SHEET TITLE

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126
DET. NO. / SHEET NO.	SHEET No. A-5



1. SECOND FLOOR PLAN - Offices

SCALE: 1/4" = 1'-0"

PROJECT NORTH

PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

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ARCHITECTS STAMP/SEAL

CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET, UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE
KD BUILDINGS
ROBINSVIEW, ONTARIO

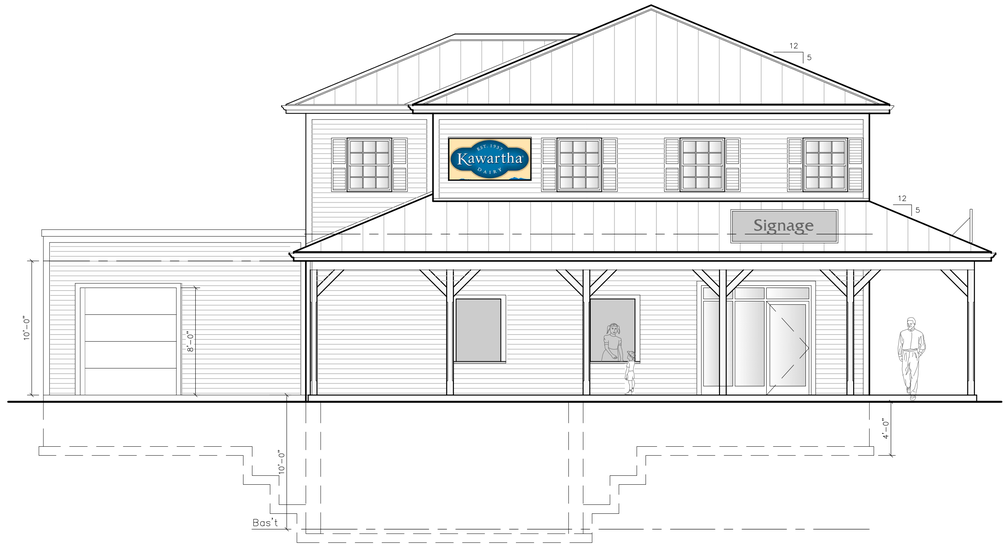
SHEET TITLE
OFFICES
CONCEPTUAL FLOOR PLAN

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126

DET. NO. / SHEET NO.

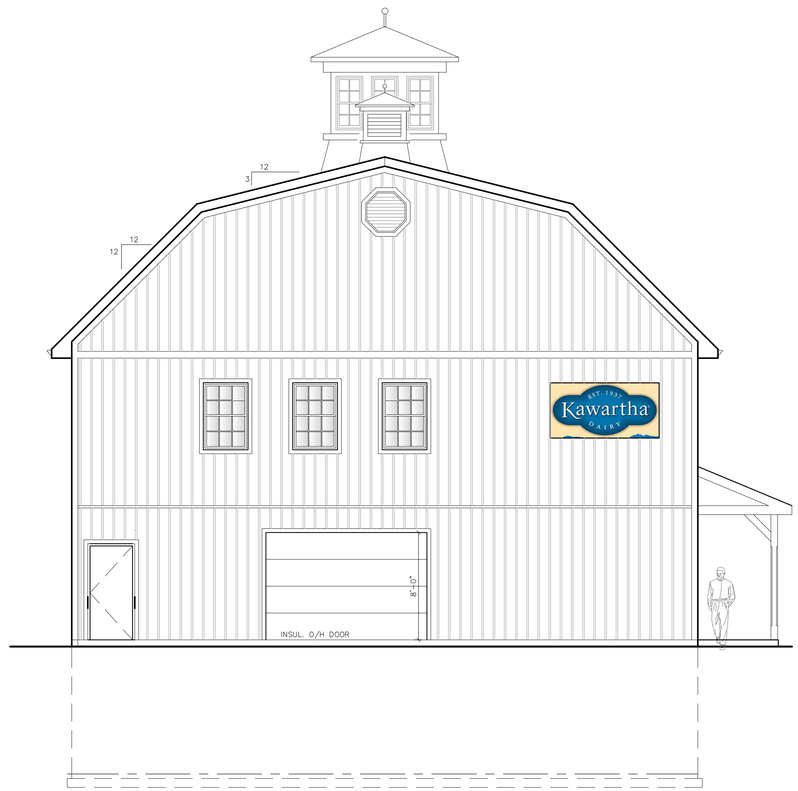
SHEET No. A-6

3. WEST ELEVATION - Retail/Office Building
SCALE: 3/16" = 1'-0"



4. SOUTH ELEVATION - Retail/Office Building
SCALE: 3/16" = 1'-0"

1. FRONT ELEVATION - Museum Building
SCALE: 3/16" = 1'-0"



2. SIDE ELEVATION - Museum Building
SCALE: 3/16" = 1'-0"

PRELIMINARY

REV. No.	DATE	DESCRIPTION
1.	Date	Issue

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL ISSUED AND SIGNED BY THE ARCHITECT

ARCHITECT'S STAMP/SEAL

CHRISTOPHER Z. TWORKOWSKI
ARCHITECT
34 BRIDGE STREET UNIT 3
LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE
KD BUILDINGS
BOBCAYGEON, ONTARIO

SHEET TITLE
CONCEPTUAL ELVATIONS

DATE ISSUED	
DATE DRAWN	OCTOBER 13/21
DRAWN BY	DRS
CHECKED BY	CZT/SS
SCALE	1/4" = 1'-0"
PROJECT No.	2126

DET. NO. / SHEET NO.

SHEET No. A-7

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-014**
Meeting Date:	February 6, 2025
Title:	**Municipal Heritage Committee Subcommittees**
Description:	Review of Municipal Heritage Committee subcommittees
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendation:

That Report KLMHC2025-014, **Municipal Heritage Committee Subcommittees**, be received; and

That the Heritage Designated Properties Subcommittee and Scugog River Subcommittee be reformed for 2025.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

Under its terms of reference, the Municipal Heritage Committee is allowed to form subcommittees to address certain items of business. The subcommittees are generally formed by three to five members and meet outside the regular public meeting times. In general, subcommittees are formed to deal with matters such as the following:

- Special projects initiated by the Committee
- Provision of input to staff for larger ongoing heritage-related projects
- Providing comments on larger policy initiatives
- Events

Subcommittees must work within the Committee's terms of reference and existing work plan and undertake work that the Committee has jurisdiction over. While Committee members occasionally participate in other committees initiated outside of the heritage planning portfolio, the Committee may not form subcommittees to address issues outside of their mandate.

Subcommittees meet between the regular Committee meetings and report back to the Committee at large. They are required to take written minutes which must be provided to staff to include with the next meeting agenda. In addition to the minutes, subcommittees may also provide verbal updates on their actions at regular Committee meetings for information and discussion.

Subcommittees are dissolved at the end of a Committee term. They may be reformed with the new Committee to continue the work or may remain dissolved if the work is complete or the subcommittee no longer required. Subcommittees may also be formed and dissolved throughout the term of the Committee as they are needed.

At its meeting of January 9, 2025, the Committee reviewed its existing subcommittees and decided to re-form three of its subcommittee: the Outreach Subcommittee, the Scugog River Subcommittee and the Designated Properties Subcommittee. It passed the following resolution.

> **KLMHC2025-006**
> **Moved By** S. McCormack
> **Seconded By** I. McKechnie
>
> **That** Report KLMHC2025-004, **Municipal Heritage Committee Subcommittees**, be received; and

That the Outreach Subcommittee, the Designated Properties Subcommittee, and the Scugog River Subcommittee be reformed for 2025.

Carried

The Outreach Subcommittee has typically undertaken the planning and execution of two events: Doors Open and the Osprey Heritage Awards. 2025 is an Osprey Heritage Awards year and the subcommittee will be working on that event this year. Committee members have volunteered for that subcommittee.

The other two subcommittees did not meet regularly in 2024. At the January 9 Committee meeting, staff suggested that a report be returned to the Committee with a summary of where each subcommittee was at, after which Committee members could volunteer for the subcommittee.

Subcommittees must have at least three members and cannot have enough members that quorum for the entire Committee would be achieved. As there are eleven members on the Committee as a whole, this means that there can be no more than five Committee members on a subcommittee.

Rationale:

The following is a summary of the two subcommittees' work to date:

Scugog River Subcommittee: The Scugog River Subcommittee was formed to investigate and undertake the designation of the Scugog River as a cultural heritage landscape. The Committee has indicated that it would like to continue with this project for 2025.

To date, the subcommittee has done the following:

- Completed a walking survey of the Scugog River in Lindsay
- Identified key existing and demolished heritage assets and their histories
- Investigated potential avenues for public education and commemoration (plaquing, a walking tour, etc.)

When it last met, the subcommittee identified that it would like to focus on public education and commemoration before developing a plan for formal heritage protection. Next steps for this subcommittee will be to identify what commemoration and outreach activities it would like to do and execute them.

Designated Properties Subcommittee: The Heritage Designation Subcommittee was formed to undertake photography and assessments of the designated properties throughout the City. This is a large multi-year project which remains ongoing and falls within the work plan and mandate of the Committee.

This subcommittee did not meet in 2024. However, prior to this, it completed the following:

- Completed photography of some heritage designated City-owned buildings in Lindsay

Next steps for this subcommittee will be to complete the photography of other City owned designated buildings. This subcommittee may also want to consider taking baseline photographs of all of the City's designated properties, an idea which can be discussed in more detail with staff.

Other Alternatives Considered:

The Committee may choose to form any subcommittees it feels are required to complete its work plan as long as there is sufficient capacity to support them.

Financial/Operation Impacts:

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

Consultations:

N/A

Attachments:

N/A

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-015**
Meeting Date:	February 6, 2025
Title:	**Heritage Designation Strategy Brainstorming Review**
Description:	Continuation of brainstorming and discussion for a heritage designation strategy
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-015, **Heritage Designation Strategy Brainstorming Review**, be received; and

That staff bring back a summary of the brainstorming and discussion for next steps at a subsequent meeting.

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

In October 2024, the provincial government released the new Provincial Planning Statement which replaces the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). Section 4.6, Cultural Heritage and Archaeology, is similar to the equivalent section in the 2020 PPS with some specific differences that reflect the broader changes to the Ontario Heritage Act since 2022. Generally, the new PPS policies direct municipalities to be proactive regarding the identification and protection of properties in advance of the submission of development and alteration applications.

One of the new policy directions in the PPS is that municipalities are "encouraged to develop and implement proactive strategies for conserving significant build heritage resources and cultural heritage landscapes." The direction to develop strategies speaks to the broader need for transparency and consistency in municipal decision making and allows staff, Municipal Heritage Committees and Councils to identify and protect heritage properties in a measured and strategic manner.

At present, the City does not have an overarching strategy for heritage preservation. The 2012 Heritage Master Plan broadly sets direction for heritage preservation in the City but is over a decade old and is neither specific to built heritage preservation nor does it align with the current legislative framework. While this plan served an important purpose in developing the City's heritage programs, it is out of date and a new strategic document is required to serve as a foundation for heritage protecting in the municipality.

Over the past several years, staff and the Committee have worked to develop a number of strategic documents related to specific areas of heritage preservation in the municipality. These include the Heritage Conservation District Strategy, Cultural Heritage Landscape Strategy, and Heritage Inventory Framework which have been adopted by Council and the Archaeological Management Plan which is currently ongoing and anticipated to come forward for Council adoption in early spring 2025. These documents set strategic direction for specific aspects of heritage preservation but do not provide a holistic view of heritage designation or protection in Kawartha Lakes.

In 2023, the changes to the Ontario Heritage Act with regard to listed properties on the Heritage Register required the City to develop a high-level strategy to address how to prioritize and designate listed properties. A strategy for prioritizing properties was

brought forward to Council in March 2023 which prioritized commercial, institutional and landmark listed properties for designation. This strategy has proved largely successful for quickly identifying and designating properties on the register but was never intended to be a long-term strategy and focussed only properties already listed on the City's Heritage Register.

While the review and designation of listed properties is anticipated to continue over the next several years, the City needs to transition to a longer-term strategy that extends beyond properties listed on the Register to ensure that properties that are not listed and may be identified in future as having historic value are protected and preserved. The City needs to be proactive in its approach to protecting heritage properties.

At its meeting of January 9, 2025, the Committee began an initial brainstorming exercise for a new heritage designation strategy. This exercise was intended to be preliminary in nature and identify some key areas of interest and concern for the Committee. After its discussion, the Committee passed the following resolution:

> **KLMHC2025-009**
> **Moved By** I. McKechnie
> **Seconded By** T. Barnett
>
> **That** Report KLMHC2025-007, **Heritage Designation Strategy Brainstorming**, be received; and
>
> **That** staff bring back a summary of the brainstorming and discussion for next steps at a subsequent meeting.
>
> **Carried**

Staff have brought together the Committee's discussion points below so that the Committee can start diving into these high-level topics and thinking in more detail about its goals, actions and outcomes. At the February 6 meeting, staff will help facilitate this discussion to address the targeted topics identified below as well as any other items the Committee identifies as being important.

Rationale:

At its January 9 meeting, the Committee discussed the idea of a new heritage designation strategy at a high level and identified some key areas of interest, concern and action it wanted to pursue as part of a strategic document. These areas have been

grouped and summarized below and staff have developed some questions for the Committee to consider and discuss as it further develops its vision and ideas for this document.

Time Line

The Committee identified the need to have a road map for designation and a timeline associated with it.

Questions for consideration:

- What are realistic goals for the short, medium and long-term (both aspirational and measurable)?
- Where does the Committee want to see the heritage designation program in five years from now? In ten years from now?

Priorities for Designation

The Committee discussed the need to have priorities for designation. There was a general consensus that every historic building does not need to be preserved but that it was important to ensure that buildings associated with important themes are preserved and that the City's slate of designated properties includes examples from different styles, types and time periods.

- Are there specific building types and locations that the Committee wants to prioritize in the short, medium and long-term (i.e. downtown commercial buildings)?
- How will priority buildings for designation be identified?
- How do the Committee's priorities fit within the development application process?

Public Education

The Committee identified public education as a very important part of heritage designation in the community to ensure that the community was aware of the importance of and involved with heritage preservation. A well-informed public is important to supporting and furthering conservation across Kawartha Lakes.

Questions for consideration:

- How are property owners to be involved in the designation process?
- How is the general public to be involved in the designation process?
- What are the specific public education initiatives that the Committee would ideally like to see (i.e. workshops, plaquing, etc.)?

Capacity

The Committee discussed the capacity for undertaking designation and public education which is currently limited to one permanent full-time staff member and a temporary full-time grant funded contract which runs until the end of March 2025. While capacity building with regard to staffing is not within the purview of the Committee, there is room for discussion around the role of the Committee in identifying and protecting heritage properties and how that fits within existing City policy and professional expectations at a provincial level.

Questions for consideration:

- What is the role of the Municipal Heritage Committee and its members in providing support for capacity?

Additional Considerations

In addition to the above noted items discussed at the January 9 meeting, there are some additional items the Committee may want to discuss as it thinks about what a heritage designation strategy might look like. These include:

- What are the City's broad goals for identifying, protecting and designating historic properties, heritage conservation districts and cultural heritage landscapes?
- Are there any challenges that the City currently faces with regard to heritage preservation?
- Are there any specific community needs that the strategy needs to address?

Other Alternatives Considered:

There are no recommended alternatives. The direction for developing a new strategy comes from the new Provincial Planning Statement and is also an important step for proactive heritage planning in the City.

Financial/Operation Impacts:

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

Consultations:

N/A

Attachments:

N/A

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Municipal Heritage Committee Report

Report Number:	**KLMHC2025-016**
Meeting Date:	February 6, 2025
Title:	**Proposed Heritage Designation of 48 Main Street, Village of Bobcaygeon**
Description:	Proposed heritage designation of 48 Main Street (J.L. Read General Store/The Promoter Building) under Part IV of the Ontario Heritage Act
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendation(s):

That Report KLMHC2025-016, **Proposed Heritage Designation of 48 Main Street, Village of Bobcaygeon**, be received;

That the designation of the property known municipally as 48 Main Street be endorsed; and

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

Department Head: _____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designations by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designated 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.

48 Main Street, also known as the J.L Read General Store or the Promoter Building, has cultural heritage value as a representative example of a late Victorian Italianate commercial building in Bobcaygeon and as part of the commercial development of Bobcaygeon's Market Square. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022), now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to their cultural heritage resources as is required by provincial land us planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023. Recent amendments to the Act have extended the deadline to designate properties by an additional two years to January 1, 2027.

48 Main Street has been prioritized as an important historic commercial building in Bobcaygeon. It has a high degree of architectural and historic value as the former J.L. Read General Store and a succession of other local businesses throughout the twentieth century. It is also a key building block in the historic landscape of Bobcaygeon's Market Square. This property was identified by staff and the Municipal Heritage Committee as a priority property as part of the broader landscape of Market Square. Initially, the intention was to develop a heritage conservation district in the Market Square area which would have included this property within its boundaries, but, at present, the focus in this area is to designate key individual buildings due to current staffing capacity limitations around the development of a heritage conservation district study and plan. Staff have undertaken a site visit to and a heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provided the background information regarding the cultural heritage value of the property for the Municipal Heritage Committee's review.

Rationale:

48 Main Street, also known as the J.L. Read General Store and the Promoter Building, has cultural heritage value as a representative example of a late nineteenth century Italianate commercial building in Bobcaygeon. Constructed in 1898, the building demonstrates the key features of the Italianate style as it evolved in commercial architecture in the final decades of the nineteenth century. These include its two-storey flat roof construction, division of the upper storey into bays with pilasters, decorative brickwork and a recessed Victorian storefront. The church has historic value as a long-standing commercial building in Bobcaygeon's Market Square where it yields information regarding the commercial development of the village in the second half of the nineteenth century and of Market Square specifically as a secondary commercial area within the community. It also has direct historic associations with local businessman and community leader J.L. Read who built the building for his general store. The property supports and maintains the unique historic commercial character of Bobcaygeon's Market Square and is historically and visually linked to the other commercial properties around the square.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes is attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

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

Consultations:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 48 Main Street

Adobe Acrobat Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

48 Main Street, Village of Bobcaygeon (J.L. Read General Store/The Promoter Building)

Heritage Designation Evaluation

Village of Bobcaygeon
PT LT 2 W/S BOBCAYGEON RD PL 70 PT 2 57R1099; CITY OF KAWARTHA LAKES
2025

Kawartha Lakes

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 two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 48 Main Street 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:

The property is a representative example of a late nineteenth century Italianate commercial building constructed in a small community. Built in 1898 as a replacement for an older wooden commercial building on the same location, the property displays key characteristics of this architectural style including its recessed Victorian storefront, gently sloping roof, bays divided by pilasters, and decorative brickwork.

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

The property displays a typical degree of craftsmanship for a commercial building of this type.

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

There are no specific technical or scientific achievements associated with this property.

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:

The property has direct historic associations with the development of Bobcaygeon's Market Square in the late nineteenth century. Constructed as a commercial building in the original townsite of Rokeby, the building is one of a number of commercial buildings that developed around Market Square outside of the village's commercial core in the nineteenth century where it originally operated as Read's General Store. The Square was originally intended as the commercial hub for Rokeby and as a central gathering square.

The building is also associated with Group of Seven artist A.J. Casson who depicted it in two separate paintings he completed of Bobcaygeon in the mid-1930s as part of his broader collection of work of the landscapes and small communities of Ontario's cottage country.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:
The property yields information regarding the commercial development of Bobcaygeon in the late nineteenth century, particularly regarding the development of the Market Square outside of the village's main commercial core.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:
The designer or builder of this property 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 maintains and supports the historic character of Bobcaygeon's Market Square. Located on the north side of the Bobcaygeon River on the main land, Market Square developed as part of the original town site of Rokeby and is currently characterized by a collection of commercial buildings clustered around a central square, of which the subject property is one, that it distinct from the grid pattern and main street pattern found on the main island of the village.

ii. is physically, functionally, visually, or historically linked to its surroundings:
The property is historically and visually linked to its surroundings as part of Market Square which developed throughout the nineteenth century as a public square and commercial hub for the north side of the community. The Square continued to be marked by a cluster of commercial buildings facing the square which date from the nineteenth to early twentieth centuries.

iii. is a landmark.
The property is not a specific landmark.

Design and Physical Value

48 Main Street has design and physical value as a representative example of a late nineteenth century Italianate building constructed in a small-town setting. Built 1898 as a replacement for an older wooden commercial building on the same location, the property displays key characteristics of this architectural style including its recessed Victorian storefront, gently sloping roof, bays divided by pilasters, and decorative brickwork. It demonstrates the way in which the Italianate commercial style was used outside of major urban areas, where it was primary used as part of continuous urban streetwalls, and the execution of this building type as a free-standing detached commercial building.

Commercial architecture in Canada's cities, towns and villages, including Bobcaygeon, underwent a period of significant evolution throughout the nineteenth century. The earliest commercial architecture was purely functional, such as small general stores or blacksmith's shops in nascent communities where the proprietors would build a structure, often in a vernacular style, near or adjacent to their residence. As the century wore on, these structures often took on the stylistic trappings of contemporary architectural styles, but remained relatively basic detached structures on their own lots. A new structural type also developed: a two-storey structure with the commercial establishment on the main floor and the business owner's residence on the upper storey. Architecturally, these buildings still generally resembled residential structures although the ground floor would often have larger window to showcase the store's products. This type of arrangement was, and remained, typical for small hamlets with a few commercial enterprises.

However, with the increasing urbanization of many of the province's communities, commercial architecture was forced to adapt to the rapidly changing conditions of Ontario's towns and cities; this change was not limited to Ontario and is reflective of the condition of commercial structures across North America. One of the most significant changes was the centralization of commercial structures together in downtown areas. Although the concept of formal zoning was just being developed during this period, it was a time when commercial enterprises and work were being moved outside of the home and businesses were beginning to establish their own spaces in communities; as had and was continuing to occur in urban centres in Europe, businesses naturally clustered together for convenience, creating the beginnings of the commercial downtown and the idea of a main street.

As more businesses came together to form a downtown core, their buildings began to get closer together to respond to the increasing density and desire to not waste limited space. By the mid-century, the idea of commercial buildings being linked in a continuous street wall was common in urban areas as commercial structures were built directly adjacent to one another and even

shared dividing walls. This arrangement was a direct mirror of European urban spaces where tightly packed commercial cores necessitated buildings attached to one another, and built directly to the edge of the lot to maximize space. In the early days of this new commercial arrangement, two types of buildings prevailed. The first were two- to three storey buildings similar to a basic Georgian plan, and often with a gable roof divided by a parapet wall, forming a continuous gable along the street; good examples of this type of structure can be seen in Kingston where a substantial portion of the downtown developed during this time. Like their predecessors, these invariably included commercial space on the ground floor with residential space on the second and third storeys; the third storey was often located in the gable and included dormers windows for light. This was a continuation of the two-part commercial block which had developed in the first part of the nineteenth century. The second was the use of false facades to create the look of a much taller building when in fact, a flat rectangular façade was applied to a much small, generally gable roofed structure behind it. These were usually built using wood and located in areas where erecting a large commercial building was not feasible. Examples of this type of commercial architecture are less common because they were often replaced with larger brick buildings, but there are extant examples in Kawartha Lakes, particularly in Bethany where several of these structures are still standing. In both types, the idea of the storefront had developed with large windows and often a recessed entrance to show off products and entice shoppers inside. Whichever form of architecture they used, these mid-century streetscapes were often an eclectic mix of architectural forms but represented the shift towards a highly urbanized downtown with densely packed buildings, a continuous street wall and distinctive commercial architecture separate from purely residential spaces.

By the late 1850s, a new architectural style had evolved to respond to the need for urban commercial space. The Italianate style had become popular in residential architecture integrated elements from Italian and other European Renaissance architecture into eclectic and often exaggerated combinations. Features such as columns and pilasters were common, as well as wide eave with decorative brackets, decorative brick and iron work and arched windows with elaborate hoods and surrounds. Increasing mobility and the growth of pattern books allowed people in North America to see and experience European architecture and it was increasingly something seen as being desirable to imitate and adapt for the North American context.

This style was quickly adapted into commercial architecture where its decorative elements could be easily applied to the facades of downtown structures. With the high density of commercial buildings, and the fact that they now shared walls, the front façade of the structure was the only one that was seen from the street. As a result, builders and architects focussed on this side of the structure as the focal point for decoration and ornamentation. The

space for this type of work on these buildings was substantial: the increasing density of urban downtown necessitated buildings going up, instead of out, and by the 1860s, the majority of commercial buildings in downtown areas were two to four storeys, high enough to create upper storey residential or, by this time, office space, but still short enough to allow a person to comfortably ascend to the top storey by the stairs. This gave architects several storeys, albeit only on one side, of a building to craft ornate and decorative spaces

By the 1860s, a new standard form for downtown commercial buildings had fully emerged. These buildings, which like their predecessors were linked together in a continuous streetwall, were generally two to four storeys in height with commercial space on the ground floor and residential or office space upstairs. The commercial space on the ground floor generally included large plate glass windows and a recessed entrance which allowed for a substantial amount of display area visible from the street. This was not always the case for non-retail establishments such as hotels where the ground floor might have been used as a tavern so required a different orientation and focus and less visibility to the interior. The upper storeys were generally similar to one another with bands of tall sash windows differentiating each floor and the façade often divided into repeating bays by pilasters. These upper storeys also included extensive decorative elements, such as decorative brickwork in a variety of patterns, elaborate window hoods and large and heavy cornices. A flat, or gently sloping, roof was hidden behind the cornice. When placed together as part of a block of these structures, each individual building was distinct, but fit into a wider cohesive whole with consistent styling and massing.

Technological advancements were integral in making this style, and its widespread adoption, possible. Advances in glass manufacturing made the glass storefront possible, with newer larger pieces of plate glass facilitating the substantial expanses of glass necessary for the large uninterrupted windows. The elaborate ornamentation was also made possible by advances in cast iron manufacturing technology which allowed for the creation of prefabricated metalwork that could be ordered and applied to a building's surface and were substantially cheaper than bespoke and handmade decorative features. Most of the elaborate cornices and window hoods were made in this way and prefabrication allowed for consistent decoration to be applied across the façade of a structure. At the same time, increased mechanization in brick manufacturing made large quantities of brick available for use on structures of this size.

The redevelopment of many downtowns across Ontario in this style was not gradual and occurred rapidly between the 1860s and 1880s, although Italianate commercial buildings were still being constructed, although with less regularity, into the 1890s. Many business and property owners were eager to

adopt the new style and it quickly gained popularity as the go-to style for new commercial architecture. The late Victorian era was where architectural style was seen as being imbued with meaning, and Italianate commercial architecture was no exception. Italianate architecture, similar to other Neoclassical forms, was often associated with business and commerce due to its historical connection with ancient Greece and Rome, as well as the commercial centres of Renaissance-era Italy. Therefore, it was seen as an appropriate style for commercial downtown buildings, in a similar way that the Gothic Revival style was seen to be appropriate for ecclesiastical buildings because of its wider historic and conceptual associations with medieval Christianity. Similarly, the style very quickly came to represent a prosperous and economically vibrant community and to create a sense of permanence and confidence in the urban commercial landscape. As a result, business owners wanted to construct these types of buildings to help demonstrate their successes and promote an image of a prosperous community which, by extension, would increase visitation and investment in a community.

While the cost of buildings structures of this type was substantially decreased by the development of prefabricated decorative elements and mass-produced bricks, it was still expensive to erect a building of this type. Many business owners were keen to develop blocks of these structures in concert to provide a consistent aesthetic throughout a downtown area, but it represented a substantial financial investment in building stock. Fire often provided the impetus, and the opportunity, for redevelopment and the application of a consistent architectural style and size across an entire connected streetscape. Many early commercial downtowns were built with a substantial number of wooden buildings which made fire a highly destructive and often inevitable occurrence. However, faced with the need to rebuilt from the ground up, business owners were able to consistent apply the Italianate style across their buildings which, while not exactly the same, were built in tandem to create a consistent aesthetic across an entire downtown area. This occurred in both Fenelon Falls and Lindsay where their substantial Italianate downtowns were reconstructed as a result of major fires. However, older commercial structures, were often replaced without that particular need, as business owners and commercial property owners became more prosperous and wanted to display a wealthier and more permanent aesthetic to provide better premises for their buildings and meet modern demands. Whatever the cause of the reconstruction, however, the Italianate streetscape is representative of a second generation of buildings having evolved from more modest structures in the early and mid-nineteenth century to a fully formed and mature downtown architectural landscape.

48 Main Street was constructed within this content. It was built in 1898 to replace an older building on the same location which can be seen on the 1890 Bobcaygeon Fire Insurance plan. The older building on this site is believed to

have been constructed in the mid-1860s by John Landon Read as a general store. Little is known about this building, although it was built of wood and one-and-a-half storeys in height and clad in rough-cast cladding; Read operated his general store out of this structure for the next thirty years. By the 1890s, Read was a prosperous businessman in Bobcaygeon and, in spring 1898, commenced the construction of a new brick store on the site for his business. By October of that year, the new building was completed and Read, who had been operating his business out of the basement of the nearby town hall, had installed himself in the new store, placing an ad in the Bobcaygeon Independent that read:

> J.L Read is now in his New Store and is receiving a Stock of Fall Goods, having added another line of Staple Dry Goods to his Choice Stock, which on Inspection will be found as Cheap as any house in the trade.[1]

The new building – the subject property – is a two-storey structure in the fashionable Italianate style of the late nineteenth century. It is built of frame, clad in red brick, which had since been painted on the street facing elevations, and faces onto Market Square. The building has a relatively flat roof that slopes gentle to the rear of the building which is typical for structures of this type to give the rectangular, flat roofed aesthetic preferred in the Italianate style, while still allowing for water drainage. The building itself is not actually rectangular, but rather was built in a trapezoid shape to allow for the front façade building to face Market Square while its southwest still aligns with the angle of Joseph Street.

Most Italianate buildings constructed in Ontario in the second half of the nineteenth century were built as part of a continuous streetwall along the main street of a commercial downtown or in an urban commercial core, but this building it not. Unlike the majority of other examples, including those constructed in Bobcaygeon around this time, in other communities and in Kawartha Lake and in Ontario more broadly, the subject property is free standing and detached from any other commercial structure, although it does have a modern one-storey addition on its northeast side which houses another commercial space. However, detached Italianate buildings did exist, primarily in small communities that did not have a large collection of commercial buildings and where singular Italianate buildings were often constructed on their own to replace older buildings. These structures were unique from their more urban counterparts in that they generally had windows on all four elevations, and often the entrances to the upper storey residential spaces on the sides as well. This can be seen in the subject property which was built in an area of Bobcaygeon – Market Square – where the continuous streetwall

[1] "The New Store," *Bobcaygeon Independent,* October 7, 1898, 3.

present in other areas was not achievable because of the unique orientation of the streets towards the central square.

The building houses a commercial space on its ground floor, with a residential space on the second floor. The ground floor space was constructed with a recessed Victorian storefront, typical of Italianate buildings with large picture windows on either side of the recessed entrance. For the proprietor of a general store such as Read, this storefront layout allowed for a large and visible display of goods for passing customers. The entrance is flanked by decorative pilasters and decorative panels were installed below the storefront windows; these decorative elements were likely mass manufactured and installed in the storefront for aesthetic appeal which was common in this architectural style. The storefront also includes a large signboard with decorative corbels and a storefront cornice to frame the ground floor of the building. Signs for the various businesses that have been located in the building had been installed either on or directly above the signboard and, during the early twentieth century, there was also a retractable awning that extended from the signboard but this has been removed.

The upper storey of the building is also typical of an Italianate building of this size. The upper storey is divided into two bays by pilasters with a sash window centrally located in each bay. For an Italianate building, this structure is not particularly ornate and the decorative features on the upper store are achieved through decorative brickwork which looks largely the same as it does in photographs of the building from the early twentieth century. These decorative features include brick lintels, the pilasters, an entablature and a thin dog-tooth cornice along the top of the building. Although less ornate than some examples of the Italianate style found elsewhere, the building remains a good example of its execution in a more simplified form and is similar to other Italianate commercial buildings constructed in Bobcaygeon around this time which were of a similar size, massing, and level of ornateness. Most other examples in the village, which were primarily located along Bolton Street, are no longer extant making this an important surviving example.

Overall, the property is an important and representative example of a late nineteenth-century Italianate commercial building in Bobcaygeon. With its two-storey detached construction and minimal level of ornateness, it demonstrates the application of this very popular architectural style in small-town Ontario at the end of the nineteenth century when the Italianate style had become the preferred style for new commercial buildings across the province.

Historical and Associative Value

48 Main Street has historic and associative value as a historic commercial building in Market Square in the section of Bobcaygeon known originally as

Rokeby. First constructed in 1898 for John Landon Read's general store, the commercial building had housed a number of businesses throughout the twentieth century and is directly associated with the development of Market Square as the commercial hub and community gathering space for Rokeby, the original government townsite, outside of Bobcaygeon's main commercial core along Bolton Street. Through its longstanding use as a business premise, it yields information regarding Bobcaygeon's commercial development throughout the late nineteenth and early twentieth centuries. It also has specific historic associations with Read himself, a prominent local businessman and community leader. The property also has direct historic associations with Group of Seven artist A.J. Casson who painted the building twice in two different paintings of Bobcaygeon that he completed in the mid-1930s as part of his broader study of small-town Ontario and central Ontario cottage country throughout the middle decades of the twentieth century.

Verulam Township, the township in which Bobcaygeon is geographically located, was first surveyed by John Houston in 1831, slightly later than the townships to the south, and lots were placed on the market by 1832. The first settlers arrived soon after, although many lots were purchased early by speculators and were not settled for some years. As with most townships across the territory, the government of Upper Canada deemed it appropriate to reserve a village and mill site as part of the survey which it located in lot 16 of concession 10. The village site was chosen in 1833 and located on the north side of the Bobcaygeon River. Initially named St. Albans, after the English village, the name was changed the following year by Lieutenant Governor John Colborne to Rokeby, named after Rokeby Park in England's County Durham.

At the same time, lot 15 to the south of the townsite was purchased form George Boulton, an early speculator, by Thomas Need, an Oxford-educated son of an English country landowner and magistrate and one of many sons of the landed gentry who emigrated to Upper Canada in the first half of the nineteenth century. The land Need purchased included the islands to the south of the government townsite and he quickly set about establishing a saw mill on the river, as well as surveying a new village site with the assistance of surveyor John Read. By 1834, the streets were laid out and named, with the main street named Boulton after the original landowner; this was eventually changed to Bolton Street as time passed.

The two village sites were both intended to be laid out in grid patterns, but in reality, it did not materialize in this way. An 1837 plan of Rokeby, which also shows the northern end of the main island, shows streets laid out in a grid pattern, which is consistent with the Read survey on the island, but not on the government town site which was realigned to centre around Market Square, intended to be the commercial centre of Rokeby. This altered the alignment of

the streets and removed the strict grid pattern present in the island survey, creating unique lots configurations and layouts on the main land with a central public gathering square and commercial buildings surrounding the square.

A saw mill was quickly established by need and other businesses formed soon after, including as well as grist mill, general store, post office and a tavern, staples of a pioneer settlement. With the advent of these services, the new settlement quickly became a primary centre for settlers in the surrounding rural area and Bobcaygeon increasingly became an important commercial centre for the area and continued to attract new residents throughout the middle of the century. By the late 1850s, the 1858 Directory for Peterborough and Victoria Counties reported that not only was the community expanding demographically and economically, but it was also being used as a starting point for population expansion further north. The directory reported:

> This rising village stands on an island on the east side of the township of Verulam. The island is formed by the waters of Sturgeon Lake on the west side and Pigeon Lake on the east, and is comprised of a very superior christaline [sic] limestone. There is an excellent grist and saw mill at Bobcaygeon, although stopped for some time during the progress of the construction of the Bobcaygeon lock, are now at work again. There are two other saw mills on the south side of Sturgeon Lake, worked by a stream called Sheriff's Creek; and on the north side of the Lake Mr. J.W. Dunsford has a shingle factory, capable of cutting 12,000 shingles in 12 hours. There are two stores in the village and the industrial callings are fairly representative. The Government have recently opened up a road, for free settlement, from Bobcaygeon into the interior country. Upwards of a score of new townships are being opened up and settlement is taking place very rapidly. Population of the village about 150.[2]

The growth continued throughout the next two decades. By 1877, Bobcaygeon was incorporated as a separate village from Verulam Township and the new village included both Need's settlement at Bobcaygeon and the government townsite at Rokeby which were amalgamated into a single community. A new town hall was constructed on Main Street near Market Square to serve the newly incorporated village. At the time, it had a population of approximately 1000 people with a booming local economy centred on the lumber industry, although the village was home to a wide range of businesses and industry

[2] *Directory of the United Counties of Peterborough and Victoria* (Peterborough: T. & R. White, 1858), 39-40.

including shingle, carding and grist mills, a tannery, a large lime works and many independent retails business to serve the needs of the community.

Although Rokeby had been initially earmarked as the main townsite by government surveyors, the commercial core of the community had developed along Bolton Street by the middle of the nineteenth century with substantial development occurring on the main island. However, even by the mid-century, Market Square had begun to develop as a secondary commercial area for the community. The 1859 map of the area shows a number of buildings already clustered around the Square, with the beginnings of a commercial area developing there. By the end of the century, the area had become built out with a range of stores and businesses, including the subject property which operated as a general store, several other general stores owned by different proprietors, hotels, a blacksmith shop, a cooper, a livery stable, and a tailor, as well as a carding mill and carriage shop just to the west along Front Street. Bobcaygeon's Town Hall was also constructed here in 1876 on the north side of the square. The square had initially been intended for a location for farmers to set up stands to sell produce and other goods, but it does not appear that this ever happened throughout much of the nineteenth and early twentieth century, although the square did become the starting place for the Bobcaygeon Fair parades beginning in the late nineteenth century.

The subject property was constructed in 1898 as a general store for Bobcaygeon businessman John Landon Read, as a replacement for an older building on the same site. Read was born in Augusta Township in 1830 to Guy Carleton Read and Annah Buell and the youngest of their ten children; his father had come to Canada as an infant from Connecticut around 1786 as part of the migration of United Empire Loyalists into Canada after the American Revolution while his mother's parents had also come to Canada as United Empire Loyalists at some point in the early 1780s. By 1851, he had moved to Keene to work as a clerk in a store, although which business he worked for is not known. There he married Margaret Howie in 1859 but who died in 1860 after the birth of their son John. Around the same time of his marriage, Read moved to Bobcaygeon to work for his older brother William who had set up shop in the village several years prior. Soon after, he married his second wife, Emma Weller with whom he had six more children.

In 1865, Read bought the piece of property where the subject building is located and soon after, is believed to have constructed a small one-and-a-half storey frame building where he opened a general store; there may have been another building previously on this site, but it is not known how this site was built out prior to Read purchasing it. From this building, Read operated his general store for the next thirty years, selling a range of goods including boots and shoes, fabrics, seeds, and both dried and fresh groceries, including meat. In 1898, he replaced his old store with the subject property, formally opening

his new business premises in October of that year. Read ran his general store until about 1904, when he retired and sold the business.

General stores were central aspects of community life in nineteenth century Ontario as the primary retail source for rural and small-town families and their establishment in an area was a significant boon for settlers and their ability to purchase goods they needed. Nineteenth-century settlers have often been viewed and discussed as if they were entirely self-sufficient on the produce of their own farms, but this is not an accurate picture of nineteenth century life, particularly for the many people who lived in hamlets and villages, such as Bobcaygeon, and did not practice agriculture. Settlers – both those engaged in farming and those who settled in growing hamlets and villages – always relied on products brought into their communities, whether they were coming from urban areas across the province or from international sources. The products that general stores supplied were core goods to everyday Victorian life from cottons and iron goods to groceries ranging from dried exotic fruit to flour and meat. The establishment of a general store allowed for the development of a small community around it, as an economic and supply hub for the surrounding area because they allowed people to access goods and products more efficiently. For farmers, general stores also provided a place to sell their products locally; although the increasingly interconnected provincial economy in the second half of the nineteenth century meant that many products were shipped elsewhere, many still stayed in local areas and general stores provided a vital link between farmers and customers, particularly with more perishable products such as fruits and vegetables. Larger hamlets and villages, including Bobcaygeon, often ended up with more than one store of this type, as a growing population led to an increased demand for products. In the 1898 *Eastern Ontario Gazetteer*, Bobcaygeon was listed as having seven general stores, including Read's, which catered to both the inhabitants of the village and to farmers who lived in the surrounding area, both in Victoria and Peterborough counties, for whom Bobcaygeon was their major economic and service hub.

When examining the types of products that general stores were selling in the late nineteenth and early twentieth century, a number of trends emerge. In the majority of stores for which data exists and had been studied, hardware and textiles form the two largest categories of purchases and this is reflective of the growth of cheap manufacturing for both of these categories of items which led them to be purchased from the store, as opposed to made at home which required both specific skillsets and equipment that most people did not own. This commodity was important both for those who lived in towns and villages, but also for farmers in rural areas who, by the second half of the nineteenth century, may not have been growing wheat as their main crop, particularly as wheat production shifted to western Canada on an industrial scale. General store merchants also sold a variety of grocery items, including

fresh fruits and vegetables, as well as dried fruits, canned goods and other miscellaneous non-perishables. Some, but not all, general stores also carried fresh meat and operated butcher shops within them. Read's certainly did as it was heavily and consistently advertised in local newspapers as having a butcher shop within the store, something that likely set it apart from other general stores in Bobcaygeon, both in Market Square and along Bolton Street.

General stores did not just cater to the everyday needs of local families, however; they also acted as wholesalers for a variety of local businesses and industries. In central Ontario in the second half of the nineteenth century, the largest client of many general stores were the lumber camps operating throughout the region from the 1860s to the end of the century. Buyers for the camps relied on general stores in close proximity to their camps to purchase essentials such as flour, pork, tea and sugar which were needed throughout the winter; products that could be grown locally were purchased from local farmers, but general stores were often used as intermediaries between the buyer, who generally already had a relationship with the store, and the supplier. Similarly, for imported and manufactured products, such as tools, or for certain types of raw materials, such as iron, the general store often acted as the local supplier and wholesalers far various businesses within the community. It is not known if Read's store operated in this capacity, although the huge number of lumber camps in and around Bobcaygeon make it entirely possibly that he did. However, wholesaling was, and remained into the twentieth century, an important function of rural and small-town general stores, both supporting the business itself as well as other businesses in the local area.

General stores were hubs of community activity as people came in and out for their everyday goods and interacted with both each other and the storekeeper. Many general storekeepers were also prominent figures in their community, as merchants who many people interacted with and who, particularly in smaller communities, often acted in other roles such as postmaster or as a loan agent. Some of these businessmen, who were often quite prosperous, also stepped into leadership roles in their communities, whether in business, religion or local government. In addition to his role as a well-known local merchant, Read was certainly a prominent and well-respected member of the local community. In his obituary in February 1918 on the front page of the *Bobcaygeon Independent*, it noted:

> While interested in business life in the community, Mr. Read serves the Village as Reeve. He also was one of the oldest members of the Masonic Lodge here, and a life long Conservative in politics. Mr. Read was also involved in extensive farming operations and the splendid farms now occupied by Messrs. D. Hetherington, Gerald Murphy and

> Leslie Anderson were largely improved by the direction of John L. Read. ...He was a valued member of the Board of Managers and an Elder of Knox Church and to him rightfully belonged the highest of titles – an honest man.[3]

Read and his store were certainly important aspects of the business community in both Bobcaygeon as a whole and Market Square more specifically. With Read's retirement in 1904, he continued to own the property but began to lease it out to other business tenants; at the time of his death, the store was occupied by the Conway Brothers who operated a clothes store from this location. After Read's death, his son Frederick Read retained ownership of the building until 1926 when it was sold to Edward and Clifford Beck, who owned and operated the lumber yard behind the building and rented out the store. Throughout the twentieth century, it was home to a range of businesses, including a furniture store, a restaurant, a move theatre known as the Iroquois Theatre in the 1950s, and a Becker's Milk and Convenience Store. In the late twentieth and early twenty-first century, the building was home to the local newspaper, *The Bobcaygeon Promoter*, later known as *The Kawartha Promoter*, and this building is often associated locally with that publication and known as the Promoter Building.

The property also has historic and associative value through its association with Group of Seven artists A.J. Casson who painted the building twice in two different paintings of Bobcaygeon that he completed in the mid-1930s as part of his broader study of small-town Ontario and central Ontario cottage country throughout the middle decades of the twentieth century. Casson was born in 1898 and first began to exhibit his work as an artist in the late 1910s. He began his career as a commercial artist where he was apprenticed to Franklin Carmichael; he was invited to join the Group of Seven by Carmichael in 1926 after the departure of Frank Johnston from the group. With the dissolution of that group in 1932, he, along with several other members of the Group of Seven, founded the Canadian Group of Painters which came together in 1933.

Like other painters in the Group of Seven, Casson was inspired by and regularly painted the Canadian wilderness but, instead of the significant focus by other group members on the rugged landscape of northern Ontario and beyond, Casson also focussed significantly on scenes from southern and central Ontario, including landscape, farm and village scenes. In the late 1920s, Casson purchased his first car and used this vehicle to begin his exploration and renderings of southern and central Ontario which he continued to do for the rest of his career. He first began to visit Elora, of which he completed twenty-four watercolours in and around the community where his focus began to shift from the rugged wilderness themes that defined much of the body of

[3] "The Passing of John L. Read," *Bobcaygeon Independent* February 14, 1918, 1.

work produced by the Group of Seven throughout the early twentieth century towards a more pastoral focus and approach to farm and village scenes that often included people and depictions of everyday life.

By the early 1930s, he was making road trips into Ontario's emerging cottage country, including Kawartha Lakes noting in a 1977 interview that "[t]his began the period where I was circulating all over Ontario in my car trying to find other interesting spots, with interesting old buildings and houses."[4] Of the art he did during this period, Casson said: "If I have to define my own contribution to the Canadian art scene, what was particularly mine were really the rural villages and houses. In a way, it is a record of a disappearing society and a disappearing world."[5] Through this work, Casson captured, in addition to wilderness landscapes, scenes that included farms, villages, and, unlike much of the Group of Seven's collective body of work, domestic, commercial and institutional buildings, many of them constructed during the Victorian era.

From the 1930s to the 1960s, Casson completed a large body of work throughout Ontario's emerging cottage country in Kawartha Lakes, Haliburton, northern Renfrew, northern Hastings, where he rented a cottage on Baptiste Lake for many years, and the Almaguin Highlands region. The body of work he completed during this period includes a variety of wilderness landscapes of the lakes, hills and forest that characterized the region as well as depictions of farms, churches, and villages throughout the region. This body of work includes identified images of towns and villages as they appeared in the middle decades of the twentieth century including painting of communities such as Magnetawan, Haliburton, Barry's Bay, Bancroft and Whitney. During this time, Casson travelled to Bobcaygeon, likely around 1935, where he completed sketched that ultimately resulted in two paintings, a watercolour and a small oil on board, both entitled *Bobcaygeon*. The focal point of both of these painting is a small country store, which is believed to be the subject property. Casson took artistic license with both the building and the surrounds for a better composition and focal point on the building, such as changing the surroundings of the building and moving it closer to the water; it is notable that both paintings clearly feature the same building, but its surroundings are different in both. He also took license with the building itself, simplifying its forms and massing. While Casson is not specifically associated with Bobcaygeon and it is not known how many times he visited, he is associated with this building because of its well-known depiction in his work and its use to represent Bobcaygeon as a village within the artist's larger body of work depicting small-town Ontario.

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[4] A.J. Casson in *A.J. Casson* (Windsor: Art Gallery of Windsor, 1978), 9.
[5] A.J. Casson, *A.J. Casson,* 8.

Overall, 48 Main Street has historical and associative value in its longstanding role as a commercial building in Bobcaygeon, specifically in the Market Square area. Through this role, particularly as Read's General Store, it yields information regarding the commercial development of the village and particularly of the former government townsite of Rokeby in the late nineteenth and early twentieth century. It has a specific historic association with John Landon Read, who built the building for his general store, a prominent nineteenth century businessman and community leader in the village. It also has specific historic associations with Group of Seven artist A.J. Casson as the subject of two of his painting and speaks to his broader preoccupation with southern and central Ontario's villages and rural areas throughout his career.

Contextual Value

48 Main Street has contextual value as part of the historic commercial landscape of Bobcaygeon's Market Square. Located on the north side of the Bobcaygeon River on the main land, Market Square developed as part of the original town site of Rokeby and is currently characterized by a collection of commercial buildings clustered around a central square, including the subject property which maintains and supports its historic character with regard to the street pattern and layout that is distinct from the rest of the village. It is historically and visually linked to its surroundings as part of the development of Market Square as a distinct commercial area and public square in the nineteenth century for the northern part of the community.

The area that is now the village of Bobcaygeon was surveyed in the early 1830s as part of the broader survey of Verulam Township at this time. As part of the survey, a village site was reserved on Lot 16 in Concession 10 on the north side of the Bobcaygeon River and named Rokeby. At the same time, Lot 15 in the same concession, which included the islands in the Bobcaygeon River, was purchased by George Boulton, then sold to Thomas Need who quickly established a saw mill in this area and set about surveying streets and lots on the island with the assistance of surveyor John Read.

The two village sites were both intended to be laid out in grid patterns, but in reality, it did not materialize in this way. An 1837 plan of Rokeby, which also shows the northern end of the main island, shows streets laid out in a grid pattern, which is consistent with the Read survey on the island, but not on the government town site which was realigned to centre around Market Square, intended to be the commercial centre of Rokeby. This altered the alignment of the streets and removed the strict grid pattern present in the island survey, creating unique lots configurations and layouts on the main land where the subject property is located.

Market Square was intended to serve a primarily commercial purpose, but also serve as a public square with five streets - Front Street East, Front Street West, Queen Street, Joseph Street, and Main Street – emptying into it. The area was originally intended to serve as an outdoor market where farmers could sell their produce, although this function did not actually begin in the nineteenth century. However, the area quickly became a commercial hub for Rokeby and the northern part of the community. There is evidence of businesses being established in this area as early as the mid-nineteenth century and likely as early as the late 1830s in this area as the first businesses in Bobcaygeon began to open.

By the end of the nineteenth century, the area around Market Square was home to a range of small businesses encircling the square, which centred around a water fountain where local residents collected water. The 1904 Fire Insurance Map, which was prepared just six years after the subject property was constructed, shows a range of commercial properties around the square including several general stores, a grocer, livery stables, a carriage shop, carding mill and the Rokeby Hotel, which burned down the following year but was soon rebuilt. Two institutional buildings, Knox Presbyterian Church and the Bobcaygeon Town Hall, were also built on the square by this time.

In the present day, many of these commercial buildings have been retained, although not all of them and some of them have been converted to residential use; the two major institutional buildings also remain extant. Some of the buildings, such as the former Cain Brothers general store which has been converted into the Bobcaygeon Inn, are heavily modified but still retain certain historic features that make them recognizable as older structures within this area of Bobcaygeon. The buildings are oriented facing the main square where there is the fountain and gardens that mark the centre of Market Square which is a defined and recognized area of the village. The area exists as a secondary commercial area, separate from Bolton Street on the main island which is the village's main commercial area. These two areas differ in their massing and layout, creating two distinct commercial spaces within the community; whereas Bolton Street is a typically historic main street with commercial buildings lining both sides of the street, Market Square is oriented in a square layout, with buildings facing the central irregular square.

48 Main Street supports and maintains the specific historic character of Market Square as one of its remaining historic commercial buildings, and one that is still used for commercial purposes. The majority of the historic buildings, including the subject property, are between one-and-a-half and three stories in height and built in a range of late Victorian commercial styles. Like the other buildings in this area, the property faces the square and forms part of its historic landscape. It is historically and visually linked to its surroundings as part of the development of Market Square as a distinct commercial area in

Bobcaygeon beginning in the late nineteenth century where many of those commercial structures are remain extant. It remains an important part of the overall character and landscape of the square, and is important both individually, as a late nineteenth century commercial building, and within its context of Market Square.

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

Design and Physical Value

48 Main Street has design and physical value as a representative example of a late nineteenth century Italianate building constructed in a small-town setting. Built 1898 as a replacement for an older wooden commercial building on the same location, the property displays key characteristics of this architectural style including its recessed Victorian storefront, gently sloping roof, bays divided by pilasters, and decorative brickwork. It demonstrates the way in which the Italianate commercial style was used outside of major urban areas, where it was primary used as part of continuous urban streetwalls, and the execution of this building type as a free-standing detached commercial building.

Historical and Associative Value

48 Main Street has historic and associative value as a historic commercial building in Market Square in the section of Bobcaygeon known originally as Rokeby. First constructed in 1898 for John Landon Read's general store, the commercial building had housed a number of businesses throughout the twentieth century and is directly associated with the development of Market Square as the commercial hub and community gathering space for Rokeby, the original government townsite, outside of Bobcaygeon's main commercial core along Bolton Street. Through its longstanding use as a business premise, it yields information regarding Bobcaygeon's commercial development throughout the late nineteenth and early twentieth centuries. It also has specific historic associations with Read himself, a prominent local businessman and community leader. The property also has direct historic associations with Group of Seven artist A.J. Casson who painted the building twice in two different paintings of Bobcaygeon that he completed in the mid-1930s as part of his broader study of small-town Ontario and central Ontario cottage country throughout the middle decades of the twentieth century.

Contextual Value

48 Main Street has contextual value as part of the historic commercial landscape of Bobcaygeon's Market Square. Located on the north side of the Bobcaygeon River on the main land, Market Square developed as part of the original town site of Rokeby and is currently characterized by a collection of commercial buildings clustered around a central square, including the subject property which maintains and supports its historic character with regard to the

street pattern and layout that is distinct from the rest of the village. It is historically and visually linked to its surroundings as part of the development of Market Square as a distinct commercial area and public square in the nineteenth century for the northern part of the community.

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.

Design and Physical Attributes

The design and physical attributes support the property's value as a representative example of late nineteenth century Italianate commercial architecture.

- Two-storey red brick construction
- Flat roof, sloping towards the back of the property
- Cornice with dog-tooth brickwork
- Decorative brickwork
- Bays divided by pilasters
- Fenestration including:
    - Sash windows
    - Voissoirs
    - Ground floor picture windows in storefront
- Victorian storefront including:
    - Recessed entrance
    - Picture windows
    - Signboard with cornice and brackets
    - Columns
    - Decorative panels

Historical and Associative Attributes

The historical and associative attributes support the property's value as part of the historic commercial development of Bobcaygeon's Market Square.

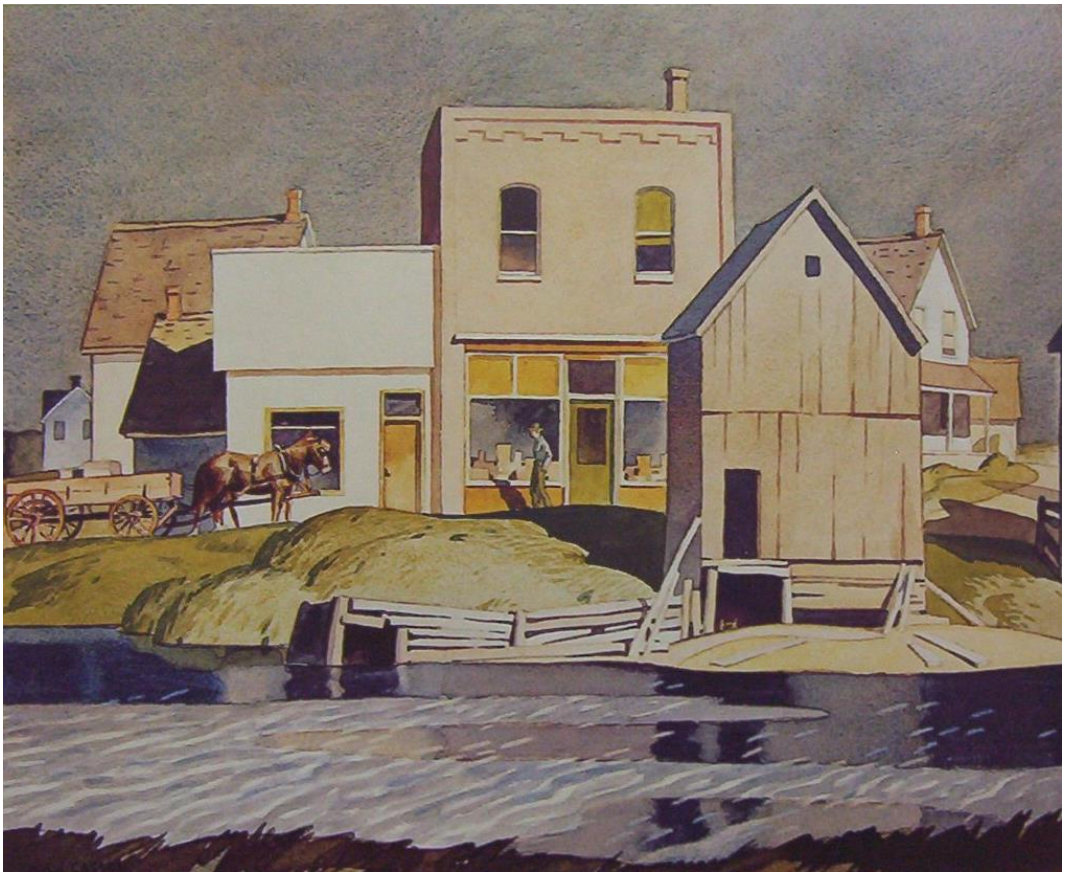
- Location in Market Square
- Historic and continuing commercial use
- Relationship to the historic commercial development of Market Square, including to J. L. Read

Contextual Attributes

The contextual attributes of the property support its value as a contributing feature to the historic landscape of Bobcaygeon's Market Square.

- Construction facing Market Square
- Irregular massing to align with Joseph Street
- Views of Market Square from the property
- Views of the property from Market Square
- Construction to the lot line

Images



A. J. CASSON

Liberty CANNABIS

CANNABIS

GAYGEON
LIQUIDATION
Just around the
corner

Rokeby CANNABIS
Locally Owned
48

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