

The Corporation of the City of Kawartha Lakes

By-Law 2018-____

A By-Law to Repeal and Replace By-Law 2012-221, Being a By-Law to designate 4 Colborne Street East, City of Kawartha Lakes as being of Cultural Heritage Value and Interest

Recitals

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law designating a property within the boundaries of the municipality to be of cultural heritage value or interest.
2. Notice of Intention to Designate 4 Colborne Street East, City of Kawartha Lakes, described further in Schedule "A", has been given in accordance with Section 29 of the Ontario Heritage Act.
3. No objection to the proposed designation has been served on the Clerk of the City.
4. 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 2018-____.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

"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.

"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

- 2.01 4 Colborne Street East, City of Kawartha Lakes, is designated as being of historic interest and value, described further in Schedule “A”. This designation shall not preclude any changes that may be deemed necessary for the efficient use of the building but that any and all such changes shall be in keeping with the original and present character of the building and in consultation with the municipal heritage committee.
- 2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the proper Land Registry Office.
- 2.03 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust, and to cause notice of the passing of this by-law to be published in the newspaper.

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* and to any other applicable penalty.

Section 4.00: Administration and Effective Date

- 4.01 **Administration of the By-law:** The Director of Economic Development 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

Section 5.00 Repeals

5.01 Repeal: By-law 2012-221 is repealed.

By-law read a first, second and third time, and finally passed, this 25 day of September, 2018.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law 2018 –

Being a By-law to designate 4 Colborne Street East, City of Kawartha Lakes, as being of cultural heritage value and interest.

Description of Property

This Queen Anne revival home is located on the north side of Colborne Street East on a large tree lined property.

Legal Description:

(LT) PT LT 22 CON 6 OPS; PT LT 1-3 BLK EE PL 1 AS IN R308708;
KAWARTHA LAKES

PIN: 63216-0101

REASON FOR DESIGNATION

Architectural Design or Physical Value:

4 Colborne Street East is a Queen Anne style structure that was built in 1890. The land was purchased by Irene Crandle and her husband Freemont Crandle erected the home. The house has a unique asymmetrical design with a bell tower and a large covered verandah. Although not all exterior features are original, they are consistent with the original home and its Queen Anne revival style. The interior of the home features two original curved staircases, one leading from the first floor to the second floor and another leading from the second floor to the third floor, along with original woodwork.

ATTRIBUTES TO BE CONSERVED:

Exterior:

- Unique asymmetrical design
- Queen Anne revival style turret with French Revival Second Empire mansard roofline
- Large covered verandah
- Two original brick chimneys and a third chimney was added after 1993
- Stone situated on the front property at the top of the stairs that lead to the side walk is etched with the words "Riverview- Freemont Crandle"
- Original East Lake style wood paneled front door with the original doorbell
- Chamfered detailing brickwork over the windows

Interior:

- Two original curved staircases on the homes interior leading from the first to second and third storeys of the home

- Original wood flooring inside the home along the front entrance and hallway
- The railing on the second storey of the secondary staircase that leads to the kitchen is original
- An original door and frame exit on the second storey of the home which leads to the verandah