

The Corporation of the City of Kawartha Lakes

By-Law 2018-____

A By-Law to Repeal and Replace By-Law 1987-48, Being a By-Law to designate 54 Bond Street West, Lindsay, in the 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 54 Bond Street West, Lindsay, 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 54 Bond Street West, Lindsay, 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 1987-48 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 54 Bond Street West, Lindsay, City of Kawartha Lakes, as being of cultural heritage value and interest.

Description of Property

54 Bond Street contains a large brick dwelling on a well treed lot. The property is located on the north side of the street.

Legal Description:

TOWN PLAN LOT 19 NORTH BOND;ST TOWN PLAN PT LOT 19 S
OF;FRANCIS ST W

PIN: 63223-0019

REASON FOR DESIGNATION

Architectural Design or Physical Value:

The house is a unique representation of the Queen Anne Revival style of architecture and it is rare to find one in such well-maintained condition. The residence has many of the original features that were established when the house was built in 1871. The residence maintains the tall chimneys and turreted tower that were part of the original structure. A pillared verandah was a later addition to the front and east sides of the house but is authentically aligned with the Queen Anne Revival style of the residence. All of the home's features reflect the Queen Anne Revival style of architecture and contribute to the physical value of the building.

ATTRIBUTES TO BE CONSERVED:

- The two storey bay frontispiece located on the south west side of the dwelling
- The turreted tower
- The wrap around verandah with supporting by pairs Romanesque columns in a style reflective of the Queen Anne Revival
- The foundation of the home containing ashlar stone
- Two rectangular bricked chimneys
- The stained glass arched window in the bay and the stained glass transom in the side bay windows
- The stone archway leading to the front door
- Original windows including double-hung 4 by 4 windows on both the first and second storeys with decorative stained glass transoms on the second storey and window shutters on both storeys
- The transom window over the front door