

**The Corporation of the City of Kawartha Lakes**  
**Kawartha Lakes Municipal Heritage Committee Report**  
**Report Number KLMHC2020-05**

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**Meeting Date:** February 6, 2020

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

**Description:** Review of proposed Old Mill Heritage Conservation District study boundaries

**Ward Number:** 5 and 7

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

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**Recommendation(s):**

**That** Report KLMHC2020-05, **Proposed Old Mill Heritage Conservation District Study**, be received;

**That** the Municipal Heritage Committee recommends the commencement of a heritage conservation district study in the Old Mill area of Lindsay;

**That** the Municipal Heritage Committee endorse Boundary Alternative 1 as the boundary for the proposed heritage conservation district study; and

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

## **Background:**

In August 2019, representatives from the Old Mill neighbourhood in Lindsay requested staff investigate the possibility of designating the area a heritage conservation district under Part V of the *Ontario Heritage Act* because of the area's historic significance in Lindsay and its intact landscape of historic homes. Section 40, subsection 1 of the *Act* states that:

- (1) The council of a municipality may undertake a study of any area of the municipality for the purpose of designating one or more heritage conservation districts.

A neighbourhood representative made a deputation to the Municipal Heritage Committee at its meeting of October 3, 2019. The deputant proposed that a heritage conservation district study be undertaken in the Old Mill area and that the study area include the entirety of the original Purdy Land Tract which was originally comprised of Lots 20 and 21 in Concession 6 in the Township of Ops and now forms part of Lindsay. At its meeting, the Municipal Heritage Committee adopted the following resolution:

### **KLMHC2019-33**

**Moved By** R. Macklem

**Seconded By** A. Adare

That the Kawartha Lakes Municipal Heritage Committee recommends to Council that a Heritage Conservation District study be undertaken of the Old Mill neighbourhood in Lindsay with study boundaries consisting of the original Purdy Land Tract.

**Carried**

Staff undertook some additional research to determine the feasibility of the full extent of area proposed for study in the Committee's resolution. It was found that a significant portion of this area was not clearly suitable for HCD designation because it was developed in the mid- to late-twentieth century and does not have historic continuity with the nineteenth century core of the proposed study area. Staff are advising that the study area be reduced to exclude portions of the Purdy Land tract.

This report addresses that purpose and also provides updates on the HCD study process.

## **Rationale:**

The area proposed by the deputant in October 2019 includes the entirety of the Purdy Land Grant which encompassed the portion of Lindsay bounded by

Lindsay Street in the west, Colborne Street East in the north, County Road 36/Verulam Road in the east and Durham Street East/Parkside Drive in the south. A map of this area is attached as Appendix A.

This area represents a significant portion of the eastern side of the town of Lindsay. Staff undertook preliminary study to examine the breadth of historic properties in this area. Upon examination, it was clear that a large section of this area, particularly east of St. David Street, was not suitable for designation as part of a historic district centered on the nineteenth-century historic mill area because it was comprised primarily of mid-twentieth century houses. In order to reduce the scope of the study, it is proposed that the boundary area be reduced to exclude portions of the original proposed study area to remove streets and neighbourhoods from the scope of the study which are clearly not part of the nineteenth and early twentieth century historic landscape that the study will examine.

There are two proposed alternative study area boundaries. Boundary Alternative 1 encompassed an area south and west of the Scugog River and excludes all properties on the other side of the river. Boundary Alternative 2 includes properties on the north side of the river to St. David Street. North of the river, this is where the bulk of the historic properties in this area are located. It also includes the properties on the west side of Lindsay Street North between the street and the river.

Both options for revised boundaries for the proposed Heritage Conservation District Study present a significant decrease in the number of properties included which will make the study more manageable and achievable within a reasonable timeframe. The full extent of the Purdy Land Tract, and including the properties on the west side of Lindsay Street North, includes 1378 properties. Boundary Alternative 1 contains 449 properties while Boundary Alternative 2 contains 862 properties.

Staff consider Boundary Alternative 1 to be the most realistic and appropriate option. This area is a distinct neighbourhood in Lindsay which is physically separated from the rest of the proposed study area by the Scugog River. While there are many historic properties on the north side of the river, they likely do not have the historic cohesion with the southern neighbourhood and could be considered in the future as a separate district. The study area is also small enough that a study is achievable in a realistic amount of time. Similarly, in 2018, the neighbourhood made a delegation to Council which requested that a heritage conservation district study be undertaken only for the area outlined in Boundary Alternative 1.

### **Update on the HCD Study Process**

Staff have undertaken preliminary research on the proposed heritage conservation district study area and developed the alternative boundaries for the

Committee to consider. Once the Committee has considered and approved a study boundary, the proposed study will be presented to Council for endorsement. Council must endorse the proposed study for the study to begin.

### **Other Alternatives Considered:**

The Heritage Committee could endorse Boundary Alternative 2 as the proposed study area. This boundary has the advantage of including more historic properties. However, it makes the study area significantly more cumbersome. Also, the area north of the river forms a separate historic landscape from the area south of the river and, while it has its own merits as a potential area for study, is likely not appropriate as part of an eventual district which includes the area south of the river.

### **Financial/Operation Impacts:**

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

### **Consultations:**

N/A

### **Attachments:**

#### **Appendix A – Proposed Initial Study Boundary**



Appendix A  
Proposed Initial Stu

#### **Appendix B – Boundary Alternative 1**



Appendix B  
Boundary Alternativ

#### **Appendix B – Boundary Alternative 2**



Appendix C  
Boundary Alternativ

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