

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2020-XXX**

### **A By-law to Amend By-Law 2010-093, being a By-law to Designate 121 King Street, Woodville, “Stoddart House”**

#### **Recitals**

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property’s cultural heritage value, or to make it consistent with the requirements of the Act.
2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.
3. No objection to the proposed amendment has been served on the Clerk of the Municipality.
4. An amendment is required to clarify the statement of cultural heritage value for the property located at 121 King Street and make the by-law consistent with the requirements of the Act.
5. These changes require an amendment to the original by-law.

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

#### **Section 1.00: Definitions and Interpretation**

- 1.01 **Definitions:** All defined terms in the amending By-law take their meaning from By-law 2010-093 of the City of Kawartha Lakes.
- 1.02 **Interpretation Rules:**
  - (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
  - (b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.
- 1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.
- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

## **Section 2.00: Amendments**

2.01 **Amendments to Schedule A:** Schedule A of By-law 2010-093 shall be deleted and substituted for Schedule A attached to this By-law.

2.02 **Amendments to Schedule B:** Schedule B of By-law 2010-093 shall be deleted from the By-law.

## **Section 3.00: Administration and Effective Date**

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

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

By-law read a first, second and third time, and finally passed, this XXX day of XXX, 2020.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

## **Schedule 'A' to By-law 2020-XXX**

Being a By-law to Amend By-law 2010-093 Being a By-law to Designate 121 King Street, Woodville, "Stoddart House"

### **Property**

121 King Street, Woodville

### **Legal Description**

PLAN 119 LOTS 13 & 14

PIN# 63180-0134

### **Statement of Cultural Heritage Value**

Traditionally known as the "Stoddart House", this house was built in the 1870s by Dr. Grant with solid brick exterior walls on field stone foundation. It is an excellent and representative example of a Victorian residential building and is currently in original condition. The house is one of the oldest and most ornate Victorian homes in Woodville. The house features a Queen Anne Revival style wrap-around verandah on three sides which contains decorative brackets, gingerbread trims and railings, and slats of gingerbread trim between posts and brackets that are characteristic of the Queen Anne revival style. Two sets of ornate stained glass windows decorate the two storeys of the front façade of the home. The property has historical significance because of its associations with the Stoddart family and their businesses within the community of Woodville and in Victoria County. The Stoddart family has operated funeral establishments in the area in 1858 and, after the construction of the house, ran a cabinet making and funeral business from this building. They continue to operate their funeral business in the county from a different location. The property also has contextual significance as part of the historic landscape of King Street in Woodville.

### **Heritage Attributes**

- One and a half storey construction
- Gable roof
- Red brick construction
- Wrap around porch with decorative woodwork including:
  - Chamfered columns
  - Brackets
  - Spindlework
- Fenestration including:
  - Stained glass
  - Transoms
  - Rounded windows
  - Buff brick voussoirs
- Buff brick quoins
- Decorative bargeboard in the centre gable
- Symmetrical massing