

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2010 - 091

A BY-LAW TO DESIGNATE 145 KING STREET, KNOWN AS “QUALITY HILL HOUSE”, WOODVILLE

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 145 King Street, Woodville, now in the 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 Municipality.
4. Reasons for Designation are set forth in Schedule “B”.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2010-091.

Section 1.00: Definitions and Interpretation

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

- (a) **“By-law”** means this by-law, as it may be amended from time to time. The Recitals to, and the Schedules attached to this By-law are considered integral parts of it.
- (b) **“City”** means The Corporation of the City of Kawartha Lakes.
- (c) **“Clerk”** means the person within the administration of the City which fulfils the function of the City Clerk as required by the Municipal Act 2001 S. O. c.25.
- (d) **“Council”** means the municipal council for the City.
- (e) **“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;
- (f) **“Heritage Victoria”** means the municipal heritage committee established by By-law 2002-49 pursuant to the Ontario Heritage Act.
- (g) **“Foundation”** means the Ontario Heritage Foundation;
- (h) **“Property”** means property as set out in Section 2.01.

1.02 **Interpretation Rules**:

- (a) Wherever this By-law refers to a person or thing with reference to gender or the gender neutral, the intention is to read the By-law with the gender applicable to the circumstances.
- (b) References to items in the plural include the singular, as applicable.
- (c) The word “include” is not to be read as limiting the phrases or descriptions that precede it.

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

- 2.01 145 King Street, Woodville, now in the 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 Municipality 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 Foundation, and to cause notice of the passing of this by-law to be published in the newspaper.

Section 3.00: Administration and Effective Date

- 3.01 **Administration:** 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 25th day of May, 2010.

Mayor

Clerk

SCHEDULE 'A' TO BY-LAW 2010-091

BEING A BY-LAW TO DESIGNATE 145 KING STREET, WOODVILLE, SITUATED ON PLAN 119, PT BLK B, GEOGRAPHIC TOWNSHIP OF WOODVILLE NOW IN THE CITY OF KAWARTHA LAKES, AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

THE LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

145 King Street, Woodville – PIN 63180-0097(LT) PT BLK B S OF KING ST PL 119 AS IN R447923; KAWARTHA LAKES

SCHEDULE 'B' TO BY-LAW 2010-091

BEING A BY-LAW TO DESIGNATE, 145 KING STREET, WOODVILLE, AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

Description of Property

145 King Street, Woodville, is located on the south side of King Street in Woodville, now in the City of Kawartha Lakes.

Statement of Cultural Heritage Value or Interest

Morrison House in Woodville, known as Quality Hill House was built in 1867. The plans for the house came from Scotland and it is considered such a fine edifice that a drawing of it appeared in the 1881 Victoria County Atlas. The "Honourable John Morrison" built this house. He was instrumental in changing the name of the village from what was then known as Irish Corners to Woodville. Mr. Morrison officiated as Reeve of Eldon during 1860-61. In 1870, a Minister of Parliament from Scotland gave out the land grants in the drawing room of this house to many of the Scottish immigrants.

Description of Heritage Attributes

- Complete exterior of house, including Victorian gingerbread trim which is original to the house. The soffits are wide planks of pine, tongue and groove, and cover the full length of the house.
- All exterior wooden windows, shutters, transom lights and sidelights around front entrance are to be preserved. The sunroom windows are not designated.
- Main Jacobean staircase banister.
- Three faux marble fireplace mantles in the library, dining room and drawing room.
- Medallion on the drawing room ceiling. The medallion was designed by Robert Adam who was an architect from the 18th century. This style was copied in Europe and brought over from Scotland to America in around 1867.
- Vaulted door frames
- Large round window at the top of the staircase landing.
- Exterior stone work. They are large square-cut Ashlar field stones.
- Chamfered brickwork around windows.
- Maid's back staircase is preserved and original and is enclosed.
- Original glass in windows are unique and therefore receive honourable mention, however, the original glass is not designated.