



## Committee of the Whole Report

Report Number ED2020-025

---

**Meeting Date:** November 3, 2020

**Title:** Proposed Designation of 28 Boyd Street, Bobcaygeon

**Description:** Proposed designation of the dry stone wall located at 28 Boyd Street, Bobcaygeon

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

---

### Recommendation(s):

**That** Report ED2020-025, **Proposed Designation of 28 Boyd Street, Bobcaygeon**, be received;

**That** the Municipal Heritage Committee's recommendation to designate 28 Boyd Street under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest be endorsed;

**That** staff be authorized to proceed with the process to designate the subject property under Part IV of the Ontario Heritage Act, including the preparation and circulation of a Notice of Intention to Designate, and preparation of the designating by-law;

**That** a designating by-law be brought forward to Council at the next Regular Council Meeting following the end of the notice period; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

At its meeting of September 10, 2020, the Kawartha Lakes Municipal Heritage Committee adopted the following resolution:

### **KLMHC2020-35**

**Moved By** I. McKechnie

**Seconded By** Councillor Ashmore

**That** Report KLMHC2020-15, **Designation of 28 Boyd Street, Bobcaygeon**, be received;

**That** the designation of the property known municipally as 28 Boyd Street, Bobcaygeon be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

**Carried**

This report addresses that direction.

28 Boyd Street is located in Bobcaygeon at the intersection of Boyd Street and County Road 36. The property currently contains a modern long term care facility (Case Manor Care Community) and a nineteenth century dry-stone wall which was constructed as part of the landscaping for Edgewood, the estate home which once stood on the site. The dry stone wall is an important historic structure in Bobcaygeon but, in recent years, has fallen into disrepair due to a lack of maintenance, general aging, and the theft of stones from the wall. Recently, local organization Environmental Action Bobcaygeon (EAB) has spearheaded efforts to restore the wall through securing funding, working with Case Manor Community Care, and bringing the wall to the attention of City staff and the Municipal Heritage Committee. The goal of the organization is to restore the wall to ensure that it remains a local landmark and, as part of that effort, requested that the wall be designated under Part IV of the Ontario Heritage Act. The designation of the wall is intended to ensure its long term preservation after its restoration.

Staff and representatives from EAB have consulted with representatives from Sienna Senior Living, the corporation which owns and operates Case Manor Care Community, regarding the proposed heritage designation and restoration of the wall on the property. Originally, Sienna Senior Living had proposed the demolition of the wall, not as a preferred option, but as the most cost effective one due to the estimates they had received for restoring it. Estimates gathered by EAB from other sources, as well as buy in from community members and local businesses, have significantly decreased the cost of this project and made it feasible to undertake the restoration. Given that this project is now financially

feasible, Sienna Senior Living is supportive of local efforts to restore the wall and of its designation.

While the designation of the property would apply to the entire parcel, the long term care facility itself is a modern building and would not be identified as one of the heritage attributes of the property. The designation of the property would only apply to the dry stone wall itself and would not impact the operations of the modern care facility.

Section 29 of the Ontario Heritage Act provides that, upon consultation with its municipal heritage committee, and after serving a Notice of Intention to Designate pursuant to the requirements of the Act, 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 if it fulfils the criteria for designation under the Act, as identified in Ontario Regulation 9/06. Both staff and the Kawartha Lakes Municipal Heritage Committee are satisfied that the subject property fulfils the criteria for designation set out under Ontario Regulation 9/06.

### **Rationale:**

Ontario Regulation 9/06 identifies the criteria for determining the cultural heritage value of a property. Under this regulation, a property may be designated under Part IV, s.29 of the Ontario Heritage Act if it meets at least one of the following criteria:

1. The property has design value or physical value because it:
  - a. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - b. displays a high degree of craftsmanship or artistic merit, or
  - c. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:
  - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - c. demonstrates the work of an architect, artist, builder, designer or theorist who is significant to the community.
3. The property has contextual value because it:
  - a. is important in defining, maintaining or supporting the character of the area,
  - b. is physically, functionally, visually or historically linked to its surroundings, or
  - c. is a landmark.

28 Boyd Street fulfils multiple criteria under Ontario Regulation 9/06 and is therefore eligible for designation under Part IV of the Act. A heritage evaluation report has been prepared for this property which outlines its significance and demonstrates which criteria it fulfils. This report is attached as Appendix A. A statement of significance for the property as required by the Act, which summarized the property's cultural heritage value and reasons for designation, can be found below.

### **28 Boyd Street, Bobcaygeon (Boyd Dry Stone Wall) Statement of Significance**

28 Boyd Street has cultural heritage value as an excellent and unique example of a late nineteenth century dry stone wall. Dry stone wall construction, which has been identified by UNESCO as intangible cultural heritage of global value, was used in some areas of Kawartha Lakes to construct farm and retaining walls in the late nineteenth century and the wall at 28 Boyd Street is an excellent, well-known example that still survives in a significant form. It demonstrates a high degree of technical merit through its successful use of this construction method. Constructed around 1890 for W.T.C. Boyd, the son of lumber baron Mossom Boyd, as part of the landscaping of his Edgewood estate which once stood on this location, the property yields information about the Boyds and their influence on the key economic sectors in the village. It also yields information regarding the evolution of landscape design, particularly with regard to estates for wealthy business people, in Canada during this period which often emphasized local landscape elements and the picturesque. It is a landmark structure in Bobcaygeon and is recognized throughout the community as an important historic structure.

### **Other Alternatives Considered:**

There are no recommended alternatives.

### **Alignment to Strategic Priorities**

The designation of property under Part IV of the Ontario Heritage Act supports the following goals from the Council adopted Strategic Plan:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life

The identification and protection of heritage assets in the community through designation promotes and exceptional quality of life by supporting and promoting arts, culture and heritage within the municipality. Designation provides long term protection and management for key heritage resources in the municipality and recognizes their importance to the community.

The protection of heritage resources in the municipality also assists in the growth of the local economy in general by identifying, protecting, and celebrating places

where people want to live, work and visit. It encourages investment in local communities by ensuring and promoting attractive places for residents and businesses to be. It also has a direct impact on developing local tourism through the preservation of sites and landscapes that visitors are interested in experiencing.

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

There will be advertising costs associated with the statutory notices required under the Ontario Heritage Act which are covered by the existing Heritage Planning budget.

### **Consultations:**

Municipal Heritage Committee

### **Attachments:**

Appendix A – Heritage Evaluation Report: 28 Boyd Street



Appendix A Heritage  
Evaluation Report 28 |

**Department Head E-Mail:** [cmarshall@kawarthalakes.ca](mailto:cmarshall@kawarthalakes.ca)

**Department Head:** Chris Marshall, Director of Development Services