

The Corporation of the City of Kawartha Lakes

By-Law 2022-XXX

A By-law to Amend By-Law 2018-144, being a By-law Repeal and Replace By-Law 2010-090 Being a By-Law to Designate 746 Janetville Road, Janetville in the City of Kawartha Lakes as being of Cultural Heritage Value and Interest

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 746 Janetville Road in the Geographic Township of Manvers 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 2022-XXX.

Section 1.00: Definitions and Interpretation

- 1.01 **Definitions:** All defined terms in the amending By-law take their meaning from By-law 2018-144 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 2018-144 shall be deleted and substituted for Schedule A attached to this 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 thirty (30) days after the publication of the notice of designation in a newspaper with general circulation in the municipality.

By-law read a first, second and third time, and finally passed, this XXX day of XXX, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law 2022-XXX
Being a By-law to Amend By-law 2018-144 Being a By-law to Designate 746
Janetville Road

Section 1: Description of Property

746 Janetville Road, Geographic Township of Manvers

Section 2: Location of Property

Located on the east side of Janetville Road south of the intersection of Janetville Road and Golf Course Road

Section 3: Legal Description and PIN

(LT) PT LT 6 CON 13 MANVERS AS IN MV27915 EXCEPT PT 4, 9R2202;
KAWARTHA LAKES

PIN: 63262-0188

Section 4: Location of Heritage Features

The primary heritage feature of the property, the house, is located on the west side of the parcel facing south. The barn is located to the east of the house.

Section 5: Statement of Reasons for Designation

Design and Physical Value

746 Janetville Road has design and physical value as an excellent and unique example of an Italianate residential property in rural Kawartha Lakes. Constructed in 1880, the house displays the key characteristics of the mid-nineteenth century Italianate style executed to a high degree of detail and with exceptional craftsmanship. These details include: the five-bay massing with hipped roof and central entrance; the centre hall plan; the projecting frontispiece with a two-and-a-half storey porch; windows with hood moulds and shutters; brackets; and elaborate decorative woodwork. The interior also displays a high degree of craftsmanship through a variety of retained elements including: plaster medallions and brackets; the parquet flooring on the main floor; the coffered ceiling in the library; and Jacobean-style staircase.

Historical and Associative Value

746 Janetville Road has historical and associative value in its associations with the development of Janetville in the late nineteenth century and with its first occupant, Dr. John McAlpine. McAlpine had the house constructed in 1880 when he was the resident doctor in the village, a role he occupied between 1878 and 1884 before moving to Lindsay. He constructed the house in anticipation of the arrival of the Lindsay, Bobcaygeon and Pontypool railway in Janetville in the early 1880s and the predicted boom in the village, which never materialized when the line was rerouted to Viewlake. The property yields information about the development of Janetville in the late nineteenth century and the anticipation brought about by the construction and expansion of railways throughout Kawartha Lakes during this period. The property also yields information about the

medical profession in the community as the house was occupied by a series of doctors in the late nineteenth century, after McAlpine's departure.

Contextual Value

746 Janetville Road has contextual value as a landmark property in both Janetville and Manvers Township. The property is well-known in the community and surrounding area for its size, history and prominent location along Janetville Road. The property helps maintain and support the historic and small-town character of the community.

Section 6: Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Features

The architectural features of this property all exemplify this property as a unique example of Italianate residential architecture as executed in a rural Ontario community in the late nineteenth century. The front façade and its associated elements demonstrate a high degree of craftsmanship in their execution.

Exterior Elements:

- Two-and-a-half storey buff brick construction
- Five-bay massing
- Stone foundation
- Hipped roof including:
 - Wide eaves
 - Soffits and fascia
 - Brackets
- Projecting frontispiece including:
 - Central entrance with double doors, hardware, and moulded surround
 - Two-and-a-half-storey porch with enclosed second-storey sunroom
 - Chamfered columns
 - Brackets
 - Cornice
 - Decorative woodwork
 - Rounded sash windows
 - Fixed pane windows
- Two-storey side porch including:
 - Chamfered columns
 - Brackets
 - Upper and lower storey doors

- Fenestration including:
 - Rounded sash windows
 - Stone lug sills
 - Brick hood moulds
 - Shutters
 - Dormer windows
- One-storey bay
- Double chimneys
- Raised brickwork and pilasters
- Barn

Interior Elements:

- Parquet flooring
- Coloured glass in the foyer
- Decorative plasterwork including:
 - Ceiling medallions
 - Corbels
- Arches
- Jacobean staircase and associated woodwork
- Decorative balustrade
- Trim and moulding
- Interior doors including:
 - Surrounds
 - Transom windows
- Decorative radiator covers
- Fireplaces
- Coffered library ceiling
- Coal chutes
- Maid's quarters in the attic

Historical and Associative Features

The historical features of this property yields information on the history of Janetville in the late nineteenth century and its first occupant, Dr. John McAlpine.

- Relationship to Dr. John McAlpine and subsequent doctors who lived in the house
- Basement features including:
 - Stone slab
 - Brick cold storage room
- Coat rack in the attic

Contextual Features

The contextual features of this property help define it as a local landmark in Janetville.

- Views from the house to Janetville Road and surrounding properties
- Views of the house from Janetville Road and surrounding properties
- Location of the property at the north side of Janetville
- Setting of the house in large landscaped grounds