

The Corporation of the City of Kawartha Lakes

By-Law 2022-XXX

A By-law to Designate 6697 Highway 35, Geographic Township of Bexley in the City of Kawartha Lakes

A By-law to designate 6697 Highway 35 in the Geographic Township of Bexley in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

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 to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.
2. A Notice of Intention to Designate 6697 Highway 35, Geographic Township of Bexley 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 City.
4. Council has consulted with its Municipal Heritage Committee.
5. Reasons for Designation are set forth in Schedule A.

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:** In this by-law,

“alter” means to change in any manner and includes to restore, renovate, repair, erect, demolish, and disturb; and **“alteration”** and **“altering”** have corresponding meanings;

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“City Clerk” means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City;

“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;

“Municipal Heritage Committee” means the Kawartha Lakes Municipal Heritage Committee which makes recommendations to Council and is established under Section 28 of the Ontario Heritage Act;

“Ontario Heritage Act” or **“the Act”** means the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended or any successor thereof;

“Property” means property as set out in Section 2.01.

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: Designation of Property

2.01 6697 Highway 35, Geographic Township of Bexley is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations that may be deemed necessary for the efficient use of the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the 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 Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

3.01 Enforcement: This by-law may be enforced by every municipal law enforcement officer and police officer.

3.02 Offence and Penalty: It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with the provisions of the Provincial Offences Act, the Ontario Heritage Act and to any other applicable penalty.

Section 4.00: Administration and Effective Date

- 4.01 **Administration of the By-law:** The Director of Development Services is responsible for the administration of this by-law.
- 4.02 **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, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-law 2022-XXX

Being a By-law to designate 6697 Highway 35, Geographic Township of Bexley in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

6697 Highway 35, Geographic Township of Bexley

Section 2: Location of Property

Located on the west side of Highway 35 to the south of County Road 48 (Portage Road).

Section 3: Legal Description and PIN

PT LT 15 GULL RIVER RANGE BEXLEY; PT LT 16 GULL RIVER RANGE BEXLEY; PT LT 17 GULL RIVER RANGE BEXLEY; PT LT 18 GULL RIVER RANGE BEXLEY PT 1, 57R7569, PT 1&2, RD176, PT 10, RD 16 SRO & PT 1&2, 57R7334 EXCEPT PT 4&6, 57R554; S/T R317044 & A56834; KAWARTHA LAKES

PIN: 63117-0388 (LT)

Section 4: Location of Heritage Features

The primary heritage feature of the property, the former train station, is located on the north side of the property facing south.

Section 5: Statement of Reasons for Designation

Design and Physical Value

6697 Highway 35 has design and physical value as a representative example of a rural railway station in turn of the century Ontario constructed by the Grand Trunk Railway to their standardized corporate plan. Using elements borrowed from the Queen Anne style, such as decorative shingles, brackets, and asymmetrical massing, the style is demonstrative of the romantic and picturesque styles preferred by the Grand Trunk Railway for their rural and small town stations in the early years of the twentieth century. The property is also a rare surviving example of a railway station in Kawartha Lakes where the majority of both urban and rural railway stations have been demolished.

Historical and Associative Value

6697 Highway 35 has historical and associative value as the former train station for Coboconk which had a major impact on the town's economic and demographic growth beginning the 1870s when the line arrived in the community. The property yields information regarding the railway in Coboconk and its role in the development of the community where it helped facilitated the lumber boom of the late nineteenth century as well as the shift in the economy in the early twentieth century with the development of the cottage country tourist industry which continues to be an important economic driver in the community today. Both the lumber and tourism industries were vital to the evolution of the community

and the station, as the primary extant feature from the railway period, provides information on the role of the railway in their establishment and growth.

Contextual Value

6697 Highway 35 has contextual value as an local landmark in Coboconk and the surrounding area, as well as part of the surviving historic landscape of the village. The property is an important community landmark from its original constructed as the train station in the village to its evolution to community centre and planned redevelopment. The property is historically related to the wider historic landscape of Coboconk dating from the mid-nineteenth century and supports the historic small town character of the community. It has wider significance as part of the broader railway landscape in the northern part of Kawartha Lakes where it has historic connections to other extant stations, infrastructure and engineering works.

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 Attributes

The following attributes support the value of the station as a representative example of a rural standard plan Grand Trunk Railway station from the early twentieth century.

- One-storey construction with two-storey wing
- Frame construction
- Asymmetrical massing
- Hipped and gable roofs
- Varied wooden cladding including:
 - Board and batten
 - Beadboard
 - Weatherboard
- Operator's bay including:
- Fenestration including:
- Entrances including:
- Freight and baggage doors
- "Coboconk" signage

Historical and Associative Attributes

The following attributes support the value of the property as a railway station and its importance to the growth of the local community.

- Former use as a railway station
- Relationship to surviving industrial and historic structures in the community
- Relationship to the history of the railway, the lumber industry and tourism

Contextual Attributes

The following attributes support the value of the property as a local landmark, contributing feature to the small town character of Coboconk and as part of the wider railway landscape regionally.

- Prominent location in Legion Park
- Views of the community and surrounding area from the train station
- Views of the train station from Portage Road and Highway 35
- Relationship to other railway infrastructure in the surrounding area