

# The Corporation of the City of Kawartha Lakes

## By-Law 2022-XXX

### A By-law to Amend By-Law 2018-141, being a By-law Repeal and Replace Town of Lindsay By-Law 1984-26 Being a By-Law to Designate 17 Sussex Street North, Lindsay 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 17 Sussex Street North in the Town of Lindsay 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 2018-141 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 2018-141 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.

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Doug Elmslie, Mayor

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Cathie Ritchie, City Clerk

**Schedule 'A' to By-law 2022-XXX**  
Being a By-law to Amend By-law 2018-141 Being a By-law to Designate 17  
Sussex Street North

**Section 1: Description of Property**

17 Sussex Street North, Town of Lindsay

**Section 2: Location of Property**

Located on the west side of Sussex Street North to the north of the intersection of Sussex Street North and Peel Street

**Section 3: Legal Description and PIN**

TOWN PLAN PT LOT 17 N PEEL;ST

PIN: 63223-0127

**Section 4: Location of Heritage Features**

The primary heritage feature of the property, the house, is located on the east side of the parcel facing Sussex Street North.

**Section 5: Statement of Reasons for Designation**

**Design and Physical Value**

17 Sussex Street North has design and physical value as a representative example of an English cottage style residence in Lindsay. Constructed around 1935, the house displays the key characteristics of this style which was popular in the early decades of the twentieth century as a subtype of the Tudor Revival style which drew on historic English domestic architecture for inspiration. Key characteristics include its steeply pitched cross gabled roof, asymmetrical massing, multi-coloured bricks, wide chimney, and leaded glass windows.

**Historical and Associative Value**

17 Sussex Street north has historical and associative value in its associations with Ontario Premier Leslie Misco Campbell Frost. The house was constructed around 1935 and was purchased by Frost in 1941 who lived in the property with his wife Gertrude until his death in 1973. Frost, often nicknamed "Old Man Ontario", served as the Conservative MPP for Victoria from 1937 to 1963 and as Premier from 1949 to 1961. His influence in mid-century Ontario politics was significant and far reaching, with his government overseeing a significant expansion in government investment in public services and infrastructure throughout the province, particularly with regard to post-secondary education.

**Contextual Value**

17 Sussex Street North has contextual value as part of the historic residential landscape of Sussex Street North, as well as in the wider surrounding neighbourhood. The area in which the property is located in comprised primarily of single family residential properties of approximately one to two storeys in a range of late nineteenth and early twentieth century styles. 17 Sussex Street

North fits within this pattern of development and supports the overall character of the local neighbourhood.

## **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 representative example of an English cottage style residence as executed in Ontario in the early twentieth century.

- One-and-a-half storey brick construction
- Three-toned brick
- Steeply pitched cross-gable roof including:
  - Soffits and fascia
  - Exposed beams
  - Flared front gable
- Fenestration including:
  - Leaded glass windows
  - Sash windows
  - Vertical brick lintels
  - Sills
- Front entrance including:
  - Solid wood front door
- Side entrance including:
  - Bracketed overhang
- Wide chimney
- Shingled dormers

### **Historical and Associative Features**

The historical features of this property yields information regarding Ontario Premier Leslie M. Frost who occupied the house between 1941 and 1973.

- Relationship to Premier Leslie Frost

### **Contextual Features**

The contextual features of this property support the value of the house as a contributing property to the historic residential landscape of Sussex Street North.

- Views from the house along Sussex Street North and surrounding properties

- Views of the house from Sussex Street North and surrounding properties
- Setting of the house on a landscaped urban lot