



Municipal Heritage Committee Report

Report Number: KLMHC2023-059

Meeting Date: September 7, 2023

Title: **Proposed Heritage Designation of 1473 Highway 7A, Geographic Township of Manvers**

Description: Proposed heritage designation of 1473 Highway 7A (Bethany General Store) under Part IV of the Ontario Heritage Act

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

Recommendations:

That Report KLMHC2023-59, **Proposed Heritage Designation of 1473 Highway 7A, Geographic Township of Manvers**, be received;

That the designation of the properties known municipally as 1473 Highway 7A be endorsed; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff.

Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

1473 Highway 7A, also known as the Bethany General Store, was constructed in 1859 and is a historic false façade commercial building in Bethany. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023.

1473 Highway 7A has been prioritized as an important small-town commercial building that is both an integral aspect of the historic streetscape of Bethany and a local landmark. It has a high degree of architectural and historical value in the hamlet. This property was identified by the Municipal Heritage Committee as a priority property. Staff have undertaken a site visit to and heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provides the background information regarding the cultural heritage value of the property.

Rationale:

1473 Highway 7A has cultural heritage value as a representative, but rare, example of a false façade commercial building in Kawartha Lakes. Constructed in 1859 by local businessman Alfred Ryley as a general store, the property displays typical characteristics of this style of commercial architecture including the two-storey false façade and ground floor storefront with entrance porch. The majority of buildings of this type were replaced in the late nineteenth century with brick Italianate buildings and

few remain in Kawartha Lakes. The property has direct historical associations with the development of Bethany as a population centre in Manvers Township after the arrival of the railway in 1856 as well as with Ryley himself, a prominent local businessman who also served for 45 years as the clerk of Manvers Township in the years immediately after the creation of the local municipal government. It is a defining feature of the commercial streetscape of the Highway 7A corridor through Bethany, as well as a longstanding local landmark for its continuous use as a general store since 1859.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes is attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with this application which are covered by the existing Heritage Planning budget.

Consultations:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 1473 Highway 7A



Adobe Acrobat
Document

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services