

The Corporation of the City of Kawartha Lakes

By-Law 2024-XXX

A By-law to Designate 130-132 William Street North, Town of Lindsay in the City of Kawartha Lakes

A By-law to designate 130-132 William Street North in the Town of Lindsay 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 130-132 William Street North, Town of Lindsay 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 2024-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

2.01 130-132 William Street North, Town of Lindsay 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 30th day of January, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-law 2024-XXX

Being a By-law to designate 130-132 William Street North, Town of Lindsay in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

130-132 William Street North, Town of Lindsay

Section 2: Location of Property

Located on the east side of William Street North at the intersection of William Street North and Francis Street.

Section 3: Legal Description

PT LT 5 N/S FRANCIS ST PL TOWN PLOT PT 1 57R2208; CITY OF KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the historic commercial block located on the southwest corner of the property.

Section 5: Statement of Reasons for Designation

Design and Physical Value

130-132 William Street North has cultural heritage value as a representative, but late, example of an Italianate commercial building in Lindsay. Originally constructed prior to 1908 as a one storey building and enlarged, likely in the early 1910s with a second storey, the building includes a range of features typical of a commercial building of this type which include its flat roof, ornate cornice brick work and pilasters. This architectural style was the most popular style for urban commercial architecture throughout the late nineteenth and early twentieth century and the subject property is a representative example of a detached structure of this type. It is also unique as also unique as a surviving industrial office building in Lindsay, at a time when most administrative offices integrated into larger industrial complexes and no longer survive with the departing of those industries from Lindsay throughout the twentieth century.

Historical and Associative Value

130-132 William Street North has historical and associative value as the former Carew Lumber Company Office. The building served as the administrative office for the Carew Lumber Company during the early years of the twentieth century when the company was one of Lindsay's largest employers and a major economic driver. As its administrative office, the property has direct historical associations with this The property yields information on the lumber industry in Kawartha Lakes around the turn of the twentieth century when it was the largest sector of the regional economy and a key factor in the economic development of the region. The majority of the company's complex, which once stood to the northeast of this site, is no longer extant and the subject property is the remaining built feature from this major industrial site. The site holds additional historical value in its direct historical association with John Carew and, more

broadly, the Carew family on a personal level. In addition to his business activities, Carew served as the Member of Provincial Parliament for Victoria North and the family as a whole was a significant family in late nineteenth and early twentieth century Lindsay.

Contextual Value

130-132 William Street North has contextual value as a contributing feature to the historic landscape of William Street North which contains a range of late nineteenth and early twentieth century properties. The property is of a similar size, massing and age to its surroundings and contributes to the overall mature and developed character of the surrounding area. The property is historically linked to its surroundings as part of the turn of the century development of this area of Lindsay which includes a wide array of properties constructed in the late nineteenth and early twentieth centuries. The property is also linked historically and functionally to the nearby Scugog River which was integral for the operations of lumber company and the wider lumber processing landscape of late nineteenth and early twentieth century Lindsay.

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 design and physical attributes support the value of the property as a representative example of early twentieth century Italianate commercial architecture and a rare example of a surviving industrial office building.

- Two storey red brick construction
- Flat roof
- Stone foundation
- Pilasters
- Corbelling
- Coursing
- Corner entrance including:
 - Stairs
 - Single door
 - Concrete lintel
- Fenestration including:

- Ground floor picture windows
- Upper and ground floor sash windows
- Concrete lintels and lug sills

Historical and Associative Attributes

The historical and associative attributes support the value of the property as the former office of the John Carew Lumber Company and its association with the lumber industry in Lindsay.

- Association with the lumber industry in Lindsay
- Association with John Carew and the John Carew Lumber Company
- Use as an office
- Proximity to the Scugog River

Contextual Attributes

The contextual attributes support the value of the property as a contributing feature to the evolved landscape of the surrounding mature neighbourhood and its specific historical connections to nearby heritage resources.

- Location at and orientation towards the intersection of William Street North and Francis Street
- Views of William Street North, Francis Street and the Scugog River from the property
- Views of the property from William Street North, Francis Street, and the Scugog River
- Construction to the sidewalk
- Proximity to and relationship with the Scugog River
- Proximity to and relationship with 155 William Street North