

The Corporation of the City of Kawartha Lakes

By-Law 2024-XXX

A By-law to Designate 1475 Highway 7A, Geographic Township of Manvers in the City of Kawartha Lakes

A By-law to designate 1475 Highway 7A in the Geographic Township of Manvers 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 1475 Highway 7A, Geographic Township of Manvers 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 1475 Highway 7A, Geographic Township of Manvers 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 1475 Highway 7A, Geographic Township of Manvers in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

1475 Highway 7A, Geographic Township of Manvers

Section 2: Location of Property

Located in the hamlet of Bethany on the north side of Highway 7A.

Section 3: Legal Description

PT LT 23 CON 8 MANVERS AS IN MV69279; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the historic bank building located on the south side of the property.

Section 5: Statement of Reasons for Designation

Design and Physical Value

1475 Highway 7A has design and physical value as a representative example of a small-town bank branch constructed in the early twentieth century. Constructed in 1920 to the design of noted Peterborough architect W.R.L. Blackwell, the building demonstrates key features found in bank design at this time, including the use of a restrained Edwardian Classical style in the first two decades of the twentieth century. It is a well-executed example of this type of structure, but holds further significance in Bethany as the hamlet's only bank building and as the only building executed in this style in the community.

Historical and Associative Value

1475 Highway 7A has historical and associative value as Bethany's only purpose built bank. Through its historical role as the Bank of Toronto and later TD Bank, the property yields information regarding the commercial development of Bethany throughout the nineteenth and early twentieth century as a primary settlement area and commercial hub for Manvers Township as well as the development of banking in rural Ontario around the turn of the twentieth century when banks expanded into smaller communities through the construction of new branches. It has direct historical associations with the history of banking and of commercial growth in Bethany. In addition to its important historical role within the community, the building was designed by prominent Peterborough architect W.R.L. Blackwell who was one of the preferred architects of the Bank of Toronto in the 1920s when this building was constructed, and an important architect in the Peterborough and Kawartha Lakes region for his wide array of designs in communities across both counties.

Contextual Value

475 Highway 7A has contextual value as a defining feature of downtown Bethany

and a local landmark. The property is a defining feature of the historic streetscape of Highway 7A which forms the commercial core of the hamlet and supports and maintains its historic small town character as a key nineteenth-century commercial building. The building is also a local landmark for its longstanding presence in the community and former role as the hamlet's only bank, and the main bank serving the wider rural 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 Attributes

The design and physical attributes support the value of the property as a representative example of a Edwardian Classical bank building.

- Two-storey red brick construction
- Common bond coursing
- Concrete foundation
- Flat roof
- Stepped parapet
- Cornice
- Entablature
- Rusticated quoins and pilasters
- Polychromatic decorative elements
- Fenestration including:
 - Voussoirs
 - Concrete sills
- Offset entrance

Historical and Associative Attributes

The historical and associative attributes support the value of the property as a former bank building and key aspect of Bethany's early twentieth century commercial development.

- Former use as a bank

- Relationship to the history of commercial development in Bethany

Contextual Attributes

The contextual attributes support the value of the property as a contributing feature to the streetscape of downtown Bethany and as a local landmark.

- Location along Highway 7A
- Views of the property from Highway 7A, Ski Hill Road and George Street
- Views of the surrounding streetscape from the property
- Detached construction