

# The Corporation of the City of Kawartha Lakes

## By-Law 2024-XXX

### A By-law to Designate 1 King Street East, Village of Omemee in the City of Kawartha Lakes

A By-law to designate 1 King Street East in the Village of Omemee 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 1 King Street East, Village of Omemee 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** 1 King Street East, Village of Omemee 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.

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Doug Elmslie, Mayor

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Cathie Ritchie, City Clerk

## **Schedule A to By-law 2024-XXX**

Being a By-law to designate 1 King Street East, Village of Omemee in the City of Kawartha Lakes as being of cultural heritage value or interest.

### **Section 1: Description of Property**

1 King Street East, Village of Omemee

### **Section 2: Location of Property**

Located on the north side of King Street East at the intersection of King Street East and Sturgeon Road.

### **Section 3: Legal Description**

PT LT 1 N/S KING ST AND E/S STURGEON ST PL 109 AS IN R350011;  
KAWARTHA LAKES

### **Section 4: Location of Heritage Features**

The primarily heritage feature of the property is the historic bank building located on the south side of the lot facing King Street East.

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

#### **Design and Physical Attributes**

1 King Street East has design and physical value as a representative example of a small-town bank branch constructed in the early twentieth century. Constructed around 1923 likely 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 Omemee as the hamlet's only bank building and as the only building executed in this style in the community.

#### **Historical and Associative Attributes**

1 King Street East has historical and associative value as Omemee'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 Omemee throughout the late nineteenth and early twentieth century as the primary settlement and commercial hub in Emily Township, as well as the development of banking in small-town 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 commercial growth in Omemee. In addition to its important historical role within the community, the building is believed to have been 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 Attributes**

1 King Street East has contextual value as a contributing feature to the historic downtown streetscape of Omeme and as a landmark property. The property supports the character of King Street as the village's commercial core as one of a range of historic buildings constructed along the street between about 1890 and 1920. It is historically linked to its surroundings as part of the King Street corridor, which includes a range of historic commercial buildings and forms a part of a cohesive historic commercial streetscape through its connections to other commercial buildings along King Street. The building is also a landmark in its former role as a bank and its prominent location at the intersection of King Street and Sturgeon Road.

## **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
- Symmetrical massing
- Common bond coursing
- Concrete foundation
- Flat roof
- Stepped parapet
- Cornice
- Entablature
- Fenestration including:
  - Brick and concrete surrounds
  - Concrete sills
  - Upper storey sash windows
  - Ground floor picture windows with transom
- Central entrance including:

- Classical surround
- Pilasters
- Pediment
- Entablature
- Decorative motifs

### **Historical and Associative Attributes**

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

- Former use as a bank
- Relationship to the history of commercial development in Omemee

### **Contextual Attributes**

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

- Location at the corner of King Street and Sturgeon Road
- Views of the property from Sturgeon Road and King Street East and King Street West
- Views of the surrounding streetscape from the property
- Detached construction