

The Corporation of the City of Kawartha Lakes

By-Law 2024-XXX

A By-law to Designate 479 Eldon Road, Geographic Township of Mariposa in the City of Kawartha Lakes

A By-law to designate 479 Eldon Road in the Geographic Township of Mariposa 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 479 Eldon Road, Geographic Township of Mariposa 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

2.01 479 Eldon Road, Geographic Township of Mariposa 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 April, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-law 2024-XXX

Being a By-law to designate 479 Eldon Road, Geographic Township of Mariposa in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

479 Eldon Road, Geographic Township of Mariposa

Section 2: Location of Property

Located on the west side of Eldon Road north of the hamlet of Little Britain.

Section 3: Legal Description

LT 20 W/S KING ST AND N/S MILL ST PL 79; PT S1/2 LT 15 CON 5
MARIPOSA; PT LT 19 W/S KING ST AND N/S MILL ST PL 79 AS IN R372169;
KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the former school which is located on the east side of the property facing Eldon Road.

Section 5: Statement of Reasons for Designation

Design and Physical Value

479 Eldon Road has design and physical value as a representative example of an early twentieth century. Constructed in the Beaux-Arts style, it originally demonstrated the key architectural features associated with this style, including large banks of windows, a rusticated foundation and symmetrical massing alongside more unique features, such as its crenelated tower. The building has been extensively modified since its original date of construction, but nevertheless still retains some of its features, as well as its massing, that is typical of new school construction in the first decades of the twentieth century. It is also unique as a surviving example of a rural continuation school as it is the sole example of this type of early twentieth century school in Mariposa Township.

Historical and Associative Value

479 Eldon Road has historical and associative value as the former school for the hamlet of Little Britain. It was constructed to serve Mariposa School Section 8, which included the community, in 1929 to replace an older school and was the last of several generation of schools in and around Little Britain to serve local children. It also served as a continuation, or secondary, school for Little Britain and surrounding area at a time when most secondary education was offered in larger communities, such as Lindsay, and demonstrates the evolving nature of education in Ontario in the early twentieth century as the province sought to bridge to service gap between urban and rural communities. As a surviving historic school in the township, it yields information regarding the history of education in both Little Britain and in Mariposa Township more generally. It operated as a school from 1929 to 1972 and has direct associations with the historic and development of education in the community as a settlement are serving a wider rural agricultural area.

Contextual Value

479 Eldon Road has contextual value as a local landmark and an important part of the hamlet character of Little Britain. In its location at the northern edge of Little Britain, the property is in close proximity to other residential, institutional and commercial structures of a similar age in a variety of architectural styles which, taken together, form a cohesive historic landscape. The property maintains and supports this hamlet character and is historically linked to its surroundings as part of this development. It is also a landmark as the former local school, a role it served from its construction in 1929 to its closure in 1972.

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 an early twentieth century Beaux-Arts school.

- Raised one-storey red brick construction
- Flat roof
- Cornice
- Symmetrical massing
- Central tower
- Central entrance with double doors and transom
- Stairs
- Side entrances with transoms
- Rusticated foundation
- Polychromatic and decorative brickwork
- Fenestration
- “S.S. No. 8 Public and Continuation School” sign
- “Boys” and “Girls” signs

Historical and Associative Attributes

The historical and associative attributes support the value of the property as the

former Little Britain Public and Continuation School and in its role in the history of education in Little Britain.

- Former use as a public and continuation school
- Relationship to the history of education in Little Britain
- Signage

Contextual Attributes

- Location at the north side of Little Britain along Eldon Road
- Views of Eldon Road from the property
- Views of the property from Eldon Road