

The Corporation of the City of Kawartha Lakes

By-Law 2024-XXX

A By-law to Repeal and Replace By-law 2003-038, Designating 1 King Street West, Village of Omemee in the City of Kawartha Lakes

A By-law to repeal and replace By-law 2003-038 which designates 1 King Street West, 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 31 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may repeal a by-law passed under Section 29 of the Act designating a property within the boundaries of the municipality at Council's initiative.
2. A Notice of Intention to Repeal By-law 2003-038 designating 1 King Street West, Village of Omemee has been given in accordance with Section 31 of the Ontario Heritage Act.
3. No objection to the proposed repeal of the designating by-law has been served on the Clerk of the City.
4. 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.
5. A Notice of Intention to Designate 1 King Street West, Village of Omemee described further in Schedule A, has been given in accordance with Section 29 of the Ontario Heritage Act.
6. No objection to the proposed designation has been served on the Clerk of the City.
7. Council has consulted with its Municipal Heritage Committee.
8. 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 2022-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 West, Village of Omemee is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations to 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 thirty (30) days after the publication of the notice of intention to designate in a newspaper with general circulation in the municipality.

Section 5.00: Repeals

- 5.01 **Repeal:** By-law 2003-038 is repealed.

By-law read a first, second and third time, and finally passed, this XXX day of XXX, 2024.

—
Doug Elmslie, Mayor

—
Cathie Ritchie, City Clerk

Schedule A to By-law 2024-XXX

Being a By-law to repeal and replace By-law 2003-038, designating 1 King Street West, 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 West, Village of Omemee

Section 2: Location of Property

Located on the northwest corner of the intersection of King Street West (Highway 7) and Sturgeon Road.

Section 3: Legal Description and PIN

LT 2 N/S KING ST AND W/S STURGEON ST PL 109; LT 1 N/S KING ST AND W/S STURGEON ST PL 109 EXCEPT R125169; S/T R123870; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is Coronation Hall, the early twentieth century municipal and concert hall which is located in the middle of the property facing King Street West.

Section 5: Statement of Reasons for Designation

Design and Physical Value

1 King Street West, also known as Coronation Hall, has design and physical value as a rare example of a Prairie style public building in Ontario. The Prairie style developed in the American Midwest in the early twentieth century in the work of architect Frank Lloyd Wright and is characterized by its strong horizontal lines, limited ornamentation, geometric qualities and natural colour palette. While relatively popular in the United States, its use in Canada was limited, particularly in public buildings. Coronation Hall is a rare example of its use in a municipal building and concert hall and displays key characteristics of the style such as horizontal lines, a low pitched hipped roof, neutral colour palette and strong use of geometric forms. The interior is also a well-preserved example of an early twentieth century concert hall.

Historical and Associative Value

1 King Street West has historical and associative value in its association with Flora McCrae, Lady Eaton, who commissioned the hall in 1911 as a gift to the village, and in its role as the former Town Hall for the Village of Omemee. Lady Eaton was born in Omemee in 1879 and married John Craig Eaton, the younger son of Eaton's store founder Timothy Eaton, who she met in Toronto while working as a nurse. Lady Eaton was a significant philanthropist in the early decades of the twentieth century and, in particular, made substantial contributions to her home town, including funding the construction of Coronation Hall. The building served as a concert hall as well as the Town Hall for the

village, which it had been without since the separation of Omemee from the rest of Emily Township in 1874.

Contextual Value

1 King Street West has contextual value as a significant local landmark in the village of Omemee and as a contributing feature to its historic small town streetscape. The building has served as a concert hall and municipal building since its construction in 1911 and is a well-used and recognized community space in the village. It forms part of the historic streetscape of King Street East and West which forms the core of the village and is comprised of a range of historic buildings in various late nineteenth and early twentieth century styles. The subject property maintains and supports this historic landscape and is one of its anchor buildings at the corner of Sturgeon and King Streets.

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 Features

The design and physical attributes support the value of the property as a representative example of a Prairie style public building and concert hall.

Exterior Features

- Two-storey buff brick construction
- Low pitched hipped roof
- Wide projecting eaves
- Fishscale shingles
- Chimneys
- Symmetrical massing
- Projecting front bay
- Rendered entablature, including “Omemee Hall 1911” signage
- Pilasters
- Coursing
- Fenestration including:
 - Bands of sash windows
 - Window surrounds
- Entrance including:
 - Pair of entrance doors
 - Overhang
 - Brackets
- War memorial

Interior Features

- Stage including:
 - Stage stairs
 - Arch
 - Recessed stage lighting
- Balcony including:
 - Folding seating
 - Steps
- Pillars
- Wooden moulding
- Beams
- Interior light fixtures
- Wooden flooring
- Wooden doors
- Decorative wall and floor grates
- Stairs including:
 - Baluster
 - Balustrade
 - Newels

Historic and Associative Attributes

The historic and associative attributes support the historic and continuing value of the property as a municipal building for the former Village of Omeme and performance venue, as well as its association with Flora McCrae, Lady Eaton.

- Use as a municipal building and performance venue
- “Coronation Hall 1911” sign
- Association with Lady Eaton
- Association with the former Village of Omeme

Contextual Features

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

- Location at the intersection of King Street and Sturgeon Road
- Orientation of the property towards King Street
- Views of the property from King Street and Sturgeon Road
- Views of King Street and Sturgeon Road from the property
- Internal relationship of the war memorial and hall