

# The Corporation of the City of Kawartha Lakes

## By-Law 2023-074

### A By-law to Designate 1474 Highway 7A, Geographic Township of Manvers in the City of Kawartha Lakes

A By-law to designate 1474 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 1474 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 2023-074.

#### 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** 1474 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 23<sup>rd</sup> day of May, 2023.



Doug Elmslie, Mayor



Cathie Ritchie, City Clerk

## **Schedule A to By-law 2023-074**

Being a By-law to designate 1474 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**

1474 Highway 7A, Geographic Township of Manvers

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

Located on the south side of Highway 7A in the village of Bethany.

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

N1/2 LT 1 S/S KING ST AND W/S JOHN ST PL 5 MANVERS EXCEPT R391157; KAWARTHA LAKES

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

The primary heritage features of the property are the former Town Hall which is encompasses the majority of the property facing Highway 7A and the cenotaph which is located to the east of the town hall.

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

#### **Design and Physical Value**

1474 Highway 7A has design and physical value as a representative example of a small town municipal building constructed in the Romanesque style. The building was constructed in 1912 as a replacement for an older township hall and demonstrates the basic form and design elements of rural and small town municipal buildings and town halls as developed in the second half of the nineteenth century. It includes key elements of the Romanesque style as adapted for smaller institutional structures. These elements include its rounded windows and doors, an oculus window with keystones, and pilasters.

#### **Historical and Associative Value**

1474 Highway 7A has historical and associative value as the former Manvers Township Hall and municipal office. The building was constructed in 1912 as a replacement for an older municipal building from the 1870s and is directly related to the development of local government in Manvers Township in the nineteenth and twentieth century. The property yields information regarding the role and operations of local government in the township prior to its amalgamation as part of the City of Kawartha Lakes, and also provides insight on community activities as this building was used for other purposes than municipal functions. The town hall was also constructed by prominent Peterborough architect William Blackwell who was well-known regionally for his institutional and commercial designs.

#### **Contextual Value**

1474 Highway 7A has contextual value as part of the historic landscape of downtown Bethany. As one of a range of historic commercial, institutional and residential properties along the Highway 7A corridor through the community, the

structure helps define the centre of the village as one of its primary institutional structures. It supports and maintains the historic small town character of Bethany and helps define its downtown core. The property is also a landmark as a longstanding and continuously operating municipal building, in its former role as a town hall and contemporary role as the local library, as well as the location of the local cenotaph.

## **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 small-town municipal building dating from the early twentieth century.

- One story red brick construction
- Gable roof
- Brackets
- Central front entrances including:
  - Entrance with semi-circular transom
  - Flanking rounded windows
- Fenestration including:
  - Rounded windows
- Pilasters
- Chimneys
- Bronze WW1 memorial plaque
- Stone cairn cenotaph including:
  - Irregular stone construction
  - Plaque and text
  - Crossed rifles
- Grassed lawn

### **Historical and Associative Attributes**

The historical and associative attributes support the value of the property as the local municipal building in both its current operation by the City of Kawartha Lakes and its former role as the Manvers Township Hall and municipal offices.

- Association with the development of municipal government in Manvers Township
- Date stone

### **Contextual Attributes**

The contextual attributes support the value of the property as the former local municipal building and local landmark, as well as a contributing feature to the historic landscape of downtown Bethany.

- Location along Highway 7A in the village of Bethany

- Relationship to the surrounding historic commercial and residential property
- Orientation towards Highway 7A
- Views of the property along Highway 7A
- Views of the surrounding historic properties from the subject property