

# The Corporation of the City of Kawartha Lakes

## By-Law 2024-XXX

### A By-law to Designate 35 Bolton Street, Village of Bobcaygeon in the City of Kawartha Lakes

A By-law to designate 35 Bolton Street in the Village of Bobcaygeon 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 35 Bolton Street, Village of Bobcaygeon 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 35 Bolton Street, Village of Bobcaygeon 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 23rd day of July, 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 35 Bolton Street, Village of Bobcaygeon in the City of Kawartha Lakes as being of cultural heritage value or interest.

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

35 Bolton Street, Village of Bobcaygeon

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

Located on the south west corner of the intersection of Bolton Street and Canal Street West

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

PT LT 3 RANGE 5 PL 11 VERULAM PT 6, 57R3897 & AS IN R377761 EXCEPT THE T/W EASEMENT THEREIN AND R377755 EXCEPT THE EASEMENT THEREIN; S/T

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

The primary heritage feature of the property is the historic bank building which is built to the north and east lot lines of the property.

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

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

35 Bolton Street has design and physical value as a rare example of a Romanesque Revival bank building in Kawartha Lakes. Constructed between 1913 and 1914, the bank is representative of the Romanesque Revival style as it had evolved by the early twentieth century and includes features typical of this architectural style, such as its rusticated coursed stone construction, rounded arch windows and cornice, which were prevalent feature in Romanesque Revival architecture. The use of the Romanesque Revival style in bank architecture was rare, as Classical styles were generally preferred, and the subject property is the only example in Kawartha Lakes. It is the only purpose-built historic bank building extant in Bobcaygeon and is also unique in the community in this regard.

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

35 Bolton Street has historical and associative value as part of the commercial development of downtown Bobcaygeon throughout the late nineteenth and early twentieth century. In its former role as the Bank of British North America, and later the Bank of Montreal, the property yields information regarding the role and development of banking in small town Ontario in the early years of the twentieth century when national banks rapidly expanded with new branches across the country; it was the village's first purpose built bank. The property also has historical value through its architect, William Alexander Langton, the son of prominent Verulam settler John Langton and its contractor, Peter Grant, one of turn of the century Bobcaygeon's important builders whose work significantly shaped the build landscape of the village.

## **Contextual Value**

35 Bolton Street has contextual value as part of the historic commercial landscape of downtown Bobcaygeon. Constructed at the southwest corner of Bolton and Canal Streets, the building forms part of a continuous streetwall along the west side of Bolton Street, mostly constructed in the wake of the 1913 fire that destroyed a significant part of the downtown. As part of this streetwall, it is historically and physically linked to its surroundings and is a contributing feature to the historic character of downtown Bobcaygeon. It is also a local landmark for its prominent architecture, location as a corner anchor building and longstanding use as a bank.

## **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 rare example of a Romanesque Revival commercial building and former bank in Bobcaygeon and Kawartha Lakes more broadly.

- Two-storey stone construction
- Rough faced stone coursing
- Flat roof
- Cornice with decorative stonework
- Raised coursing
- Fenestration including:
  - Round arched lower storey windows
  - Voussoirs
  - Square headed upper storey windows
  - Lintels
  - Lug sills
  - Basement windows
- Entrance including:
  - Rounded arch

- Radiating voussoir
- “The Bank of British North America” signage
- Crest
- Night depository

### **Historical and Associative Attributes**

The historical and associative attributes support the value of the property in its association with the turn of the century development of Bobcaygeon and in its role as a local bank. They also support the association with architect William Alexander Langton and contractor Peter Grant.

- Association with the turn of the century development of Bobcaygeon
- Former use as a bank
- Association with Toronto-architect William Alexander Langton and the Langton family of Verulam Township
- Association with Bobcaygeon contractor Peter Grant and related structure in Bobcaygeon constructed by the Grant family

### **Contextual Attributes**

The contextual attributes support the value of the property as a contributing feature to the historic downtown commercial streetscape of Bolton Street and as a local landmark.

- Orientation towards Bolton Street
- Construction to the lot line on the front and side elevations
- Continuous streetwall along Bolton Street
- Views of the property from Bolton Street, Canal Street, Lock 32 and the canal
- Views of Bolton Street, Canal Street, Lock 32 and the canal from the property