



Municipal Heritage Committee Report

Report Number: KLMHC2024-051
Meeting Date: September 5, 2024
Title: Amendment to By-law 2024-081 Designating 31-35 King Street East, Village of Omemee
Description: Proposed amendment to By-law 2024-081
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-051, **Amendment to By-law 2024-081 Designating 31-35 King Street East, Village of Omemee**, be received;

That the proposed amendment to By-law 2024-081 be endorsed; and

That the recommendation to amend the designating by-law be forwarded to Council for approval.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

31-35 King Street East in Omemee was designated in April 2024 by By-law 2024-081. It was designated as part of the broader initiative to designate listed commercial properties in downtown Omemee as a result of the amendments to the Ontario Heritage Act that came into effect in January 2023. The property has historic value as the western portion of the Ivory and Williamson Block and is one of a collection of Second Empire commercial buildings in downtown Omemee constructed in the early 1890s. The current occupant of the property is the Omemee Foodland. The property is owned by a company external to Kawartha Lakes and to Ontario. The property owner was provided with the statutory notices required under the Ontario Heritage Act when a property is proposed for designation but otherwise chose not to engage with the designation process.

In May 2024, ERA, the consultant working on behalf of the property owner, reached out to City staff to ask that they work with the City on crafting the by-law for the property as, while the property owner was not opposed to designation, they wanted to ensure that the by-law excluded the modern addition to the property on its western side. Typically, City staff have worked with property owners to review and revise the designating by-law before it comes forward to Council to ensure that the property owner is happy with the by-law before it is passed. However, in this case, the property owner was not familiar with the designation processes and timeline under the Ontario Heritage Act and had wanted to participate in the by-law development. Given the owner's willingness and interest in designation, staff felt that it was appropriate to work with ERA on making amendments to the by-law that addressed the concerns raised by the property owner.

A red-line version of the amended by-law is attached to this report at Appendix A. The amended by-law explicitly identifies the late twentieth century addition to the building as a non-heritage feature of the building. It also makes some other wording amendments that were suggested by ERA, including identifying the building as being mixed use due to its upper storey residential units; this was a specific request made by the property owner.

Amendments to heritage designation by-laws are made by Council and follow the process outlined under Section 30.1 of the Ontario Heritage Act which required Council to consult with its Municipal Heritage Committee prior to amending a designation by-

law. This report presents the proposed amendments to By-law 2024-081 for the Committee's review and comments.

Rationale:

Staff are supportive of the amendments of the by-law. Staff have worked with ERA on the revised version of the by-law and the proposed amendments do not substantially alter the contents or heritage attributes of the property. Staff feel that the amendment of the by-law is an appropriate goodwill gesture to the property owner that both ensures continued protection for the property and owner support for the designation.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with this application which are covered by the existing Heritage Planning budget.

Consultations:

Property Owner.

Attachments:

Appendix A – By-law 2024-081 Red Line



2024-081 Designate
Property 31 35 King S

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services