



Municipal Heritage Committee Report

Report Number: KLMHC2024-058
Meeting Date: November 7, 2024
Title: **Proposed Heritage Designation of 204 Ballyduff Road, Geographic Township of Manvers**
Description: Proposed heritage designation of 204 Ballyduff Road (Frog Pond Mill/Lotus Mill) under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-058, **Proposed Heritage Designation of 204 Ballyduff Road, Geographic Township of Manvers**, be received;

That the designation of the property known municipally as 204 Ballyduff Road be endorsed; and

That the recommendation to designate the subject property be forwarded to Council for approval.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff.

Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

204 Ballyduff Road, also known as Frog Pond Mill or Lotus Mill, has cultural heritage value as the oldest extant grist mill in Manvers Township and through its association with Adam Scott Jr., the miller who developed the property. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023. Recent amendments to the Act have extended the deadline to designate properties by an additional two years to January 1, 2027.

In March 2023, staff brought forward a report to Council to outline how to prioritize properties for designation, given the size of the City's Register and the limited staff resources to review the Register and designate the listed properties on it. Staff recommended the prioritization of the City's commercial and institutional properties, major landmarks and properties that were under threat of redevelopment or demolition. This did not include the majority of residential properties in the City and it was understood that the heritage protection on these properties would be allowed to lapse. Staff sent correspondence to all residential listed property owners to inform them of these changes and that their property would cease to have protection as of January 1, 2025, although this date has now been extended by the province to January 1, 2027.

The owner of 204 Ballyduff Road contacted staff in May 2024 to request that the property be designated under Part IV of the Act. Although the property was originally developed as a mill, the mill itself has been converted to residential use. Staff undertook a site visit to the property and met with the owners in May 2024 and again in

September of 2024 and subsequently have prepared a heritage evaluation report for the property. Through the heritage evaluation report, staff have determined that the property is eligible for designation under Part IV of the Act. The property has an extremely high level of cultural heritage value in Manvers Township as the original grist mill in the hamlet of Lotus and one of only a handful of intact mid-nineteenth century mills in Kawartha Lakes.

This report provides the background information regarding the cultural heritage value of the property.

Rationale:

204 Ballyduff Road, also known as Frog Pond Mill or Lotus Mill, has cultural heritage value as the oldest extant grist mill in Manvers Township and through its association with Adam Scott Jr., the miller who developed the property. Constructed in the 1850s, the mill is demonstrative of grist mill construction in Ontario in the middle decades of the nineteenth century and retains its original timber frame construction and some of its milling machinery. The dam and mill pond developed to facilitate the operations of the mill are also still present on the property. The mill was first built and operated by Adam Scott Jr., a prominent miller in Kawartha Lakes and the surrounding region. Scott was the son of Adam Scott Sr., the miller who built the initial mill on the Otonabee River that would eventually become Peterborough; both the younger and elder Scott were integral in the development of mills in the broader region. The mill helped to spur the development of the hamlet of Lotus which built up around in and yields information regarding the development of rural Manvers in the mid-nineteenth century. The property is recognized as a local landmark because of its historical role as the local mill and supports and maintains the hamlet character of Lotus as a settlement area within Manvers Township.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes it attached to this report as Appendix A.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

Property Owner.

Attachments:

Appendix A – Heritage Evaluation Report: 204 Ballyduff Road



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services