

# The Corporation of the City of Kawartha Lakes

## By-Law 2025-XXX

### A By-law to Amend By-Law 2024-081, being a By-law to Designate 31-35 King Street East, Village of Omemee in the City of Kawartha Lakes as being of Cultural Heritage Value and Interest

#### Recitals

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.
2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.
3. No objection to the proposed amendment has been served on the Clerk of the Municipality.
4. An amendment is required to clarify the statement of cultural heritage value for the property located at 31-35 King Street East in the Village of Omemee.
5. These changes require an amendment to the original by-law.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-XXX.**

#### **Section 1.00: Definitions and Interpretation**

- 1.01 **Definitions:** All defined terms in the amending By-law take their meaning from By-law 2024-081 of the City of Kawartha Lakes.
- 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: Amendments**

2.01 **Amendments to Schedule A:** Schedule A of By-law 2024-081 shall be deleted and substituted for Schedule A attached to this By-law.

**Section 3.00: Administration and Effective Date**

3.01 **Administration of the By-law:** The Director of Development Services is responsible for the administration of this by-law.

3.02 **Effective Date:** This By-law shall come into force thirty (30) days after the publication of the notice of designation in a newspaper with general circulation in the municipality.

By-law read a first, second and third time, and finally passed, this XXX day of XXX, 2025.

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Doug Elmslie, Mayor

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Cathie Ritchie, City Clerk

## **Schedule A to By-law 2025-XXX**

Being a By-law to designate 31-35 King Street East, Village of Omemee in the City of Kawartha Lakes as being of cultural heritage value or interest.

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

31-35 King Street East, Village of Omemee

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

Located on the north side of King Street between George Street North and Colborne Street

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

LT 11 N/S KING ST AND W/S STURGEON ST PL 109; PT BLK 16 PL 109 AS IN R167853; KAWARTHA LAKES

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

The primary heritage feature of the property is the late nineteenth century block which is located on the south side of the property facing King Street East.

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

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

31-35 King Street East has design and physical value as a representative example of a Second Empire style mixed use building in Omemee. The style, which was popular at the end of the nineteenth century, is relatively rare in Kawartha Lakes, although there are several extant examples in Omemee. The subject property, constructed between 1891 and 1892, is a good example of the style and demonstrates its key features including the characteristic mansard roof, ornate dormer windows, decorative brickwork and pilasters. It is representative of the execution of this style in Omemee in the early 1890s when the commercial core of the village underwent a period of reconstruction after a series of devastating fires. 31-35 King Street East forms part of the block known municipally as 31-37 King Street East.

#### **Historic and Associative Value**

31-35 King Street East has historical and associative value as the Williamson and Ivory Block. Constructed between 1890 and 1891, it yields information regarding the reconstruction of Omemee after a series of fires in the early 1890s and the development of its businesses in the late nineteenth century. It has direct historical relationships with the history of commercial and economic development in Omemee as home to two important local businesses in the late nineteenth century: Williamson's Harness and Shoe Store and Thomas Ivory and Sons General Store. Through the historic presence businesses, which are no longer in operation, it provides information regarding the economic growth of the community throughout the second half of the nineteenth century.

#### **Contextual Value**

31-35 King Street East has contextual value as part of the historic streetscape of

downtown Omemee. It helps maintains and supports the character of the commercial core of downtown Omemee as one of a range of late nineteenth century mixed-use buildings extant along King Street East. It is one of a collection of Second Empire style mixed-use buildings dating from the 1890s along the street and forms part of the historic streetwall along the north side of King Street. It is physically, visually and historically linked to its surroundings as part of the village's downtown streetscape. 31-35 King Street East forms part of the block known municipally as 31-37 King Street East and its physically attached to the other portion of the building addressed as 37 King Street East.

## **Section 6: Heritage Attributes**

The Reasons for Designation include the following heritage attributes as they are located on the four elevations and the roof of the 1891-92 building.

### **Design and Physical Attributes**

The design and physical attributes of the property support its value as a representative example of a Second Empire style commercial property in Omemee.

- Two-and-a-half storey buff brick construction
- Mansard roof including:
  - Rounded arch dormer windows and window surrounds
  - Decorative woodwork
  - Brackets
- Decorative brickwork
- Pilasters
- Brackets
- Wide eaves
- Fenestration including:
  - Segmentally-arched sash windows and window surrounds
  - Transoms

### **Historical and Associative Attributes**

The historical and associative attributes of the property support its value as an important space for local businesses as a longstanding commercial property and in its role as part of the history of commercial development and the post-1890 reconstruction of Omemee.

- Mixed-use character at grade, split between residential and commercial frontages

### **Contextual Attributes**

The contextual attributes of the property support its value as a contributing feature to the historic streetscape of downtown Omeme.

- Location on the north side of King Street East
- Construction to the lot line
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- Brick construction in a late Victorian architectural style
- Views to and from the property along King Street East as they contribute to the historic downtown streetscape of Omeme

### **Section 7: Scope of Designation**

The scope of the designation only includes the historic portion of the building, constructed between 1891 and 1892. The mid-twentieth-century storefront alteration at 31 King Street East and the single-storey extension off the east and north elevations of the original building are not considered heritage features of the property and are not included in the scope of designation.