

# The Corporation of the City of Kawartha Lakes

## By-Law 2023-073

### A By-law to Designate 932 Highway 7, Geographic Township of Mariposa in the City of Kawartha Lakes

A By-law to designate 932 Highway 7 in the Geographic Township of Mariposa 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 932 Highway 7, Geographic Township of Mariposa 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 2023-073.

#### 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** 932 Highway 7, Geographic Township of Mariposa 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.

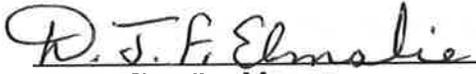
**3.02 Offence and Penalty:** It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with

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.

  
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Doug Elmslie, Mayor

  
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Cathie Ritchie, City Clerk

## **Schedule A to By-law 2023-073**

Being a By-law to designate 932 Highway 7, Geographic Township of Mariposa in the City of Kawartha Lakes as being of cultural heritage value or interest.

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

932 Highway 7, Geographic Township of Mariposa

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

Located on the south side of Highway 7 in the hamlet of Oakwood.

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

PT N1/2 LT 16 CON 8 MARIPOSA AS IN R168934, PT 1 & 2 57R4153 EXCEPT 3-5 57R4258; KAWARTHA LAKES

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

The primary heritage feature of the property is the former school house which is located in the centre of the property facing Highway 7.

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

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

The property has design and physical value as a representative example of an early twentieth century schoolhouse in Mariposa Township. The school was constructed in 1913 in the Beaux-Arts style which was popular in the late nineteenth and early twentieth centuries for educational architecture in Ontario and demonstrates a high degree of craftsmanship through its well-executed elements, something that was recognized at the time of its construction. It includes key elements of the Beaux-Arts style as employed for school architecture including banks of windows, rounded arches, and a projecting entrance with a decorative belfry.

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

The property has historical and associative value as the former school house for Mariposa School Section 12, which covered the community of Oakwood beginning in the mid-nineteenth century. It has direct association with the history and development of education in the community. The school was constructed in 1913 to a design by Barrie-area architect William B. Taylor to replace an older frame school in the hamlet and yields information regarding the history of education in both Mariposa Township and the hamlet of Oakwood, as well as Oakwood's role as a population centre for the surrounding rural area.

#### **Contextual Value**

The property has contextual value as a local landmark as well as a contributing feature to the historic hamlet character of Oakwood. The property is a landmark as the former local school and later the public library. It is located in a prominent location in the community along Highway 7. It contributes to the historic hamlet character of Oakwood as one of a range of late nineteenth and early twentieth century buildings which comprise the majority of the community's building stock.

As one of the community's primary institutional buildings, it reinforces the character of Oakwood as a hamlet in a primarily rural agricultural township.

## **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 former schoolhouse constructed in the Beaux-Arts style which demonstrates a high degree of craftsmanship in its execution.

- One storey red brick construction
- Dutch gable (jerkinhead) roof
- Shingled gables
- Decorative bargeboard
- Wide eaves
- Brackets
- Projecting entrances including:
  - Rounded arch with buff voussoir
  - Gable roof with shingled gable
  - Date stone
  - Ox-eye windows
- Hexagonal belfry including:
  - Hexagonal roof
  - Fishscale shingles
  - Rounded columns
  - Brackets
- Fenestration including:
  - Grouped windows
  - Sash windows
  - Rounded windows with buff voussoirs
  - Lintels
  - Lug sills

### **Historical and Associative Attributes**

The historical and associative attributes support the historical value of the property as the former local school.

- Association with the history of education in Oakwood

### **Contextual Attributes**

The contextual attributes support the value of the property as a local landmark and contributing feature to the historic hamlet character of Oakwood.

- Location along Highway 7 in the hamlet of Oakwood
- Relationship with other historic properties in the hamlet

- Views of the property from Highway 7
- Views of the property from Eldon Road
- Views of the surrounding hamlet from the property