



Municipal Heritage Committee Report

Report Number: KLMHC2025-021
Meeting Date: March 6, 2025
Title: **Proposed Heritage Designation of 55 Main Street, Village of Bobcaygeon**
Description: Proposed heritage designation of 55 Main Street (Bobcaygeon Town Hall) under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-021, **Proposed Heritage Designation of 55 Main Street, Village of Bobcaygeon**, be received;

That the designation of the property known municipally as 55 Main Street 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 designations by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff.

Properties proposed for designated 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.

55 Main Street, also known as the Bobcaygeon Town Hall, has cultural heritage value as the former town hall and municipal building for the Township of Verulam and Village of Bobcaygeon and as part of the historic landscape of Bobcaygeon's Market Square. 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 their 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.

55 Main Street has been prioritized due to its important history as the original Town Hall in Bobcaygeon. It has a high degree of architectural value as a representative example of a late nineteenth century small-town municipal building and through its historic value in the administrative history of Bobcaygeon and Verulam Township. It is also a key building block in the historic landscape of Bobcaygeon's Market Square. This property was identified by staff and the Municipal Heritage Committee as a priority property as part of the broader landscape of Market Square. Initially, the intention was to develop a heritage conservation district in the Market Square area which would have included this property within its boundaries, but, at present, the focus in this area is to designate key individual buildings due to current staffing capacity limitations around the development of a heritage conservation district study and plan. Staff have undertaken a site visit to and a heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provided the background information regarding the cultural heritage value of the property for the Municipal Heritage Committee's review.

Rationale:

55 Main Street, also known as Bobcaygeon Town Hall, has cultural heritage value as a late nineteenth century small-town municipal building and for its role in the history of municipal administration in Bobcaygeon. Constructed in 1874, the building demonstrates key features of small-town municipal buildings constructed in the Victorian style during the second half of the nineteenth century which saw significant growth in the construction of town halls with the enactment of the Municipal Act in 1849. These features include its polychromatic brickwork, gable roof and small belfry, as well as its simple rectangular massing and symmetrical composition. The building has historic value in its role as the town hall for the Township of Verulam, which originally constructed the building, and the Village of Bobcaygeon after its incorporation in 1876. The property yields information regarding the history of municipal government in Bobcaygeon during this period. It is a local landmark as the former town hall and contributes to the historic character of Bobcaygeon's Market Square.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes is 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:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 55 Main Street



Adobe Acrobat
Document

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