



Municipal Heritage Committee Report

Report Number:	KLMHC2025-034
Meeting Date:	May 1, 2025
Title:	Proposed Heritage Designation of 15 Sussex Street North, Town of Lindsay
Description:	Proposed heritage designation of 15 Sussex Street North under Part IV of the Ontario Heritage Act
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-034, **Proposed Heritage Designation of 15 Sussex Street North, Town of Lindsay**, be received;

That the designation of the property known municipally as 15 Sussex Street North 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.

15 Sussex Street North, has cultural heritage value as a representative example of Italianate residential architecture in Lindsay and through its historic associations with the Lovell family. 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 owners of 15 Sussex Street North contacted staff in May 2024 to request that the property be designated under Part IV of the Act. Staff undertook a site visit to the property and met with the owners in October 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 a high level of cultural heritage value in Lindsay through its architecture and association with historic residents of the town.

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

Rationale:

15 Sussex Street North has cultural heritage value as a representative example of Italianate residential architecture in Lindsay. Believed to have been constructed in 1875, it demonstrates key architectural features typical of Italianate residential architecture at this time including its ornate window hoods, Classical verandah and hipped roof. The property has historic associations with prominent nineteenth-century businessman James Lovell and his family who lived in the property from 1878 onward. Lovell was a successful harness-maker while his daughter Emma became known in the early twentieth century for her contentious and well-publicized divorce. The property also yields information regarding the economic and demographic growth of Lindsay in the late nineteenth century. It supports the historic residential character of Lindsay's historic North Ward as one of a collection of late nineteenth and early twentieth century properties that form the mature neighbourhood in this area.

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:

Property Owner.

Attachments:

Appendix A – Heritage Evaluation Report: 15 Sussex Street North



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services