



Municipal Heritage Committee Report

Report Number: KLMHC2025-046
Meeting Date: June 5, 2025
Title: **Alteration Application – 746 Janetville Road, Manvers Township**
Description: Proposed alteration to 746 Janetville Road
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2025-46, **Alteration Application – 746 Janetville Road, Manvers Township**, be received; and

That the proposed alteration be approved.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Under the City of Kawartha Lakes' delegated authority by-law for the alteration of designated heritage properties (By-law 2019-154), approvals for minor alterations to properties designated individually under Part IV of the Act are delegated to staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Minor alterations are defined in the by-law and include changes to the property including, but not limited to, the replacement of exterior elements, additions, the construction of accessory structures, hard landscaping, and the installation of utilities.

746 Janetville Road is designated individually under the Ontario Heritage Act by By-law 2018-144 and 2022-126. These by-laws are attached to this report as Appendix A and B. The property has cultural heritage value as an important example of an Italianate mansion in Kawartha Lakes and as a key community landmark in Janetville. The house has undergone a significant period of restoration through its current and previous owners.

The owners of the property have submitted a heritage permit application to restore the soffits in the house which are in need of significant restoration and repair. The owners are proposing to replace missing and rotten boards, and then sand and paint the soffits. Depending on the condition of the roof when the soffits are removed, they are also proposing repairs as needed to the roof system. The soffits are damaged because of water infiltration and the owners are also proposing to investigate and repair the source of the water damage. Photos of the soffits in their current condition are attached as Appendix C. The owners of the property have applied for and received grant funding through the City's Million Dollar Makeover program to support this work. Under By-law 2019-154, all projects related to heritage properties in receipt of City funding are required to receive a heritage permit before the work is undertaken and the funds are dispersed.

Rationale:

Staff are supportive of the approval of this application. The project proposed by the property owners will contribute to the long-term conservation and maintenance of the property and supports the ongoing restoration work related to the house. The soffits are currently in significant need of repair and the proposed work is intended to rectify this issue with the house. The proposed work is in keeping with the identified heritage attributes of the property.

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 owners.

Attachments:

Appendix A – By-law 2018-144



Adobe Acrobat
Document

Appendix B – By-law 2022-146



Adobe Acrobat
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Appendix C – Condition Photographs



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Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services