

# **The Corporation of the City of Kawartha Lakes**

## **By-Law 2025-XXX**

### **A By-Law to Designate 635 Drum Road, Geographic Township of Manvers in the City of Kawartha Lakes**

A By-law to designate 635 Drum Road in the Geographic Township of Manvers 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 635 Drum Road, Geographic Township of Manvers 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 2025-XXX.

#### **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** 635 Drum Road, Geographic Township of Manvers 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 24th day of June, 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 635 Drum Road, Geographic Township of Manvers in the City of Kawartha Lakes as being of cultural heritage value or interest.

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

635 Drum Road, Geographic Township of Manvers

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

Located on the north side of Drum Road at the intersection of Drum Road and Hillside Avenue in the hamlet of Pontypool

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

PT LT 11 CON 3 MANVERS AS IN R353336; KAWARTHA LAKES

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

The main heritage feature of the property is the historic house which is located facing Drum Road.

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

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

635 Drum Road has design and physical value as a representative example of late-nineteenth-century Gothic Revival farmhouse, a style that was both distinctive and influential in rural Ontario. This architectural style was extremely popular in rural and small-town Ontario in the late nineteenth century and reflects the distinct evolution of the Gothic Revival style in the province. Likely constructed around 1888, the property demonstrates key characteristics of Gothic Revival farmhouse architecture, including its asymmetrical L-shaped layout and ornate design elements. Notable features that are typical of this style include its ornate gingerbread with cross bracing under the gables on the front and east-facing elevations, large verandahs, polychromatic brickwork and its multiple gables.

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

635 Drum Road has historical and associative value through its associations with four prominent figures in the mid-nineteenth and early twentieth-century Pontypool: William Albert Corbett; the Reverends William Caldwell Windell and David Percy Oswald; and William Coulter. Corbett, one of Pontypool's earliest settlers, was a farmer, large property holder, and served as the Reeve of Manvers Township in 1922, was the first owner of the property, prior to the construction of the house. After the construction of the house in the late 1880s, the property was sold to the Reverend William C. Windell, the minister of the Pontypool Presbyterian Church and Manvers circuit who also worked principal and teacher at various schools in Manvers. The property served as the Presbyterian manse until 1916 when it was occupied by Windell and his successor, David P. Oswald before sale to the Coulter family, prominent businesspeople in Pontypool. Through its occupants, the property yields information about both the

development of Pontypool in the late nineteenth and early twentieth century, as well as the role and development of the Presbyterian Church in the community.

### **Contextual Value**

635 Drum Road has contextual value as a contributing feature to the historic landscape of Pontypool as one of a variety of late nineteenth and early twentieth century structures erected during its major period of growth and development. The property is located in an area of Pontypool that contains a wide array of residences that were erected during a similar period in the late-nineteenth to early-twentieth century that reflects the character of the community as a small village within a rural area. It is historically and visually linked to its surroundings as part of the development of Pontypool as a distinct community within Manvers Township around the turn of the century.

### **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 of the property support its value as a representative example of a late nineteenth century Gothic Revival farmhouse in Pontypool. One-and-half storey red brick construction

- Cross-gable roof
- L-shaped plan
- One-storey rear frame addition
- Rubble stone foundation
- Verandahs including:
  - Columns
  - Brackets
  - Entrances with segmental arches
- Decorative gingerbread
- Chimneys
- Fenestration including:
  - Segmentally arched sash windows

- Buff brick window hood with flush drip moulds
- Polychromatic band
- Buff brick radiating voussoirs

### **Historical and Associative Attributes**

The historical and associative attributes of the property support its value in its historical association with several important figures in the history of Pontypool and its association with the Presbyterian Church.

- Relationship to William Albert Corbett
- Relationship to Rev. William Caldwell Windell
- Relationship to Rev. David Percy Oswald
- Relationship to William Coulter
- Location at the intersection of Drum Road and Hillside Avenue

### **Contextual Attributes**

- The contextual attributes of the property support its value as a contributing feature to the historic character of Pontypool and. Location in a residential area on the northern side of Pontypool
- Views of the property from Drum Road and Hillside Avenue
- Location in proximity to the site of the former Presbyterian Church