

The Corporation of the City of Kawartha Lakes

By-Law 2025-XXX

A By-law to Designate 15 Sussex Street North, Town of Lindsay in the City of Kawartha Lakes

A By-law to designate 15 Sussex Street North in the Town of Lindsay 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 15 Sussex Street North, Town of Lindsay 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 15 Sussex Street North, Town of Lindsay 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 26th day of August, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-law 2025-XXX

Being a By-law to designate 15 Sussex Street North, Town of Lindsay in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

15 Sussex Street North, Town of Lindsay

Section 2: Location of Property

Located at the northwest corner of the intersection of Peel Street and Sussex Street North in Lindsay

Section 3: Legal Description

PT LT 17 N/S PEEL ST PL TOWN PLOT AS IN R199711; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary feature of the property is the house which is located on the property facing Sussex Street North

Section 5: Statement of Reasons for Designation

Design and Physical Value

15 Sussex Street North has design and physical value as a representative example of an Italianate residential property in Lindsay. The house is believed to have been constructed around 1875 and demonstrates the core features of the domestic Italianate style which was popular in residential design from approximately 1860 until 1900. It drew from the Classical architecture of Renaissance Italy and was disseminated throughout Ontario largely through pattern books and other publications. Key features of this style that are present on the house include its hipped roof, Classical verandah with columns and entablature, and ornate window hoods.

Historical and Associative Value

15 Sussex Street North has historical and associative value through its association with prominent late nineteenth century local businessman James Lovell and his family. Lovell ran a successful harness making business in downtown Lindsay beginning in the early 1860s and also became a downtown developer and landlord. He lived in the house with his wife Sarah Ann from 1878 until his death in 1916, after which it passed to their daughter Emma. Emma had returned to Lindsay from the United States several years previously after a high-profile and contentious divorce at a time when divorce rates were increasing throughout Canada and the United States and, through her, the property yields information regarding marriage and divorce around the turn of the century. The property also yields information regarding the economic and population growth of Lindsay in the final quarter of the nineteenth century as a result of the industrial and commercial growth of the community.

Contextual Value

15 Sussex Street North has contextual value as part of the historic residential

neighbourhood to the north of Kent Street in Lindsay that forms the town's historic North Ward. The property supports the historic character of the surrounding residential area as one of a collection of late nineteenth and early twentieth century houses in this area of Lindsay developed primarily during this period. The property is historically linked to its surroundings as part of this historic residential development and visually linked to them through the consistent and cohesive use of popular Victorian and Edwardian residential architectural styles in this area.

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 Italianate residential architecture in Lindsay.

- Two-storey buff brick construction
- Hipped and gable roofs
- Three-bay front elevation
- Offset entrance including:
 - Door
 - Raised brick hood
- Rubble stone and pressed concrete foundation
- Dormer
- Fenestration including:
 - Segmentally arched and square headed two-over-two sash windows
 - Two-over-one sash windows
 - Lug sills
- Cast concrete window hoods
- Raised brick window hoods
- Verandah including:
 - Tuscan columns
 - Entablature
 - Dog-tooth coursing
 - Balustrade
 - Skirting
- Rear entrance including:
 - Canopy
 - Curved bracket
- Quoins
- Cornice

- Wide eaves
- Chimneys

Historical and Associative Attributes

The historical attributes of the property support its value as part of the late nineteenth century residential development of Lindsay and its association with the Lovell family.

- Long-standing association with the Lovell family
- Location in Lindsay's historic North Ward

Contextual Attributes

The contextual attributes of the property support its value as a contributing feature to the residential landscape of Lindsay's historic North Ward.

- Location of the property at the northwest corner of Sussex Street North and Peel Street
- Views of the property from Peel Street and Sussex Street North
- Views of Sussex Street North and Peel Street from the property