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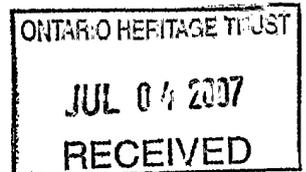
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File No.: C11-071-014

June 29, 2007

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



Dear Sir or Madam:

RE: Notice of Passing – Heritage Designation
Our File Number: C11-071-014

Please take notice that the Council of the City of Kawartha Lakes passed By-Law No. 2007-124 on May 8th 2007 under Section 29 of the *Ontario Heritage Act*. The purpose and effect of By-Law No. 2007-124 is to designate the interior and exterior of the Fallingbrook Farm to be of cultural heritage value or interest.

The property is described as South half of Lot 20, Concession 6, geographic Township of Manvers now in the City of Kawartha Lakes, identified as 1185 Ballyduff Road.

Description of Property

The Fallingbrook Farm is a two-storey residential building situated on Part of Lot 20, Concession 6, geographic Township of Manvers now in the City of Kawartha Lakes.

Statement of Heritage Value or Interest

Fallingbrook Farm was home to one of the first families that settled in Manvers Township. The house is a fine example of the centre gable red brick gothic style home that has become synonymous with Ontario farm house style, with common bond brick work (header and courses at regular intervals). The bricks were kilned here on the property and all the wood used was harvested from the farm property. The farm buildings remain an example of mixed farming from the early years in Ontario. In 1877 William Fallis sold ¼ acre at the corner of the property to the Trustees of School No. 3 to build a school for local children for a sum of \$20. The family and the school are written about as prominent members of the community in the book *Rolling Hills*, the history of Manvers Township.

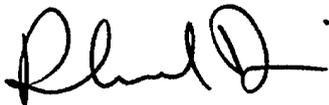
In 1967 the farm was recognized as a Century Farm as part of the Canadian Centennial celebrations. The farm exists within the rolling hills of Manvers and, as well, is situated in the now designated Oak Ridges Moraine Natural Core, a protected environmental zone. Natural streams occur, a ½ acre pond exists attracting heron, geese and ducks. Small ravines lay within the woodlands. Cedar fencing remains along perimeter of the land and between many of the fields and forested areas. Heritage apple trees orchard throughout the farm along with wild grapes, asparagus, and fiddleheads. Cedar forest provide a refuge for wild life – deer, wild turkey, coyotes and for the many other animals, flora and fauna that cohabit today as they did over 150 years ago.

Description of Heritage Attributes

- The floor plan is suggestive of traditional Mennonite/Amish house construction where each room leads into another with out the wasted space of hallways.
- The house retains all the original wood mouldings and trim.
- The pine floors are all original, with the exception of the family gathering room, where the pine floor was replaced with balsam wood from the property in the 1930's (after a kitchen fire damaged the original floor).
- The front parlour has exquisite wood trim, very rich in detail and style for a simple farm house.
- The windows are all original and restored, and in many of the 6 over 6, the original glazing was saved.
- The front door features sidelights and a transom light above the door as well.

If you should have any questions, please let me know.

Regards,



Richard Danziger
Director

cc: [REDACTED]

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2007 - 124

A BY-LAW TO DESIGNATE "THE FALLINGBROOK FARM", GEOGRAPHIC TOWNSHIP OF MANVERS

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 designating a property within the boundaries of the municipality to be of cultural heritage value or interest.
- 2. Notice of Intention to designate the interior and exterior of "The Falling Brook Farm", geographic Township of Manvers, now in the City of Kawartha Lakes, described further in Schedule "A", has been given in accordance with Section 29(3) of the Ontario Heritage Act.
- 3. No objection to the proposed designation has been served on the Clerk of the Municipality.
- 4. Reasons for Designation are set forth in Schedule "B".

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2007-124.

Article 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law:

"alteration" as meaning to change in any manner, including restoring, renovating, and/ or repairing.

"City", "City of Kawartha Lakes" or "Kawartha Lakes" means The Corporation of the City of Kawartha Lakes.

"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.

"Heritage Victoria" means the local architectural conservation advisory committee established by By-law 2002-49 pursuant to the Ontario Heritage Act.

"trust" means the Ontario Heritage Trust

"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.

Article 2.00: Designation

- 2.01 There is designated as being of cultural heritage value and interest, the exterior and interior of 1185 Ballyduff Road, known as The Fallingbrook Farm, situated on Part of Lot 20, Concession 6, geographic Township of Manvers now in the City of Kawartha Lakes. No alterations shall be made to the property if the alteration is likely to affect the property's heritage attributes unless the owner applies to Council and receives consent in writing.
- 2.01 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the proper Land Registry Office.
- 2.02 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 the newspaper.

Article 3.00: Effective Date

3.01 **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 8th day of May, 2007.



 Ric McGee, Mayor



 Judy Currins, Clerk

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SCHEDULE 'A' TO BY-LAW 2007-124

BEING A BY-LAW TO DESIGNATE THE INTERIOR AND EXTERIOR OF 1185 BALLYDUFF ROAD, KNOWN AS "THE FALLINGBROOK FARM", SITUATED ON PART OF LOT 20, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF MANVERS NOW IN THE CITY OF KAWARTHA LAKES, AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

THE LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1185 Ballyduff Road, known as The Fallingbrook Farm, situated on Part of Lot 20, Concession 6, geographic Township of Manvers now in the City of Kawartha Lakes.

THE LANDS ARE LEGALLY DESCRIBED AS FOLLOWS:

The South half of Lot 20, Concession 6, in the geographic Township of Manvers, City of Kawartha Lakes, **SAVE AND EXCEPT** the following:

FIRSTLY:

Part 22 on Reference Plan 57R-7209; and

SECONDLY:

That parcel or tract of land **COMMENCING** at the southeast angle of said Lot 20;

THENCE north along the east limit of said Lot 166.98 feet;

THENCE westerly parallel to the south limit of said Lot 131.01 feet;

THENCE southerly parallel to the east limit of said Lot 166.98 feet more or less to the south limit of said Lot;

THENCE easterly along the south limit of said Lot 131.01 feet more or less to the point of commencement.

Said exception as previously described in registered instrument number 86252.

All of the above as previously described in registered instrument number 335541.

6.

SCHEDULE 'B' TO BY-LAW 2007-124

BEING A BY-LAW TO DESIGNATE THE INTERIOR AND EXTERIOR OF 1185 BALLYDUFF ROAD, KNOWN AS "THE FALLINGBROOK FARM", SITUATED ON PART OF LOT 20, CONCESSION 6, GEOGRAPHIC TOWNSHIP OF MANVERS NOW IN THE CITY OF KAWARTHA LAKES, AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

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