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ONTARIO HERITAGE TRUST

NOV 06 2017

RECEIVED

Office of the City Clerk

November 1, 2017

Katherine Kilpatrick  
Princess and Nelson Realty Corp.  
635 Princess Street  
Kingston, ON K7L 1E2

Dear Ms. Kilpatrick:

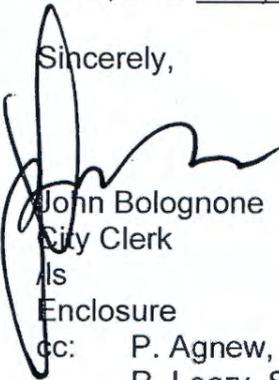
**Re: Heritage Designation – Carter's Grocery at 635 Princess Street**

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-Law Number 2017-144 entitled "A By-Law to Designate the Carter's Grocery at 635 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", registered on title October 31, 2017, as Instrument Number FC250857.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning & Development Department at 613 546 4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Sincerely,

  
John Bolognone  
City Clerk

ls  
Enclosure

cc: P. Agnew, Director, Planning & Development  
R. Leary, Senior Heritage Planner  
M. Kimm, Planner  
Ontario Heritage Trust

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 6

**Properties**

**PIN** 36072 - 0243 LT  
**Description** PT LT 553-555 PL A12 KINGSTON CITY PT 1 TO 3, 13R15104; S/T FR706253; KINGSTON ; THE COUNTY OF FRONTENAC  
**Address** KINGSTON

**Applicant(s)**

This Order/By-law affects the selected PINs.

**Name** THE CORPORATION OF THE CITY OF KINGSTON  
**Address for Service** 216 Ontario Street, Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and John Bolognone, City Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Katie A. Donohue 216 Ontario Street. acting for Signed 2017 10 31  
Kingston Applicant(s)  
K7L 2Z3  
Tel 613-546-4291  
Fax 613-546-6156

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF KINGSTON 216 Ontario Street 2017 10 31  
Kingston  
K7L 2Z3  
Tel 613-546-4291  
Fax 613-546-6156

**Fees/Taxes/Payment**

**Statutory Registration Fee** \$63.35  
**Total Paid** \$63.35

**File Number**

**Applicant Client File Number :** LEG-C01-002-2017



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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-144 "A By-Law to Designate the Carter's Grocery at 635 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which was passed by the Council of The Corporation of the City of Kingston on September 5, 2017.

**Dated** at Kingston, Ontario  
this 6th day of September, 2017

A handwritten signature in black ink, appearing to read "John Bolognone", is written over the typed name and title.

**John Bolognone, City Clerk**  
The Corporation of the City of Kingston

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**By-Law Number 2017-144**

**A By-Law To Designate the Carter's Grocery at 635 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

Passed: September 5, 2017

**Whereas** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

**Whereas** Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 635 Princess Street, also known as the Carter's Grocery (Part Lots 553-555, Plan A12, Being Parts 1 to 3 on Reference Plan 13R-15104; S/T FR706253; City of Kingston, County of Frontenac) on July 5, 2017; and

**Whereas** a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on July 25 2017; and

**Whereas** no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

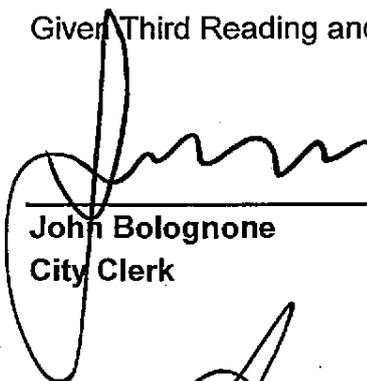
**Therefore be it resolved that** the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 635 Princess Street, also known as the Carter's Grocery, more particularly described in Schedule "A" attached hereto and forming part of this By-Law;
2. A copy of the designating By-Law shall be registered against the property affected in the Land Registry Office. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-Law to be published in The Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-Law for Heritage):  
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Property, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings July 11, 2017

Given Third Reading and Passed September 5, 2017



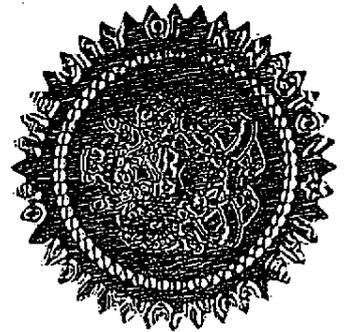
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**John Bolognone**  
City Clerk



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**Bryan Paterson**  
Mayor



**Schedule "A"**

**Description and Reasons for Designation**

**Carter's Grocery**

Civic Address: 635 Princess Street  
Legal Description: (36072-0243 LT) Part Lots 553-555, Plan A12, Being Parts 1 to 3 on Reference Plan 13R-15104; S/T FR706253; City of Kingston, County of Frontenac  
Property Roll Number: 1011050030031000000

**Introduction and Description of Property**

This property is located at the northeast corner of the intersection of Nelson and Princess Streets in the heart of historic Williamsville. The key resource is a two-storey, gable-roofed, stone building with rooftop dormers. Built circa 1875, it fronts directly onto Princess Street and is connected to the adjacent building to the east.

**Statement of Cultural Heritage Value**

The stone building at 635 Princess Street illustrates a key stage of development in the history of Williamsville. It was built circa 1875 by Thomas Carter, a former penitentiary guard who, with his wife Margaret Carter, operated a grocery store here from circa 1881 until 1913. The property was originally part of the Ordnance lands, which were subdivided by the government in 1873 and sold to individual purchasers, significantly increasing the amount of land available for development in the area and the potential for the community of Williamsville to grow.

The property is representative of late 19<sup>th</sup> century, vernacular, stone construction in Kingston and among several examples of this type throughout the city. It was likely built using limestone quarried from the nearby penitentiary quarries.

Because of its stone construction and 19<sup>th</sup> century origins, the building serves as a landmark along this stretch of Princess Street.

**Cultural Heritage Attributes**

The heritage attribute essential to the cultural heritage value or interest of this property is the two-storey stone building. Key elements of the building include:

- its location at the corner of Princess and Nelson streets;
- its siting directly abutting the sidewalks along the two street frontages;
- the stone construction of its walls and foundations, using evenly coursed, locally sourced, limestone with flat-arched voussoirs over openings;

- its proportions and massing;
- the proportions and placement of surviving original window and door openings;
- its gabled roof, gabled dormers on front and rear roof slopes, prominent brick chimneys and parapet firewall; and
- the visibility and legibility of its heritage attributes when viewed from Princess and Nelson Streets.