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Development Services
180 Kent Street West
Lindsay ON K9V 2Y6
705-324-9411 ext. 1366
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August 8, 2023

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J2

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2023/08/10
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Ontario Heritage Trust

On July 25, 2023, the Council of the City of Kawartha Lakes passed Bylaw 2023-124 under Part IV of the Ontario Heritage Act, R.S. O. 1990, c.18, to designate 34 Lindsay Street South, Town of Lindsay as a property of cultural heritage value and interest. A copy of the notice of designation and a copy of the by-law is enclosed.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Emily Turner
Economic Development Officer – Heritage Planning
705-324-9411 ext. 1366
eturner@kawarthalakes.ca

Notice: Designation of Property under the Ontario Heritage Act

Take Notice that the Council of the City of Kawartha Lakes, on July 25, 2023, passed By-law 2023-124 to designate the following property under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.18, as a property of cultural heritage value or interest:

34 Lindsay Street South, Town of Lindsay
PT LT 1 E LINDSAY S RIVER PL 15P AS IN R387534; KAWARTHA LAKES

Statement of Reasons for Designation

Design and Physical Value

34 Lindsay Street South has design and physical value as a representative example of an Italianate commercial structure constructed in downtown Lindsay. Erected at some point between 1861 and 1875, the building was constructed as a hotel and conforms to the stylistic trends present in commercial architecture during this time where the Italianate style was the predominant style for downtown commercial buildings. Like many buildings in downtown Lindsay, the subject property presents a more restrained example of the style than in some other communities, but nevertheless reflects and retains its key architectural elements including its three-storey construction, flat roof, arched upper storey windows, and brick corbelling.

Historical and Associative Value

34 Lindsay Street South has historical and associative value through its former role as a local hotel. Operating first as Duncan House, and later as Bannon's Hotel, the property yields information regarding the demographic and economic growth of Lindsay in the second half of the nineteenth century when hotels were a key physical feature in the downtown for their provision of lodgings for both visitors and as boarding houses for local workers. The property maintained its use for residential purposes well into the twentieth century. It also has direct historical associations with the redevelopment of downtown Lindsay following the 1861 fire that destroyed much of the downtown.

Contextual Value

34 Lindsay Street South has contextual value as part of the historic commercial landscape of downtown Lindsay. The property maintains and supports the downtown character of the area which includes a range of



commercial buildings built in the Italianate style between approximately 1860 and 1880. Taken together, these buildings, including the subject property, form an intact and comprehensive late Victorian commercial downtown. As a commercial structure from this period also built in the Italianate style, the subject property is historically and visually linked to its surroundings as one of a substantial number of buildings from this time period and style in the immediate area.

Further information respecting the designation is available at the City's Economic Development Department. Interested parties may object to the designating by-law to the Ontario Land Tribunal. Any objection to this designation must be filed within 30 days of August 10, 2023 and include the reasons for objection to the designating by-law and the fee charged by the Tribunal. Objections should be directed to: Cathie Richie, Clerk, City of Kawartha Lakes, P.O. Box 9000, 26 Francis Street, Lindsay, ON K9V 5R8.

The by-law will come into effect on the day following the last day of the notice period.

Any inquiries may be directed to:

Economic Development Officer- Heritage Planning
City of Kawartha Lakes,
180 Kent Street West, Lindsay, ON K9V 2Y6
(705) 324-9411 ext.1366
eturner@kawarthalakes.ca

The Corporation of the City of Kawartha Lakes

By-Law 2023-124

A By-law to Designate 34 Lindsay Street South, Town of Lindsay in the City of Kawartha Lakes

A By-law to designate 34 Lindsay Street South 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 34 Lindsay Street South, 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 2023-124.

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 34 Lindsay Street South, 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.

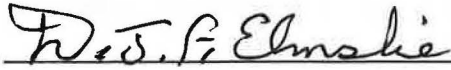
3.02 Offence and Penalty: It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with the provisions of the Provincial Offences Act, the Ontario Heritage Act and 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 25th day of July, 2023.



Doug Elmslie, Mayor



Cathie Ritchie, City Clerk

Schedule A to By-law 2023-124

Being a By-law to designate 34 Lindsay Street South, Town of Lindsay in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

34 Lindsay Street South, Town of Lindsay

Section 2: Location of Property

Located on the east side of Lindsay Street South south of Kent Street West and Ridout Street

Section 3: Legal Description

PT LT 1 E LINDSAY S RIVER PL 15P AS IN R387534; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the commercial structure which covers the majority of the property and is built to the west lot line.

Section 5: Statement of Reasons for Designation

Design and Physical Value

34 Lindsay Street South has design and physical value as a representative example of an Italianate commercial structure constructed in downtown Lindsay. Erected at some point between 1861 and 1875, the building was constructed as a hotel and conforms to the stylistic trends present in commercial architecture during this time where the Italianate style was the predominant style for downtown commercial buildings. Like many buildings in downtown Lindsay, the subject property presents a more restrained example of the style than in some other communities, but nevertheless reflects and retains its key architectural elements including its three-storey construction, flat roof, arched upper storey windows, and brick corbelling.

Historical and Associative Value

34 Lindsay Street South has historical and associative value through its former role as a local hotel. Operating first as Duncan House, and later as Bannon's Hotel, the property yields information regarding the demographic and economic growth of Lindsay in the second half of the nineteenth century when hotels were a key physical feature in the downtown for their provision of lodgings for both visitors and as boarding houses for local workers. The property maintained its use for residential purposes well into the twentieth century. It also has direct historical associations with the redevelopment of downtown Lindsay following the 1861 fire that destroyed much of the downtown.

Contextual Value

34 Lindsay Street South has contextual value as part of the historic commercial landscape of downtown Lindsay. The property maintains and supports the downtown character of the area which includes a range of commercial buildings built in the Italianate style between approximately 1860 and 1880. Taken

together, these buildings, including the subject property, form an intact and comprehensive late Victorian commercial downtown. As a commercial structure from this period also built in the Italianate style, the subject property is historically and visually linked to its surroundings as one of a substantial number of buildings from this time period and style in the immediate 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 support the value of the property as a representative example of nineteenth century Italianate commercial architecture in downtown Lindsay.

- Three storey brick construction
- Flat roof
- Distinct ground floor massing and layout
- Construction to the sidewalk
- Fenestration including:
 - Rounded windows
 - Radiating voussoirs
 - Sash windows
- Brick parapet
- Brick corbelling

Historical and Associative Attributes

The historical and associative attributes support the value of the property as a former hotel in downtown Lindsay.

- Associations with the hospitality industry in Lindsay

Contextual Attributes

The contextual attributes support the value of the property as a contributing feature to the historic commercial landscape of downtown Lindsay.

- Location along and orientation towards Lindsay Street South

- Views of Lindsay Street and the intersection of Kent Street West from the property
- Views of the property from Lindsay Street South and Kent Street West
- Construction to the sidewalk