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THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2016-03

A BY-LAW TO DESIGNATE 2169 KING ROAD
AS A HERITAGE SITE UNDER THE
ONTARIO HERITAGE ACT

WHEREAS Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural value or interest,

AND WHEREAS the Council ('Council') of the Corporation of the Township of King ('Township') has determined that the lands described as Plan 85, Lot 32, and municipally known as 2169 King Road in the Village of King City in the Township of King in the Regional Municipality of York (the 'Lands') shall be designated as a property of cultural heritage value or interest pursuant to Section IV of the *Ontario Heritage Act*, 1990, c.O.18;

AND WHEREAS Council has caused to be served on the Ontario Heritage Trust notice of intention to so designate 2169 King Road for the reasons set out in Appendix "A" attached to this By-law, and has caused such notice of the intention to be published in the local newspaper having general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

1. The lands described as Plan 85, Lot 32, and municipally known as 2169 King Road in the Village of King City in the Township of King in the Regional Municipality of York is designated pursuant to Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest.
2. The Township Solicitor is authorized to cause a copy of this By-law to be registered against the Lands as described in Clause 1 above in the proper Land Registry Office.
3. The Clerk is authorized and directed to cause a copy of this By-law to be served on the *Ontario Heritage Trust* and to cause notice of passing of this By-law to be published in the local newspaper having general circulation in the municipality.

READ a FIRST and SECOND time this 11th day of January, 2016.

READ a THIRD time AND FINALLY PASSED this 11th day of January, 2016.

I, SUZANNE LESLIE CUDNIK,
ADMINISTRATIVE CLERK
FOR THE TOWNSHIP OF KING
CERTIFY THIS DOCUMENT TO BE A
TRUE AND CORRECT COPY


SIGNATURE


Steve Pellegrini
Mayor


Kathryn Smyth
Director of Clerks/By-law Enforcement
Township Clerk

(Ref. Planning Dept. Report No.: P-2015-39,
C.O.W. Oct. 19/15)

Reasons for Designation

Address: 2169 King Road

Legal Description: Plan 85, Lot 32

The property at 2169 King Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Description

Located on the south side of King Road, between Fisher Street and Patton Street, the property is known municipally as 2169 King Road and is situated prominently along the streetscape of King Road. Originally constructed circa 1896, the building is a strong example of a Victorian-style Ontario Farmhouse.

Statement of Cultural Heritage Value

Physical/Design Value

The 1.5 storey building at 2169 King Road is valued for its design as a fine, well-crafted representative example of a Victorian-style Ontario Farmhouse. Its design is particularly distinguished by its L-shaped plan, which prominently extends towards the street, framing the front verandah and emphasizing the front bay windows. The building is set apart from others nearby due to the original yellow brick exterior with red brick quoining. Other features, such as the steep gable along the front façade and the gothic window below demonstrate a unique mixture of styles.

Historical/Associative Value

The associative value of the property at 2169 King Road is derived from its role in the historical development of King Road as the street evolved in the late 19th century and the community grew. Constructed circa 1896, the building is one of the few remaining in the area from the period.

The building was originally built and occupied by George Norman. The Norman family had many ties to the community since their arrival in the 1800's. George's father, Robert Norman, previously owned a farm on Lot 6, Concession 3, on what would have been just east of King City at the time, and he also served as a Reeve and Councillor. George Norman would later own his own farm from just north of Eversley on Lot 12 Concession 2 before moving into the property now known as 2169 King Road, when he operated a wood and coal establishment at the railway.

In later years, the building was used as a parsonage for the nearby Bethel Baptist Church and as a private residence after the Church closed. The building continues to serve the community as a commercial property.

Contextual Value

Contextually, the property at 2169 King Road is important in defining, maintaining and supporting the character along King Road. The building is visually, historically, physically and functionally connected to its setting on the south side of King Road, where it complements the neighbouring buildings in scale, setback and historic detailing. The building, as with many of those along the south side of King Road, is a turn of the 19th century residential building that reflects the early development of the community. Since its construction, the building has served to define, support and maintain the character of the area.

Description of Heritage Attributes

The heritage attributes of the property located at 2169 King Road, relating to its cultural heritage value as a strong example of a Victorian-style Ontario Farmhouse, its influence on the streetscape for over 100 years, and as a reminder of the small town past of the community, are portrayed by:

- The setback, placement and orientation of the building
- The 1.5 storey I-shaped plan
- The gable roof
- The gable on front façade with gothic window
- The gable on the west façade with gothic window
- The shape and placement of the window openings
- The dichromatic brickwork, with yellow brick exterior with red brick quoins
- The stone foundation
- The arch radiating voussoirs above windows
- The lugsills below windows
- The protruding bays on north and east facades
- The front verandah

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER 2016-03

By-law Number 2016-03 concerns a 0.10 hectare (0.25 acre) parcel located on the south side of King Road, east of Fisher Street, municipally known as #2169 King Road. The intent of the by-law is to designate the lands as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.