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Development Services
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705-324-9411 ext. 1366
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August 8, 2023

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

RECEIVED
2023/08/10
(YYYY/MM/DD)
Ontario Heritage Trust

On July 25, 2023, the Council of the City of Kawartha Lakes passed Bylaw 2023-125 under Part IV of the Ontario Heritage Act, R.S. O. 1990, c.18, to designate 1821 Victoria Road, Geographic Township of Eldon 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 2023-125 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:

1821 Victoria Road, Geographic Township of Eldon
S1/2 LT 4 W/S VICTORIA RD AND S/S RICHMOND ST PL 113; PT MILL
RESERVE PL 113 PT 1, 57R8157; PT STREET PL 113 CLOSED BY R413651, PT 1,
57R8307, S/T R431237; KAWARTHA LAKES

Statement of Reasons for Designation

Design and Physical Value

1821 Victoria Road has design and physical value as a unique example of a late nineteenth century general store. Constructed around 1880, the building displays characteristics typical of rural general store design in the second half of the nineteenth century, including its false façade, recessed storefront with plate glass windows, and two-storey balcony. It is unique in its size, as the largest general store building in Kawartha Lakes at over four storeys in height, and in its distinctive combination of a range as well as decorative features from other architectural styles including its brick corbelling, arched windows with radiating voussoirs, and gable dormers.

Historical and Associative Value

1821 Victoria Road has historical value in its direct associations with the development of the community of Victoria Road in the late nineteenth century as a major hub in northern Victoria County. The arrival of the railway in 1872 spurred the growth of the community into a substantial centre for the surrounding rural area and the subject property grew out of the community's boom at this time. The property also yields information on the role and development of general stores as a key aspect of rural life and economies in the late nineteenth and early twentieth century as the largest general store serving the community and northern Victoria County more generally.

Contextual Value

1821 Victoria Road has contextual value as a local landmark, as well as supporting the historic hamlet character of Victoria Road. The property was once believed to be the largest general store in Canada and, through its size,



massing, location and usage, is a prominent and well know local landmark in Victoria Road as the former Neal General Store. The property also supports and maintain the historic hamlet character of Victoria Road as one of a range of extant Victorian buildings that make up the community. Similarly, it is historically and visually linked to its surroundings as part of the major period of development of community between approximately 1870 and 1920 and one of a range of buildings in the community constructed in a range of Victorian styles with similar architectural characteristics.

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 2023-125

A By-law to Designate 1821 Victoria Road, Geographic Township of Eldon in the City of Kawartha Lakes

A By-law to designate 1821 Victoria Road in the Geographic Township of Eldon 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 1821 Victoria Road, Geographic Township of Eldon 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 2023-125.

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 1821 Victoria Road, Geographic Township of Eldon 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 2023-125

Being a By-law to designate 1821 Victoria Road, Geographic Township of Eldon in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

1821 Victoria Road, Geographic Township of Eldon

Section 2: Location of Property

Located on the west side of Victoria Road on the north side of Grass Creek and to the south of Richmond Street in the hamlet of Victoria Road

Section 3: Legal Description

S1/2 LT 4 W/S VICTORIA RD AND S/S RICHMOND ST PL 113; PT MILL RESERVE PL 113 PT 1, 57R8157; PT STREET PL 113 CLOSED BY R413651, PT 1, 57R8307, S/T R431237; 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 east lot line.

Section 5: Statement of Reasons for Designation

Design and Physical Value

1821 Victoria Road has design and physical value as a unique example of a late nineteenth century general store. Constructed around 1880, the building displays characteristics typical of rural general store design in the second half of the nineteenth century, including its false façade, recessed storefront with plate glass windows, and two-storey balcony. It is unique in its size, as the largest general store building in Kawartha Lakes at over four storeys in height, and in its distinctive combination of a range as well as decorative features from other architectural styles including its brick corbelling, arched windows with radiating voussoirs, and gable dormers.

Historical and Associative Value

1821 Victoria Road has historical value in its direct associations with the development of the community of Victoria Road in the late nineteenth century as a major hub in northern Victoria County. The arrival of the railway in 1872 spurred the growth of the community into a substantial centre for the surrounding rural area and the subject property grew out of the community's boom at this time. The property also yields information on the role and development of general stores as a key aspect of rural life and economies in the late nineteenth and early twentieth century as the largest general store serving the community and northern Victoria County more generally.

Contextual Value

1821 Victoria Road has contextual value as a local landmark, as well as supporting the historic hamlet character of Victoria Road. The property was once believed to be the largest general store in Canada and, through its size, massing,

location and usage, is a prominent and well know local landmark in Victoria Road as the former Neal General Store. The property also supports and maintain the historic hamlet character of Victoria Road as one of a range of extant Victorian buildings that make up the community. Similarly, it is historically and visually linked to its surroundings as part of the major period of development of community between approximately 1870 and 1920 and one of a range of buildings in the community constructed in a range of Victorian styles with similar architectural characteristics.

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 unique example of late nineteenth century general store architecture in Kawartha Lakes.

- Four-and-a-half storey buff brick construction
- Gabel roof
- Stepped false façade
- Brick corbels
- Gable dormers
- Victorian storefront including:
 - Plate glass windows
 - Recessed entrance
 - Wooden surround
- Fenestration including:
 - Arched sash windows
 - Radiating voussoirs
- Two storey porch including:
 - Square columns
 - Decorative woodwork

- Enclosed 1920s upper storey sunroom with multipane windows
- Stone foundation
- Delivery entrance

Historical and Associative Attributes

The historical and associative attributes support the value of the property as a former general store which yields information regarding the development of Victoria Road and the role of the general store in rural life.

- Former role as a general store
- Architectural elements including:
 - Recessed storefront
 - False façade
 - Two-storey porch

Contextual Attributes

The contextual attributes support the value of the property as a contributing feature to the historic landscape of Victoria Road and as a local landmark.

- Location along and orientation towards Victoria Road
- Location on the north side of Grass Creek
- Views of Victoria Road, surrounding historic properties, and Grass Creek from the property
- Views of the property from Victoria Road and surrounding historic properties