THE CORPORATION OF THE TOWN OF PENETANGUISHENE

BY-LAW NUMBER 2025-22

Being a By-Law to Designate 27 Church Street as Being of Cultural Heritage Value and Interest under Section 29 of the Ontario Heritage Act

WHEREAS pursuant to section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18, the Council of a municipality may, by By-law, designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS the property is legally described in Schedule "A" to this By-law (the "Subject Property");

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has set out the statement of cultural heritage value or interest, and described the heritage attributes of the Subject Property in Schedule "B" to this By-law;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has consulted with its Municipal Heritage Committee pertaining to this By-law;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has caused to be served on the owners of the Subject Property and upon the Ontario Heritage Trust, notice of intention to designate the Subject Property and further, has caused the notice to be published for general circulation in the municipality;

AND WHEREAS no objections to the notice of intention to designate were served on the Clerk of the municipality;

NOW THEREFORE the Council of The Corporation of the Town of Penetanguishene ENACTS as follows:

1. THAT the Subject Property more particularly described on Schedule "A", attached hereto, is hereby designated as being of Cultural Heritage Value and Interest pursuant to section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18.

2. THAT the statement of cultural heritage value or interest and description of heritage attributes is attached hereto and forming part of this By-law as Schedule "B".

3. THAT the attached schedules form part of the By-law;

4. THAT the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the Subject Property and the Ontario Heritage Trust, and publish notice of passing of this By-law on for general circulation in the municipality;

5. THAT once this By-law comes into force and effect in accordance with the applicable provisions of the Ontario Heritage Act R.S.O. 1990, c. O.18, the Town Solicitor is hereby authorized to cause this By-law to be registered against the Subject Property described in Schedule “A” hereto at the Land Registry Office.

BY-LAW read a first, second and third time and finally passed by Council on the 14th day of May, 2025.



MAYOR, Doug Rawson



CLERK, Kelly Cole

SCHEDULE “A” TO BY-LAW 2025-22

LEGAL DESCRIPTION

PT LT 25 N/S BROCK ST PL 36 PENETANGUISHENE PT 1, 51R4853; PENETANGUISHENE being all of PIN 58439-0038 (LT)

SCHEDULE “B” TO BY-LAW 2025-22

STATEMENT OF CULTURAL HERTIAGE VALUE

27 Church Street is a representative example of the Queen Anne architectural style. The two-storey building has a coursed stone foundation, red brick envelope with stone detailing and complex roofline with front and side gables clad with wood shingles in a square staggered pattern. The subject building includes a number of features emblematic of the Queen Anne architectural style including: a variety of window openings with segmental, round and jack arches, a two-storey canted wall projecting along the south elevation, several porches, including a one storey veranda wrapping the façade and south elevation, which are finished with Classical detailing such as architrave, dentils and columns with decorative capitals.

27 Church Street is associated with Peter Payette, a local business owner and civic volunteer. After moving to Penetanguishene in 1880, Peter Payette established a machine shop and foundry on Nelson Street. The P. Payette Co. Foundry manufactured items the supported Penetanguishene’s earliest industries including sawmill machinery, marine engines boilers and marine machinery. Payette and his wife Dorothée initially resided in a two-storey residence at 47 Chatham Street, then purchased part of Lot 25 on the north side of Brock Street in 1900 and built a large house on the subject property in 1902. Peter Payette played an important role in social and civic matters which contributed to the growth and development of the Town. Payette was also a major financial supporter of Penetanguishene’s first General Hospital and served on the hospital’s Board of Directors. In addition, Mr. Payette was also a member of the Public Library Board, and was elected to Town Council in 1913, though his tenure was brief as he died the same year.

27 Church Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 27 Church Street is a large, residential building with designed landscape features prominently positioned on a hill at the intersection of Church Street and Brock Street with views to Penetanguishene Bay. 27 Church Street’s prominent positioning, scale, massing and architectural detailing contribute and support the legibility and character of Penetanguishene as a historic village.

DESCRIPTION OF HERITAGE ATTRIBUTES

27 Church Street is a representative example of the Queen Anne architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey Queen Anne style building
- Irregular plan
- Front gable roof with intersecting gables clad in wood shingles
- Coursed ashlar stone foundation with round arch window openings
- Red brick masonry construction
- Varied window openings with stone lintels and sills
- Three-bay façade with centered entryway openings
- One storey veranda with classical detailing
- Two-storey canted bay wall

27 Church Street is historically associated with Peter Payette, a local business owner and civic volunteer. The property contains the following heritage attributes that reflect this value:

- Two-storey Queen Anne style building

27 Church Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. The property contains the following heritage attributes that reflect this value:

- Two-storey Queen Anne style building
- Location on a hill on the northeast corner of Brock Street and Church Street
- Terraced yard along Church Street with mortared stone walls
- Mortared stone wall along Church Street and Brock Street