

**OFFICE CONSOLIDATION  
FOR INFORMATION PURPOSES ONLY**

**THE CORPORATION OF THE TOWN OF GANANOQUE  
BY-LAW NO. 2005-63**

**Amended by By-law No. 2018-083 dated October 16, 2018**

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**BEING A BY-LAW TO DESIGNATE THE BUILDING KNOWN AS THE FORMER  
PROVINCIAL HOTEL, LOCATED AT 98 KING STREET EAST ON THE  
CORNER OF STONE STREET NORTH AND KING STREET EAST,  
GANANOQUE, AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE**

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**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 as amended, authorizes the Council of a municipality to enact by-laws to designate buildings and/or property to be of architectural or historical value or interest;

**AND WHEREAS** the Council of the Corporation of the Town of Gananoque has caused to be served on the owners of the building known as the former Provincial Hotel located at 98 King Street East, Gananoque and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid structure published in the Gananoque Reporter having general circulation in the municipality; and whereas the reasons for designation are set out in Schedule B attached hereto;

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

**October 16, 2018 – Amendment (By-law No. 2018-083)**

**WHEREAS** The *Ontario Heritage Act*, Section 29 in Part IV, as amended, provides that 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 Former Provincial Hotel, located at 98 King Street East was designated by By-law No. 2005-63, dated November 29, 2005, to be a property of historic and architectural value or interest;

**AND WHEREAS** the *Ontario Heritage Act*, Part IV, Section 27, subsection 1.1 requiring that a municipal heritage register include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property;

**AND WHEREAS** the Council of the Town of Gananoque passed Motion #18-113, authorizing staff to publish a Notice of Intention to Amend the Heritage Designation of the property to include the heritage attributes of the property;

**AND WHEREAS** on August 2, 2018, the Notice was published on the Town's website, local newspaper, for two (2) consecutive weeks and served on the property owner and Ontario Heritage Trust;

**AND WHEREAS** the public was provided an opportunity to object to the Notice of Intention to Amend on or before Friday, August 31, 2018 to the Town Clerk;

**AND WHEREAS** the Town Clerk has not received any objections to the proposed designation as of August 31, 2018;

**AND WHEREAS** the Committee of the Whole reviewed COW Report-ED-2018-09, and concurs with the staff recommendation to amend By-law No. 76-13, to include the “Statement of Cultural Heritage Value or Interest”;

**AND WHEREAS** the Council of the Town of Gananoque deems it advisable to pass this amending By-law.

**NOW THEREFORE** the Council of the Corporation of the Town of Gananoque enacts as follows:

1. There is designated as being of architectural and historical value the building known as the former Provincial Hotel, 98 King Street East, Gananoque, particularly described in Schedule A attached hereto;
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the building as described in schedule A attached hereto in the proper land registry office; and
3. The Clerk Treasurer is hereby authorized to cause a copy of this by-law to be served on the owner of the aforementioned property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality.

#### **October 16, 2018 – Amendment**

1. **SCHEDULES:**
  - 1.1 That By-law No. 2005-63, be hereby amended to include the attached Statement of Cultural Heritage Value or Interest marked as Schedule ‘A’.
2. **REGISTER ON TITLE:**
  - 2.1 This By-law shall be Registered on Title, as described in Schedule A’.

**Heritage Designation By-law No. 2005-63  
as amended by By-law No. 2018-083  
SCHEDULE 'A'**

**FORMER PROVINCIAL HOTEL, 98 KING ST EAST, GANANOQUE, ONTARIO**

**Building/Property Name:** Former Provincial Hotel  
**Address:** 98 King St East  
**Legal Description:** Lot 10, Plan 86, East of the Gananoque River, being part 1 on 28R-5737  
**Original Use:** Commercial  
**Present Use:** Commercial/Residential  
**Date Designated:** November 29, 2005  
**Designation By-law:** By-law No. 2005-63  
**Amending By-law:** By-law No. 2018-083  
**Registration:** LE104784 (January 17, 2019)

**Description of the Property:**

The former Provincial Hotel, a two-storey stone commercial building with L-shaped plan, occupies the northwest corner of King Street East and Stone Street in downtown Gananoque.

**Statement of Cultural Heritage Value or Interest:**

The former Provincial Hotel displays design or physical value through its expertly executed coursed rubble construction and evolution from a five-bay structure to one with an L-shaped plan and fourteen bays. Although gutted by fire in 2004, the hotel retains its overall two-storey massing, and symmetrical fenestration with voussoir or lintel and lug sill window treatments. Its mansard roof with front gable dormers was reconstructed to its early 20th century appearance, recreating a Second Empire style that is rare in the Town. Its historical or associative value is linked to its long-standing use as a hotel and central 'anchor' in the Town's commercial development, originally as the Cheevers Hotel/House, then as the Provincial Hotel from 1885 to 1989. Long recognized as a landmark, the hotel's height, construction, and prominent siting at the corner of two downtown streets defines the commercial character of the area, and supports its heritage and historic development.

**Description of Heritage Attributes**

Key attributes that express the design or physical value of 98 King Street East include its:

- Two storey massing with L-shaped plan;
- Locally sourced, coursed rubble masonry with rough cut voussoirs and quoins;
- Visually recognizable evidence of expansion and change over its history;
- Symmetrical fenestration with lintel or voussoir and lug sill treatment; and,
- Mansard roof with multiple gable front dormers rendered in the Second Empire Style.

Key attributes that express the property's contextual value include its:

- Siting with minimal setback at the corner of two downtown streets.

**References:**

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Corporation of the Town of Gananoque

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Nalon, John

1985 *The Story of Gananoque*. Gananoque Museum Board. Second printing, August 1985.

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