



Committee of the Whole Report

Report Number ED2020-022

Meeting Date: November 3, 2020

Title: Listing Properties on the Heritage Register

Description: Proposed listing of a number of properties on the heritage register as properties of cultural heritage value or interest

Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation(s):

That Report ED2020-022, **Listing Properties on the Heritage Register**, be received;

That the proposed listing of non-designated properties on the City of Kawartha Lakes Heritage Register included in Appendix A be approved; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

In 2017, Council passed the following resolution to allow the addition of non-designated, or listed properties, on the municipal Heritage Register:

CR2017-1051

Moved by Councillor Macklem

Seconded by Councillor Miller

Resolved that Report ED2017-022, **Adding Listed Properties to the Heritage Register**, be received;

That staff be directed to add a Section Two: Properties of Potential Heritage Value or Interest section to the Kawartha Lakes Heritage Property Register;

That the Municipal Heritage Committee identify and include properties of potential heritage interest and value in Section Two of the Heritage Register; and

That the property owners be notified of inclusion on the list and of the nature of the listing.

CARRIED

In response to this direction, staff and the Municipal Heritage Committee identified and commenced a process of identifying and evaluating properties for potential inclusion on the Register as listed properties. The first listed properties were added to the Register in November 2019. Properties were subsequently added by Council in March 2020.

The process for identifying, researching and recommending properties for inclusion on the register is ongoing. At the Municipal Heritage Committee meeting of August 6, 2020, staff presented a list of potential properties for potential inclusion on the register to the Committee. The Municipal Heritage Committee reviewed and approved the list of properties and requested that an additional property (100 Front Street East in Bobcaygeon) be added. The Committee passed the following motion:

KLMHC2020-24

Moved By A. Hart

Seconded By A. Adare

That Report KLMHC2020-11, **Listing Properties on the Heritage Register**, be received; and

That the proposed list of properties for inclusion on the Heritage Register, attached in Appendix A, and including 100 Front Street East, Bobcaygeon be endorsed; and

That this recommendation be forwarded to Council for consideration.

Carried

This report addresses that direction.

Rationale:

Interim protection for properties of potential heritage value or interest was introduced under the Ontario Heritage Act following changes to the Building Code Act which took effect in 2006. The changes introduced accelerated building permit review timeframes including 10 days for a house and 20 days for a large building. These accelerated timeframes leave little time for municipalities and municipal heritage committees to assess properties facing demolition that are potentially of heritage value to the community. As a result, amendments were subsequently made to Section 27 of the Ontario Heritage Act to enable a municipality to provide interim protection for properties believed to have cultural heritage value or interest. These properties are known as listed properties.

Legislation does not require municipalities to list properties on their register, but the Ontario Heritage Trust recommends it as a best practice for municipalities. Listing properties has a number of important outcomes which contribute to the long term, sustainable, and transparent management of heritage resources in the municipality.

Unlike designation under Parts IV and V of the Act, listing is an administrative, rather than a legal, process. Listed properties are not designated under the Act and do not have the same controls placed on them. Owners are not required to apply for a heritage permit when they undertake alterations to a listed property and there are no legal restrictions registered on the property title.

The primary implication of listing for property owners is that they are required to provide 60 days' notice to the municipality of their intention to demolish or remove a building or structure on the property. Owners are required to submit their plans for the property to allow an assessment to be undertaken based on both the current and potential uses of the property to come to the best solution for its long term management. The 60-day period allows for the municipality to assess the structure in detail for potential designation using provincially legislated processes and criteria and either designate the property to provide long term protection or approve the demolition permit. Alternatively, it also allows the municipality and the owner to develop a solution which both preserves the structure and allows for the proposed project to continue, depending on its scope.

Listing is an effective and important planning tool which inventories heritage assets in a community. It creates a framework for assessment regarding a property's heritage value and a clear process for additional protection through

designation, should it be warranted. It creates a balanced approach between not imposing restrictions on a property owner, beyond the notice period for demolition, while allowing the municipality to monitor and regulate its heritage assets. For a municipality, it allows Council time to receive recommendations from staff and the municipal heritage committee and make a decision based on sound background research, provincial heritage regulations, the intended use of the property, and municipal planning policies and procedures guiding growth and development.

Listing also provides clarity to property owners and developers regarding the heritage value of a property. By identifying properties with potential heritage value through listing on the Heritage Register, the City ensures that review based on the heritage attributes of the property is an understood part of a redevelopment proposal or an application to demolish a listed property. Listing properties prevents heritage concerns from being raised part way through a development proposal for a property by creating a transparent review process that will occur when an application is received. The Heritage Register is a public document available at the Clerk's Office, in Economic Development, in the Building Division, and on the City's website, allowing for owners and potential purchasers to check quickly to see the heritage status of their property.

The Act does not require that property owners are contacted or that their consent is required for inclusion on the Heritage Register. However, many municipalities utilize a process that includes contacting the property owners to inform them of inclusion on the Heritage Register. This is recognized as a best practice that increases transparency in the process and allows property owners to be informed and involved in the conversation about protecting heritage assets in their community.

Listing in the City of Kawartha Lakes Context

The City of Kawartha Lakes first added listed properties to its Heritage Register in 2019 with the understanding that listing properties was an ongoing process. The Municipal Heritage Committee and staff are continuously identifying and researching properties for inclusion on the Register. These properties can include buildings, structures, and landscapes. Properties are evaluated based on their architectural, historical, and contextual merit using criteria established in Regulation 9/06 of the Ontario Heritage Act which is used to determine if a property merits designation under Section 29 of the Act. Although there are no specific criteria in the Act for listing properties, the use of Regulation 9/06 as the benchmark for potential listing ensures consistency and transparency in the City's evaluation of heritage resources.

Under the Act, Council must consult with its Municipal Heritage Committee prior to listing properties on the Heritage Register. The Committee has reviewed and endorsed the appended list of properties and is recommending that Council list them on the Heritage Register. This list is included as Appendix A of this report.

The City follows the recommended best practice of notifying owners prior to their properties being listed on the Heritage Register. Owners of properties on the appended list were notified by mail after the Municipal Heritage Committee endorsed the list and are aware that their properties are being considered by Council for inclusion on the Register. They have been invited to reach out to staff if they have any questions or concerns about the process and have been provided with information about the process and implications for their property.

The properties recommended for inclusion on the Heritage Register as properties of cultural heritage value or interest are:

- 269 Glenarm Road, Argyle (Old Blacksmith Shop)
- 15 Balsam Lake Drive, Bexley Township (St. Thomas' Anglican Church)
- 414 Balsam Lake Road, Bexley Township (Sandebush)
- 90 Bolton Street, Bobcaygeon (Temperance Hotel)
- 20 Front Street East, Bobcaygeon
- 100 Front Street East, Bobcaygeon
- 40 Head Street, Bobcaygeon
- 4 King Street West, Bobcaygeon
- 1 Main Street, Bobcaygeon (Stonyhurst)
- 16 Bolsover Road, Bolsover (Bolsover Community Centre)
- 34 Grandy Road, Coboconk
- 6673 Highway 35, Coboconk (Pattie House)
- 56 North Water Street, Coboconk
- 3560 Victoria Road, Digby Township (Longford Lumber Company)
- 1969 County Road 46, Eldon Township (Georgian Bay and Seaboard Railway Station)
- 1981 Sturgeon Road, Dunsford (Dunsford United Church)
- 945 Frank Hill Road, Emily Township (St. James Anglican Church)
- 39 Colborne Street, Fenelon Falls (Bank of Montreal)
- 123 Colborne Street, Fenelon Falls (Fenelon Falls United Church)
- 7 Dodd Street, Fenelon Falls (Old Rectory)
- 21 Francis Street East, Fenelon Falls
- 41 John Street, Fenelon Falls (St. Aloysius Roman Catholic Church)
- 13 Cluxton Street, Kinmount
- 51 Adelaide Street North, Lindsay
- 60 Albert Street North, Lindsay
- 39 Bond Street West, Lindsay
- 62 Bond Street West, Lindsay (Waverly House)
- 26 Colborne Street West, Lindsay
- 45 Cambridge Street North, Lindsay
- 3 Glenelg Street East, Lindsay
- 13 Glenelg Street East, Lindsay
- 54 Wellington Street, Lindsay

- 1022 Little Britain Road, Little Britain (Little Britain United Church)
- 1117 Fleetwood Road, Manvers Township
- 610 Janetville Road, Manvers Township (Manvers School Section 7)
- 632 Janetville Road, Manvers Township
- 88 Algonquin Road, Mariposa Township (Miller Memorial Church)
- 15261 Simcoe Street, Mariposa Township
- 275 Valentia Road, Mariposa Township (North Valentia Schoolhouse)
- 3740 Highway 7, Omemee (Seven Gables/Woodlawn)
- 5 King Street East, Omemee (Lady Eaton House/Tully Lark)
- 61 King Street East, Omemee (Stephenson House)
- 219 John Street, Pontypool
- 353 Bury's Green Road, Somerville Township (St. John's Chapel, Bury's Green)
- 10987 Simcoe Street, Sonya
- 50 Lake Avenue, Sturgeon Point (Swannanoa)
- 114 Lake Avenue, Sturgeon Point (Corn Cob)
- 1449 County Road 8, Verulam Township (Providence United Church)
- 173 Crane Bay Road, Verulam Township (McAlpine Estate)
- 631 Martins Road, Verulam Township (Old Lamb School)
- 797 Martins Road, Verulam Township (St. Peter's Anglican Church)
- 1821 Victoria Road, Victoria Road
- 1834 Victoria Road, Victoria Road (Victoria Road Railway Station)
- 119 Agnes Street, Woodville
- 60 King Street, Woodville (former Knox Presbyterian Church)
- 88 King Street, Woodville
- 103 King Street, Woodville (Woodville Post Office)

These properties represent a selection of important heritage properties throughout the municipality and a full summary of their significance can be found in Appendix A. They have been evaluated based on Regulation 9/06 of the Act and have been found to have architectural, historical and cultural significance. They are associated with important themes, individuals, and events in the history of the municipality and have architectural significance through their style and craftsmanship. Should a demolition application be received for one of these properties, inclusion on the Register as a listed property would allow Council to fully assess its heritage value to the community and make a decision based on that assessment.

One of the properties, 100 Front Street East in Bobcaygeon, was requested by the Municipal Heritage Committee for addition to the list to be presented to Council at their August 6th meeting because of its historic relationship to the Boyd family. Staff have subsequently researched the property, notified the owner, and added it to the appended list of properties.

1981 Sturgeon Road, Dunsford (Dunsford United Church) was originally proposed for listing in March 2020. However, at the time Council reviewed the properties proposed for listing, there was a concern raised that the church had not received notice that their property was being proposed for listing. As a result, the property was not listed pending confirmation of notification. Staff have contacted the church and have confirmed that they received notice, are aware that the church building is proposed for listing, and is included in the appended list of properties.

Two of the properties (16 Bolsover Road and 15 Balsam Lake Drive) are municipally owned and currently used as community facilities. The listing of these properties does not prevent any proposed future change of use or redevelopment.

Other Alternatives Considered:

No other alternatives are recommended.

Alignment to Strategic Priorities

Listing properties on the Heritage Register supports the strategic priority of an Exceptional Quality of Life by supporting and promoting arts, culture and heritage. Listing properties recognizes and promotes heritage resources in the municipality and supports long-term heritage conservation and planning. It is a recognized best practice in heritage resource management and an important part of a proactive municipal heritage planning program.

Listing properties also aligns with the municipality's guiding principle of Open and Transparent because it is a clear and transparent method of identifying and protecting heritage resources. It increases the municipality's management of its heritage resources and provides a provincially-mandated review process for properties that may have heritage value, but are not designated under the Ontario Heritage Act.

Financial/Operation Impacts:

There are no financial or operational impacts resulting from the recommendations of this report.

Consultations:

Municipal Heritage Committee
Director, Community Services

Attachments:

Appendix A – Proposed Properties for Listing on the Heritage Register



Appendix A
Proposed Listed Prop

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director of Development Services