



Committee of the Whole Report

Report Number:	ED2021-024
Meeting Date:	October 5, 2021
Title:	Proposed Heritage Designation of 1480 Highway 7A, Bethany
Description:	Proposed designation of 1480 Highway 7A, Bethany (Old Bethany Post Office) under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report ED2021-024, **Proposed Heritage Designation of 1480 Highway 7A, Bethany**, be received;

That the Municipal Heritage Committee's recommendation to designate 1480 Highway 7A under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest be endorsed;

That staff be authorized to proceed with the process to designate the subject property under Part IV of the Ontario Heritage Act, including the preparation and circulation of a Notice of Intention to Designate, and preparation of the designating by-law;

That a designating by-law be brought forward to Council at the next Regular Council Meeting following the end of the notice period; and

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

(Acting) Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff.

Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

At its meeting of September 2, 2021, the Kawartha Lakes Municipal Heritage Committee adopted the following resolution:

KLMHC2021-95

Moved By W. Bateman

Seconded By A. Adare

That Report KLMHC2021-37, **Proposed Designation of 1480 Highway 7A, Bethany**, be received;

That the designation of the property known municipally as 1480 Highway 7A, Bethany be endorsed; and

That the recommendation to designate the subject property be forwarded to Council for approval.

Carried

This report addresses that direction.

1480 Highway 7A in Bethany was listed on the City's Heritage Register in November 2019. The property contains the Old Bethany Post Office, a well-known local building which is now owned by the Manvers Historical Society. The Society uses the building as its archives and reading room. The Society reached out to staff and requested that the property be designated under Part IV of the Act. Staff undertook a site visit to the property in summer 2021, completed background research, and determined that the property is eligible for designation under Part IV of the Act.

Section 29 of the Ontario Heritage Act provides that, upon consultation with its municipal heritage committee, and after serving a Notice of Intention to Designate pursuant to the requirements of the Act, the Council of a municipality may pass a by-law designating a property within the boundaries of the municipality to be of cultural

heritage value or interest if it fulfils the criteria for designation under the Act, as identified in Ontario Regulation 9/06. Both staff and the Kawartha Lakes Municipal Heritage Committee are satisfied that the subject property fulfils the criteria for designation set out under Ontario Regulation 9/06.

Rationale:

Ontario Regulation 9/06 identifies the criteria for determining the cultural heritage value of a property. Under this regulation, a property may be designated under Part IV, s.29 of the Ontario Heritage Act if it meets at least one of the following criteria:

1. The property has design value or physical value because it:
 - a. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - b. displays a high degree of craftsmanship or artistic merit, or
 - c. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:
 - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - c. demonstrates the work of an architect, artist, builder, designer or theorist who is significant to the community.

3. The property has contextual value because it:
 - a. is important in defining, maintaining or supporting the character of the area,
 - b. is physically, functionally, visually or historically linked to its surroundings, or
 - c. is a landmark.

1480 Highway 7A fulfils multiple criteria under Ontario Regulation 9/06 and is therefore eligible for designation under Part IV of the Act. A heritage evaluation report has been prepared for this property which outlines its significance and demonstrates which criteria it fulfils. This report is attached as Appendix A. A statement of significance for the property as required by the Act, which summarizes the property's cultural heritage value and reasons for designation, can be found below.

1480 Highway 7A, Bethany Statement of Significance

Design and Physical Value

1480 Highway 7A has design and physical value as a late nineteenth century vernacular building and the former post office in Bethany. Constructed in 1875, the building has architectural value as a representative and rare example of a surviving false façade vernacular commercial structure in Kawartha Lakes. The building is one of three false façade buildings in Bethany and one of only a few commercial buildings in the village to have survived the 1911 fire, which destroyed much of the community's commercial core. The false façade covers a one storey gable front building. The property also shows a high degree of craftsmanship in its Queen Anne-style front porch, a later addition, which includes turned columns and ornate spindle work.

Historical and Associative Value

1480 Highway 7A has historical and associative value in its former roles as both a grain office for the Midland Railway and as the former Bethany Post office. The building was first constructed as a grain office for the railway, which was a key economic driver in mid-nineteenth century Bethany and the subject property yields information about the role of the railway in the growth of the community. It was converted into a post office in 1938 and, in that role, was an important community and communications hub for Bethany and the surrounding rural area. In its role as the post office, it yields information regarding the history of communications in the community.

Contextual Value

1480 Highway 7A has contextual value as part of the historic commercial core of downtown Bethany. The property helps maintain the small town commercial character of this area of Highway 7A and helps to differentiate the main street of the community from the surrounding residential areas of the village and the rural agricultural landscape of Manvers Township. It is historically linked to other historic commercial properties on the main street through its usage. It is also a well-known local landmark which is recognized both in the community and outside of it.

Designation Process

The amendments to the Ontario Heritage Act, which were proclaimed on July 1, 2021, made changes to the designation process, namely the process for hearing objections to proposed designations. Previously, objections to Council's issuance of a notice of intention to designate went directly to the Conservation Review Board (CRB), the provincial appeals body for heritage matters. Objections are now first heard by Council,

which may then either rescind the notice of intention to designate or pass a by-law designating the property. After this, there is now a second objection period where objections may be made to the by-law. These objections proceed to the Ontario Land Tribunal, which has replaced the CRB as the appeals body.

The owner of the property or any member of the public may object to the designation. It is not anticipated that there will be objections to this designation as it was requested by the owner and it's a landmark historic structure in the community.

Provincial Policy Conformity

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) sets the policy foundation for development and land use planning Ontario. The policy intends to balance the needs of growth and economic development with the need for ensuring a high quality of life, public safety and health, and the conservation of natural and cultural heritage resources. Section 2.6 (Cultural Heritage and Archaeology) requires municipalities to conserve significant built heritage resources and significant cultural heritage landscapes as part of the land use planning process, stating that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Significant built heritage resources, as defined by the PPS, are those which have been determined to have cultural heritage value or interest as established by the criteria under the Ontario Heritage Act. These criteria are outlined by Ontario Regulation 9/06. The subject property has been evaluated based on the criteria under Ontario Regulation 9/06 and has been found to fulfil those criteria and, therefore, is a significant heritage resource within the municipality. Designation of the property under Part IV of the Act is an appropriate method of conservation.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe was prepared by the Ontario government in order to help guide the land use planning process and assist communities within the Greater Golden Horseshoe achieve a high quality of life, positive economic development, and protection for important local resources.

Section 4.2.7 (Cultural Heritage Resources) requires municipalities to conserve their cultural heritage resources as part of the land use planning process "in order to foster a

sense of place and benefit communities". The Growth Plan defines cultural heritage resources as "built heritage resources, cultural heritage landscapes, and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution that make to our understanding of the history of a place, event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation."

The subject property has been determined to have cultural heritage value or interest through evaluation based on Ontario Regulation 9/06. Designation of the property under Part IV of the Act is an appropriate method of conservation. This is a landmark property in Bethany and community benefit would be gained through its ongoing preservation.

City of Kawartha Lakes Official Plan (2012)

The City of Kawartha Lakes Official Plan was adopted in 2012 but was later amended in 2017 to include strengthened cultural heritage policies. Official Plan Amendment 26 outlined those amendments.

Three of the heritage policies speak directly to the conservation of individual heritage properties:

- a) Cultural heritage resources of significant cultural heritage value or interest shall be identified, protected and conserved.
- e) The City shall use the tools available to it under the Municipal Act, the Planning Act, the Environmental Assessment Act, and the Ontario Heritage Act to conserve cultural heritage resources.
- f) Cultural heritage resources shall be maintained in situ and in a manner that prevents the deterioration and conserved the identified cultural heritage values or interest and/or identified heritage attributes of the cultural heritage resource.

The City's policies require it to conserve cultural heritage resources and designation under Part IV of the Ontario Heritage Act is a tool for doing so. In this case, the subject property has been found to have cultural heritage value through evaluation and individual designation is the most appropriate method for ensuring its conservation.

Other Alternatives Considered:

There are no recommended alternatives.

Alignment to Strategic Priorities

The designation of property under Part IV of the Ontario Heritage Act supports the following goals from the Council adopted Strategic Plan:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life

The identification and protection of heritage assets in the community through designation promotes and exceptional quality of life by supporting and promoting arts, culture and heritage within the municipality. Designation provides long term protection and management for key heritage resources in the municipality and recognizes their importance to the community.

The protection of heritage resources in the municipality also assists in the growth of the local economy in general by identifying, protecting, and celebrating places where people want to live, work and visit. It encourages investment in local communities by ensuring and promoting attractive places for residents and businesses to be. It also has a direct impact on developing local tourism through the preservation of sites and landscapes that people want to visit.

Financial/Operation Impacts:

There will be advertising costs and costs for the registration of the designation by-law associated with this application, which are covered by the existing Heritage Planning budget.

Consultations:

Municipal Heritage Committee

Attachments:

Appendix A – Heritage Evaluation Report: 1480 Highway 7A, Bethany



Adobe Acrobat
Document

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