



Municipal Heritage Committee Report

Report Number:	KLMHC2023-060
Meeting Date:	September 7, 2023
Title:	Cultural Heritage Evaluation Report Review – 144 Ranchers Road, Geographic Township of Fenelon
Description:	Review of Cultural Heritage Evaluation Report submitted in support of a Planning Act Application related to 144 Ranchers Road
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2023-060, **Cultural Heritage Evaluation Report Review – 144 Ranchers Road, Geographic Township of Fenelon**, be received; and

That comments be forwarded to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes has received an application under the Planning Act for five adjacent properties in the Geographic Township of Fenelon legally described as Part Lots 9, 10 and 11 in Concession 8. The northernmost of these three parcels is addressed municipally as 144 Ranchers Road and contains a house and agriculture-related structures. This property has an area of 68.5 hectares. Of the other four parcels, the two largest parcels, of areas and 39.34 and 48.18 hectares respectively, contain agricultural land, while the smaller two, 429 Long Beach Road (0.41 hectares) and 432 Long Beach Road (0.25 hectares) contain a marina and a residential property with a variety of smaller and modern structures.

The application proposes a Zoning By-law amendment to the Township of Fenelon Zoning By-law to facilitate the development of a recreational based community, including a marina, 18-hole golf course, and 423 recreational dwelling units including 84 rental recreational dwelling units and 339 ownership recreational dwelling units. The dwelling units are intended for seasonal accommodation. The applicant is proposing that the properties be rezoned from Agricultural (A1), Agricultural (A1-1), Tourist Commercial (C3), and Rural Residential Type 3 (RR3) to a site-specific Environmental Protection (EP) zone to protect the significant environmental features on the properties and site-specific Tourist Commercial (C3) zones for the remainder of the land to facilitate the proposed development.

In advance of the submission, staff requested that a Cultural Heritage Evaluation Report be prepared in relation to the property at 144 Ranchers Road due to the existing farmstead on the property. The site is not listed on the City's Heritage Register or designated under Part IV or Part V of the Act, but staff believed it has the potential to contain cultural heritage resources. A CHER, prepared by ERA Architects, was undertaken in accordance with the City's CHER Terms of Reference and submitted with the complete application. The CHER is attached as Appendix A to this report. The CHER includes a concept site plan for the proposed development.

An Archaeological Assessment has also been prepared for this submission and has recommended that additional assessment be undertaken prior to any soil disturbing activities taking place on the property as there is the potential for archaeological resources on the property due to its proximity to Sturgeon Lake and historic use of the site as a nineteenth century farm.

Rationale:

At present, the farmstead is comprised of 11 buildings, including a farmhouse, barn, silo, seven outbuildings and a greenhouse. From the conceptual site plan, it is anticipated that all eleven buildings will be demolished to facilitate the proposed development as this area of the property is intended for use as residential properties. These buildings are of various ages and in differing physical conditions. According to the CHER, the site has been farmed since approximately 1861 and has passed through the ownership of three different farming families.

Through analysis based on Ontario Regulation 9/06, the CHER has concluded that the site does not have any significant level of cultural heritage value and further studies are not warranted in relation to the proposed development. Specifically, the study notes that the legibility of the historic farmhouse, which is believed to have been constructed around 1869, has deteriorated due to substantial modern alterations and that the farmstead overall is not an especially complete or representative example such that it would warrant protection under the Act.

The Committee may wish to comment on the conclusions of the CHER or provide additional comments related to commemorating or recognizing the history of the site.

Other Alternatives Considered:

The Committee could choose not to comment on this application.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

N/A

Attachments:

Appendix A – Cultural Heritage Evaluation Report: 144 Ranchers Road



Adobe Acrobat
Document

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Department Head: Richard Holy, Director of Development Services