



Municipal Heritage Committee Report

Report Number:	KLMHC2023-064
Meeting Date:	September 7, 2023
Title:	Listing of 75 Ridge Drive, Geographic Township of Bexley
Description:	Proposed listing of 75 Ridge Drive on the City's Heritage Register
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2023-064, **Listing of 75 Ridge Drive, Geographic Township of Bexley**, be received;

That the listing of the property on the City's Heritage Register be endorsed; and

That this recommendation be forwarded to Council for approval.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes maintains a Heritage Register as required by the Ontario Heritage Act. As enabled by Section 27(1) of the Act, the City's Register includes properties which are not designated but have been determined by the municipality to have cultural heritage value or interest. Properties are added to the Register by Council in consultation with the Municipal Heritage Committee.

Properties listed on the Register are subject to Section 27(3) of the Act which states that the owner of a property shall not demolish or remove a building or structure listed on the Heritage Register unless the owner gives the municipality at least 60 days notice in writing of their intent to seek a demolition permit. The 60-day period provides Council with enough time to seek input from its heritage committee and, if deemed appropriate, begin the process to protect a property through designation. This section of the Act also allows Council to require the submission of plans as well as other information as to the intended redevelopment or use of the property.

The identification and listing of properties is an on-going process. Additional properties for listing are brought forward to the Committee at periodic intervals throughout the year. The properties are identified by the Committee, staff and members of the public. Research on each property is undertaken by staff prior to bringing a property forward for consideration.

In the past, staff have brought forward lists of properties proposed for listing at periodic times throughout the year. These lists have included multiple properties which span a range of different architectural styles, types and geographic locations throughout Kawartha Lakes to ensure that the diversity of cultural heritage resources within the municipality are identified and conserved. However, with the amendments made to the Ontario Heritage Act under Bill 23 with regard to limitations on the listing of properties, it is no longer feasible or desirable to batch list properties as has been done in the past and the listing of properties will now be undertaken on a case by case basis as the need for listing arises. Listing will now be used as a hold on a property to prevent demolition or to trigger heritage studies in support of Planning Act applications while further heritage assessment and dialogue with owners can be undertaken.

Rationale:

75 Ridge Drive in the Geographic Township of Eldon contains a summer cottage from the 1920s. It was constructed as part of the development of the recreational summer

community on Long Point throughout the 1920s, 1930s and 1940s. Long Point was created beginning in the early 1920s specifically as a recreational cottage community by Lindsay lawyer Alexander M. Fulton and is one of a number of surviving late nineteenth and early twentieth century cottage communities Kawartha Lakes that include both family cottages and recreational community amenities. These cottage communities, including Long Point, are significant, if generally unrecognized, cultural heritage resources that document the development of Kawartha Lakes as a summer cottage destination throughout the early twentieth century. Mostly developed during the interwar period, the majority of cottage and amenity construction on Long Point was completed by 1950, although in recent years some of the older cottages have been demolished and reconstructed with larger structures. The property known municipally as 75 Long Point Road was sold in summer of 2023 and there is substantial concern in the local community that the cottage is going to be demolished and the lot redeveloped. A local resident has come forward and requested that the City provide heritage protection to the property.

Staff are proposing the cottage be added to the Register as a listed building to allow conversations with the owner regarding the intended use of the site to be initiated while providing the property with interim protection. Should a Planning Act application be made in relation to the property, listing the property will allow a Heritage Impact Assessment can be requested and, if warranted, the property designated under Part IV of the Ontario Heritage Act. Amendments to the Act under Bill 23 require a property to be listed prior to a Planning Act application being received for it, should a municipality wish to designate it as part of the land use planning process. As this property has heritage value, staff belief it is appropriate for the City to provide interim protection to assess options and work with the property owner. If it is found that the property does not warrant further or continued protection, it will automatically be removed from the Register two years from its date of listing.

In order to list a property on the Register, municipalities must now demonstrate that a property meets at least one of the criteria for determining cultural heritage value under Ontario Regulation 9/06. This requirement is new under the amendments made to the Act by Bill 23. The subject property fulfils multiple criteria and is therefore eligible for listing. A heritage evaluation matrix outlining how the property fulfils the O. Reg. 9/06 criteria is attached as Appendix A and a summary of the property's cultural heritage value is attached as Appendix B.

The notification and objection process under Section 27 of the Act remain the same and the owner may choose to object to the listing of the property, should they wish to do so.

Other Alternatives Considered:

There are no recommended alternatives.

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 – 75 Ridge Drive Heritage Evaluation Matrix



Adobe Acrobat
Document

Appendix B – 75 Ridge Drive Statement of Significance



Adobe Acrobat
Document

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