



Committee of the Whole Report

Report Number:	ED2025-003
Meeting Date:	February 4, 2025
Title:	Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers (Pontypool Presbyterian Manse)
Description:	Proposed heritage designation of 635 Drum Road under Part IV of the Ontario Heritage Act
Author and Title:	Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report ED2025-003, **Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers (Pontypool Presbyterian Manse)**, be received;

That the Municipal Heritage Committee’s recommendation to designate 635 Drum Road 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 Notices of Intention to Designate, consultation with the property owner and preparation of the designating by-laws; 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:

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.

635 Drum Road, also known as Pontypool Presbyterian Manse, was constructed around 1888 and is a representative example of a late nineteenth century Gothic Revival farmhouse in Manvers Township. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023. Recent amendments to the Act have extended the deadline to designate properties by an additional two years to January 1, 2027.

In March 2023, staff brought forward a report to Council to outline how to prioritize properties for designation, given the size of the City's Register and the limited staff resources to review the Register and designate the listed properties on it. Staff recommended the prioritization of the City's commercial and institutional properties, major landmarks and properties that were under threat of redevelopment or demolition. This did not include the majority of residential properties in the City and it was understood that the heritage protection on these properties would be allowed to lapse. Staff sent correspondence to all residential listed property owners to inform them of these changes and that their property would cease to have protection as of January 1, 2025, although this date has now been extended.

The owners of 635 Drum Road contacted staff in June 2024 to request that the property be designated under Part IV of the Act. Staff undertook a site visit to the property, met with the owners and have prepared a heritage evaluation report for the

property. Through the heritage evaluation report, staff have determined that the property is eligible for designation under Part IV of the Act. The property has a high level of cultural heritage value in Manvers Township as the former Pontypool Presbyterian manse and for its association with several notable historic residents of Pontypool.

At its meeting of January 9, 2025, the Kawartha Lakes Municipal Heritage Committee reviewed the heritage evaluation report for this property and adopted the following resolution:

KLMHC2025-008

Moved By S. McCormack

Seconded By Councillor Richardson

That Report KLMHC2025-006, **Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers**, be received;

That the designation of the property known municipally as 635 Drum Road be endorsed; and

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

Carried

This report addresses that direction.

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 two 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.

Amendments made to the Ontario Heritage Act under Bill 23 require a property to meet two or more criteria in order to be eligible for designation. 635 Drum Road 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.

635 Drum Road Statement of Significance

Design and Physical Value

635 Drum Road has design and physical value as a representative example of late-nineteenth-century Gothic Revival farmhouse, a style that was both distinctive and influential in rural Ontario. This architectural style was extremely popular in rural and small-town Ontario in the late nineteenth century and reflects the distinct evolution of the Gothic Revival style in the province. Likely constructed around 1888, the property demonstrates key characteristics of Gothic Revival farmhouse architecture, including its asymmetrical L-shaped layout and ornate design elements. Notable features that are typical of this style include its ornate gingerbread with cross bracing under the gables on the front and east-facing elevations, large verandahs, polychromatic brickwork and its multiple gables.

Historical and Associative Value

635 Drum Road has historical and associative value through its associations with four prominent figures in the mid-nineteenth and early twentieth-century Pontypool: William Albert Corbett; the Reverends William Caldwell Windell and David Percy Oswald; and William Coulter. Corbett, one of Pontypool's earliest settlers, was a farmer, large property holder, and served as the Reeve of Manvers Township in 1922, was the first owner of the property, prior to the construction of the house. After the construction of the house in the late 1880s, the property was sold to the Reverend William C. Windell, the minister of the Pontypool Presbyterian Church and Manvers circuit who also worked principal and teacher at various schools in Manvers. The property served as the Presbyterian manse until 1916 when it was occupied by Windell and his successor, David P. Oswald before sale to the Coulter family, prominent businesspeople in Pontypool. Through its occupants, the property yields information about both the development of Pontypool in the late nineteenth and early twentieth century, as well as the role and development of the Presbyterian Church in the community.

Contextual Value

635 Drum Road has contextual value as a contributing feature to the historic landscape of Pontypool as one of a variety of late nineteenth and early twentieth century structures erected during its major period of growth and development. The property is located in an area of Pontypool that contains a wide array of residences that were erected during a similar period in the late-nineteenth to early-twentieth century that reflects the character of the community as a small village within a rural area. It is

historically and visually linked to its surroundings as part of the development of Pontypool as a distinct community within Manvers Township around the turn of the century.

Consultation with Property Owners

The Ontario Heritage Act requires the City to notify and consult with the owner of any property being proposed for designation prior to the passage of a designating by-law. Formal consultation is initiated with the issuance of a notice of intention to designate by Council resolution. Property owners are sent a letter and an information package informing them of the proposal to designate their property and encouraging them to engage with the process and to inform them that they are able to object to the designation if they so choose. Different owners choose to have different levels of engagement with the process, but all owners of properties proposed for designation are notified in accordance with the processes outlined in the Act. Staff may not issue a notice of intention to designate and initiate the formal consultation process without direction from Council. The formal consultation process also includes the issuance of a public notice and invitation for the general public to comment on and object to the proposed designation. Should an objection be received from the property owner or a member of the public, the objection will be presented to Council under the cover of a staff report for consideration.

In this case, the owner of the property is both aware of and has been extensively involved in the process of designation prior to the presentation of this report to Council because the designation was owner-initiated. However, discussions with owners prior to the issuance of a notice of intention to designate, as have occurred with this property, are not considered formal consultation under the Ontario Heritage Act and the statutory process outlined under subsection 29(3) of the Act will still need to take place prior to a by-law being passed.

Provincial Policy Conformity

Provincial Planning Statement, 2024

The new Provincial Planning Statement (PPS) sets the policy foundation for development and land use planning in Ontario. The policy intends to balance the need for growth and economic development in Ontario's communities with the need for ensuring a high quality of life, public safety and health, and the conservation of natural and cultural heritage resources, noting that "Cultural heritage and archaeology in

Ontario will provide people with a sense of place.” Section 4.6 (Cultural Heritage and Archaeology) requires municipalities to identify and conserve heritage properties as part of the land use planning process. The PPS states that “Planning authorities are encouraged to develop and implement b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.”

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 City is currently in the process of implementing its strategy to conserve listed built heritage resources in Kawartha Lakes through designation under Part IV of the Act which aligns with the direction in the PPS. 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 for which designation under Part IV of the Act is an appropriate conservation strategy.

City of Kawartha Lakes Official Plan (2012)

The City of Kawartha Lakes Official Plan was 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 deterioration and conserves 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. The designation of this property was requested by the owner and, historically, the City has proceeded with designations that are requested by property owners, unless the property does not fulfil the criteria for designation under Ontario Regulation 9/06. The property is currently listed on the City's Heritage Register and has a high degree of cultural heritage value. Staff's position regarding listed residential properties is that, should an owner request that the property be designated so that its heritage protection does not lapse, the designation should proceed (unless there is a strong and specific reason not to do so) in order to support property owners with an interest in protecting their properties.

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

The designation of property under the Ontario Heritage Act is a core function of the heritage planning program offered as part of the City's economic development and business development programming which has been identified as one of the priority area's action items.

The designation of property also aligns with the strategic direction contained in the 2025-2029 Economic Development Strategy. It advances Objective 4.4. (Lead, partner and foster heritage conservation) where the conservation of historic property through designation is identified as an action item to support Strategic Priority 4: Invest in Places of Economic and Cultural Activity.

Financial/Operation Impacts:

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with property which are included in the 2025 Heritage Planning budget.

It is possible that there will be additional legal fees if there is a third-party appeal to the Ontario Land Tribunal; however, appeals of this nature are rare. As this designation was

requested by the property owner, staff do not anticipate an appeal from the property owner.

Consultations:

Property Owner.
Municipal Heritage Committee.

Statutory notices to owners under the Ontario Heritage Act are issued once Council has issued a resolution to issue a Notice of Intention to Designate under subsection 29(3) of the Act. The issuance of a Notice of Intention to Designate triggers the formal consultation process with the property owner(s) and the general public.

Attachments:

Appendix A – Heritage Evaluation Report: 635 Drum Road



Adobe Acrobat
Document

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