

May 7, 2025

Cathie Richie
Clerk
City of Kawartha Lakes
P.O. Box 9000
26 Francis Street
Lindsay, Ontario
K9V 5R8
clerk@kawarthalakes.ca

Subject: Objection to the Proposed Heritage Designation of 48 Main St. Bobcaygeon, Ontario

Dear Ms. Richie,

I am writing to formally object to the proposed designation of 48 Main Street as a heritage property under the Ontario Heritage Act.

When I purchased this building in September 2024, I was fully aware that it required substantial renovations. Since then, approximately 90% of the building has been renovated. All of the residential apartments have been updated, and the commercial storefronts at the front of the building have also undergone extensive renovations.

Additionally, I want to clarify that that restaurant to the east of 48 Main Street - although visually connected at the front – is fact a separate building. There is a foot wide clearance between the two structures, and they should not be considered a single entity for the purpose of heritage designation.

In my view, the only component reaming is the brickwork, which is in poor condition. The bricks are soft and deteriorating. Previous owners applied inappropriate paint that prevents the bricks from breathing, and until we are able to sand the surface, the extent of the damage is unknown. This has created a serious concern for the building's integrity. The brickwork around many of the windows and the chimney is significantly degraded and will require substantial repair.

Designating this property as a heritage building would place a considerable financial burden on me as the owner. I respectfully take issue with your office referring to me as a “custodian” of the building. I am not a custodian – I am the rightful owner. I purchased the property privately and do not believe it is appropriate for the municipality to assume custodianship in the context. Please find attached a few photos I have taken this morning with my phone to highlight the current issues with the brickwork. These images provide a clear view of the deterioration and the urgent repairs that are needed.

I hope this letter will be accepted as a formal objection to the proposed designation. My sincere wish to resolve this matter amicably and without the need to seek legal counsel.

Sincerely,

[Property owner name redacted]

[Property Owner contact information redacted]