

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council
From: Kristina Brcic, Team Leader – Development Approvals
Date: April 26, 2022
Subject: Heritage Register Update May 2022

Recommendation

1. Remove the property known as 6512 Main Street, Comber, from the Municipality of Lakeshore heritage register, as presented at the May 31, 2022 Council meeting.
2. Remove the property known as 1078 Countryview Lane, Ruscom Station, from the Municipality of Lakeshore heritage register; all as presented at the May 31, 2022 Council meeting.

Background

Section 27(3) of the Ontario Heritage Act allows municipalities to list non-designated properties of cultural heritage value or interest on a municipal heritage register. Listing on a municipal heritage register provides interim protection for properties where an owner has applied for a demolition permit. If an owner wishes to demolish a building or structure on a property listed on the heritage register, Section 27(9) of the OHA requires that they provide 60 days' notice, in writing, of their intent to demolish. This typically allows time for the municipality to decide whether to begin the designation process to give long term protection to the property. However, a non-designated property may be removed from the heritage register by way of Council resolution.

Comments

The former Methodist church built in the 1800's was located at 6512 Main Street in Comber and is currently listed as a non-designated property on the heritage register. A demolition permit was issued in April 2011 due to a fire destroying the building and the complete demolition and clean-up of the property has since been completed. As a result, there are no structures of historic significance remaining on the property and it is suggested that the property be removed from the heritage register.

On March 14, 2022 a letter (see Appendix A) was drafted and sent to the Community Planning Department requesting the removal of 1078 Countryview Lane, Ruscom

Station, from the heritage register. The current owner(s) requested that the non-designated property be removed from the heritage registry as it is currently for sale and they do not intend to seek heritage designation. The heritage register identifies the property as having historical and architectural significance (photos in Appendix B). Due to the architectural style of the house and the close proximity to the former rail line, this property may have some historical significance to the Ruscom area. Further historical research will be required to evaluate the property.

Others Consulted

On May 9, 2022, the Heritage Advisory Committee (HAC) held a meeting to discuss the removal of the subject properties from the Heritage Registry. With regards to 6512 Main Street, the committee passed a motion to remove the property from the heritage registry. With regards to 1078 Countryview Lane, the committee passed a motion to remove the property from the heritage registry so that potential purchaser(s) can better maintain the house. The intention of the committee's decision was that the potential designation of the property may hinder an owner's ability to upkeep the property with unique and costly materials, for example the replacement of historic windows and doors.

Financial Impacts

There are no financial impacts resulting from the recommended actions.

Attachments

Appendix A – Request for Removal Letter: 1078 Countryview Lane

Appendix B – Property Photos 1078 Countryview Lane

Appendix C – Location Maps

Appendix D – Draft Heritage Advisory Committee Minutes

Report Approval Details

Document Title:	Heritage Register Update May 2022.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Request for Removal Letter.pdf- Appendix B - Property Photos 1078 Countryview Lane.pdf- Appendix C - Location Map - 6512 Main St.pdf- Appendix C - Location Map - 1078 Countryview Lane.pdf- Appendix D Post-Meeting Minutes - Heritage Advisory Committee_May09_2022 - English.docx
Final Approval Date:	May 26, 2022

This report and all of its attachments were approved and signed as outlined below:

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Submitted by Aaron Hair and Tammie Ryall

Approved by Justin Rousseau and Truper McBride