

Staff Report 2021-0009

Meeting Date: January 18, 2021

Subject: Recommendation to Remove Properties from Heritage Register – 14697 Mount Hope Road and 14684 Regional Road 50

Submitted By: Sally Drummond, Heritage Resource Officer, Policy, Heritage & Design Services, Planning Department

RECOMMENDATION

That the non-designated properties at 14697 Mount Hope Road and 14684 Regional Road 50 be removed from the Town of Caledon Heritage Register pursuant to section 27 of the *Ontario Heritage Act*.

REPORT HIGHLIGHTS

- Section 27(1.2) of the *Ontario Heritage Act* enables Council to include non-designated properties that it believes to be of cultural heritage value or interest on the municipal Heritage Register, thereby providing them interim protection from demolition
- Between September 2019 and June 2020, the Town batch listed 1,033 non-designated properties from the Town's Built Heritage Resources Inventory on the municipal Heritage Register
- Following receipt and review of additional information, Heritage staff recommend the removal of the listed non-designated property at 14697 Mount Hope Road from the Heritage Register
- Following receipt and review of a Notice of Intention to Demolish the listed non-designated property at 14684 Regional Road 50, Heritage staff recommend its removal from the Heritage Register
- The recommendation to remove these two listed non-designated properties from the Heritage Register is made in consultation with Heritage Caledon in accordance with section 27(1.3) of the *Ontario Heritage Act*

DISCUSSION

Under section 27(1.2) of the *Ontario Heritage Act* (OHA), Council may include non-designated properties that it believes to be of cultural heritage value or interest on the municipal Heritage Register. Council began listing non-designated properties on the Heritage Register in 2010. In a phased approach implemented between September 2019 and June 2020, Council batch listed 1,033 non-designated properties from the Town's Built Heritage Resources Inventory of Pre-1946 Structures (BHRI) on the municipal Heritage Register.

Section 27(3) of the OHA provides listed non-designated properties 60 days interim protection from demolition, although it should be noted that such interim protection only applies to properties that are listed before any application is made for a demolition permit for a building or structure on the property.

The evaluation process for 'listing' purposes is preliminary in nature. Thus, a 'listed' property may be subject to periodic re-evaluation by Heritage staff as additional information is uncovered or as properties undergo future restoration or alterations. Properties may also be evaluated in greater depth as a result of a heritage impact assessment, a cultural heritage study associated with secondary plans, and with heritage designation.

14697 Mount Hope Road (Council Resolution 2020-91)

Subsequent to the recent phased batch listing of non-designated properties, it has been determined that the built heritage resources at 14697 Mount Hope Road had been demolished prior to the property being listed.

14684 Regional Road 50 (Council Resolution 2017-18)

This property was listed on the Heritage Register in 2017 through the Bolton Residential Expansion Study. The built heritage resource on the property is a former farmhouse built in 1928 (datestone) in the Edwardian Classical style. Land records indicate it was likely built for Hudson and Zella Wilson, who took over the farm in that year from David Wilson; David Wilson had purchased the 125 acre farm in 1907. The former farmhouse currently sits on a 10 acre parcel; no agricultural outbuildings remain.

A Notice of Intention to Demolish 14684 Regional Road 50 was received on December 9, 2020 (Schedule A). Site review by Heritage staff has confirmed that the former farmhouse has been subject to extensive alterations and/or removal of original attributes (all windows, entrances, front porch, roof cresting), and is no longer a good representative example of this style (Schedule B). Although of contextual interest, Heritage staff conclude that the property does not merit designation under section 29 of the OHA due to loss of cultural heritage value.

For the reasons noted above, it is recommended that the listed non-designated properties at 14697 Mount Hope Road and 14684 Regional Road 50 be removed from the Heritage Register.

Pursuant to section 27(1.), Heritage Caledon must be consulted prior to removal of any properties from the Heritage Register.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

This matter is not relevant to the Council Workplan.

ATTACHMENTS

Schedule A - Notice of Intention to Demolish, 14684 Regional Road 50

Schedule B - Photos - 14697 Mount Hope Road and 14684 Regional Road 50

TOWN OF CALEDON
PLANNING
RECEIVED

December 10, 2020

November 30th, 2020

Town of Caledon

Heritage Resources Dept.

6311 Old Church Road

Caledon, On, L7C-1J6

Attention: Sally Drummond, Heritage Resource Officer

Dear Sally:

Re: 14684 Regional Road 50

I am writing to you in reference to the above noted property for which I am registered owner.

I received a letter from Pamela Vega, Heritage Coordinator informing me that The Caledon Council approved the listing of my property as a non-designated property of cultural heritage value on the Heritage value on the HERITAGE REGISTER.

I respectfully request my property be removed as being listed on the Heritage Register and accept this formal "Notice on Intention to Demolish said property under the provisions of the Heritage Act.

For your information, the inside of the house was completely renovated to the inside brick. All windows were replaced and iron bars were installed. The roof shingles were replaced on two occasions and roof boards were replaced on the first roof installation. The south upper balcony was replaced and bottom porch was replaced with concrete and white pillars. The rear deck and gazebo was added in 2006. The addition with the three car garage was added in 1991. In addition, the trees that line the driveway were replaced in 1990.

Trusting this request will be honored.

Roberta Polsinelli

14697 Mount Hope Road –2007



14684 Regional Road 50

