

Meeting Date: April 5, 2021

Subject: Notice of Intention to Demolish – 13926 Chinguacousy Road (barn/driveshed)

Submitted By: Cassandra Jasinski, Heritage Planner, Policy, Heritage & Design Services, Planning Department

RECOMMENDATION

That the listed, non-designated property located at 13926 Chinguacousy Road remain on the Town of Caledon's Heritage Register pursuant to section 27 of the *Ontario Heritage Act*; and

That the demolition of the structure (barn/driveshed), identified in Schedule A, be permitted.

REPORT HIGHLIGHTS

- Section 27 (1.2) of the *Ontario Heritage Act* (the "OHA") 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 with 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 (the "BHRI") on the municipal Heritage Register, including 13926 Chinguacousy Road (Resolution 2020-007).
- The owner of 13926 Chinguacousy Road submitted a Notice of Intention to Demolish a structure on the property, identified as a driveshed, on March 19, 2021 following a virtual site meeting with Heritage staff and the Chair of Heritage Caledon.
- Following review of the Notice of Intention to Demolish, Heritage staff recommend that the listed, non-designated property at 13926 Chinguacousy Road remain on the Town of Caledon's Heritage Register but that the demolition of the structure, a barn/driveshed identified as the structure to be demolished in Appendix 1 and documented in Appendix 2 of the Notice of Intention to Demolish dated March 19, 2021, be permitted.

DISCUSSION

Background

Under section 27 (1.2) of the 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). Council approved the listing of 32 Connaught Crescent on the Heritage Register, along with 163 other properties, on April 28, 2020 (Resolution 2020-68). Council approved the listing of 13926 Chinguacousy Road, identified as a Highly Significant Property along with 216 other properties, on January 28, 2020 (Resolution 2020-007).

Section 27 (3) of the OHA provides listed non-designated properties 60 days interim protection from demolition. The evaluation process for 'listing' purposes is preliminary in nature. As such, a 'listed' property may be subject to periodic re-evaluation by Heritage staff. Properties may also be evaluated in greater depth as a result of a cultural heritage impact statement (CHIS), otherwise referred to as a heritage impact assessment (HIA), which is a cultural heritage study undertaken to assess the cultural heritage value of a property and/or to assess direct/indirect impacts to the property as a result of a proposed development application, demolition/removal, or alteration.

13926 Chinguacousy Road

The property at 13926 Chinguacousy Road is a Highly Significant historic farmstead containing a 1 ½ storey neo-classical red and buff brick dwelling, a gabled roofed barn with several extensions and numerous other outbuildings. The listing information sheet and BHRI identify the red and buff brick dwelling as the principal resource, the gable roofed barn as a secondary resource, and mature trees on site as contextual landscape elements.

The property owner contacted the Town regarding the proposed demolition of one of the outbuildings on site. Following a virtual site visit conducted through Zoom, Heritage staff and the chair of Heritage Caledon determined that while the property overall retains significant cultural heritage value, the outbuilding in question, identified as an early 20th century one-storey driveshed constructed with wood and clad in wood and metal siding, does not warrant retention. The driveshed was not identified as a built heritage resource on the listing information sheet nor on the BHRI. Based on the information above, it was determined that photo-documentation of the structure would suffice to accompany the Notice of Intention to Demolish and a cultural heritage impact statement (CHIS) would not be required for this particular situation.

A Notice of Intention to Demolish the driveshed was received and deemed complete on March 19, 2021. The property owner has indicated that salvageable wood materials from the driveshed will be re-purposed on site. None of the identified built heritage resources on the site, or any other structures on the property, are proposed to be demolished.

Heritage staff recommend that the listed, non-designated property at 13926 Chinguacousy Road remain on the Town of Caledon's Heritage Register but that the demolition of the

structure, a barn/driveshed identified as the structure to be demolished in Appendix 1 and documented in Appendix 2 of the Notice of Intention to Demolish dated March 19, 2021, be permitted.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

This matter is not relevant to the Council Workplan.

Not Applicable

Subject matter is not relevant to the Council Workplan.

ATTACHMENTS

Schedule A: Notice of Intention to Demolish – 13926 Chinguacousy Road (driveshed)

This letter is addressed to:

Legislative Services
6311 Old Church Road
Caledon ON L7C 1J6,

March 19, 2021

Municipal Address: 13926 Chinguacousy Road, Caledon, ON L7C 1Z3

Legal Description: A1 Zoned Agricultural Land

Site Area: See attached satellite image

Roll Number: 2124 120 001 24200 0000

Applicant Name: Troy Baxter

Applicant Mailing Address (Full): 13926 Chinguacousy Rd, Caledon, ON L7C 1Z3

Applicant Phone Number: [REDACTED]

Applicant Email: [REDACTED]

Owner Name: Deborah Wilkinson

Owner Mailing Address (Full): 13926 Chinguacousy Rd, Caledon, ON L7C 1Z3

Owner Phone Number: [REDACTED]

Owner Email: [REDACTED]

To whom this concerns,

This letter is regarding the demolition of a very old and very damaged barn located on the property of 13926 Chinguacousy Rd. While a demolition permit is not required for the demolition of old barns on farmlands as per Caledon Municipality Building bylaws, the old brick farmhouse on the property has been deemed as historical and therefore the property is noted within the register of historical buildings/properties, relating specifically to clause:

- 27 (3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2);

A site plan of the property showing the location of the barn to be demolished can be found in *Appendix 1* of this document, additionally photos of the barn from several perspectives can be viewed in *Appendix 2*.

While there is no historical photo evidence of the barn in its prime, nearly 100 years ago, it has been said through familial historical folklore that the barn was once used to house the horses used to till the farmland. There have not been any horses on the property for over a generation and it is now used to house the new horsepower of the property (the tractors) and contributes to an unhealthy addiction of hoarding useless building materials.

The building has collapsed in several areas and appears to be close to doing so in several others, the structure definitely creates a safety hazard to people, tractors, and building materials alike. While a portion of the unusable components of the building will be disposed of, many parts will be reused for furniture and a bar for the on-premises brewery.

The intent is to construct a new age structure to house the tractors, and in due time useless building materials, while using a large portion of the historical barn board and other materials to pay homage to once was there.

I would be amiss to not formally include the cold hard facts that given that the structure is a) already in a half-ruined state and b) is not identified on our Built Heritage Resource Inventory information for the property, we will not require a CHIS for the Notice of Intention to Demolish for this specific structure.

Sincerely,
Troy Baxter

APPENDIX 1

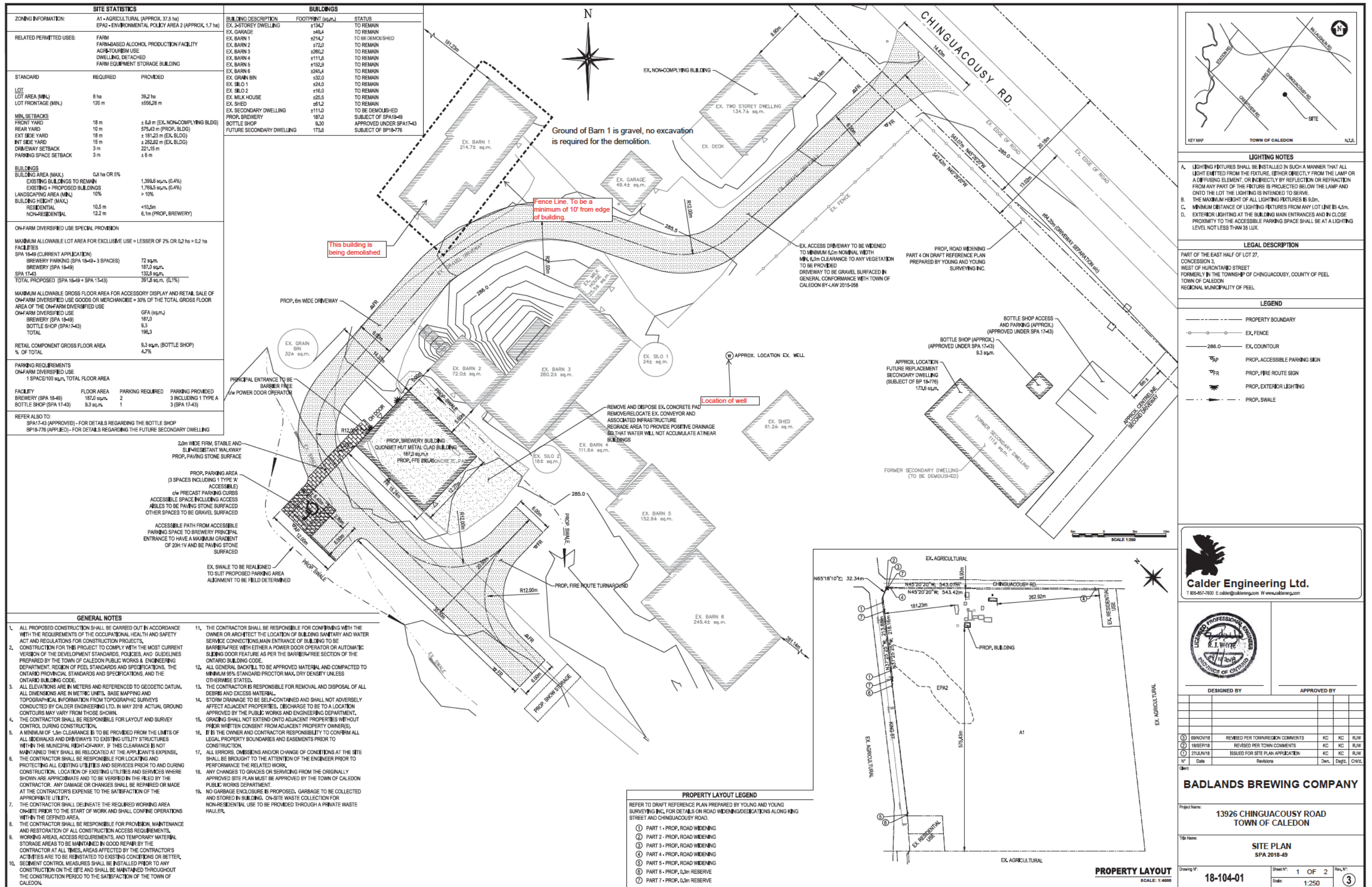


Image 1 – West Wall



Image 2 – South West Corner



Image 3 – South Wall



Image 4 – South East Corner



Image 5 – East Wall



Image 6 – North Wall



Image 7 – North West Corner



Image 8 – North Wall



Image 9 – Interior



Image 10 – Interior



Image 11 – Rotted Structural Beam



Image 12 – Rotted Column

