



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2024-14

Date: Monday, September 23, 2024

Title: **Heritage Designations - Hogan's Inn, Crawford Wells General Store and Post Office, and George Pringle House**

Recommendation

1. That Council receive Report GMS-PL-2024-14; and
2. That Council issue an Intent to Designate the properties below for their cultural heritage interest or value under Part IV of the *Ontario Heritage Act*:
 - Hogan's Inn (12998 Keele Street);
 - Crawford Wells General Store and Post Office (12981 Keele Street); and,
 - George Pringle House (13092 Highway 27).
3. That the Township Clerk be directed to publish a Notice of Intention to Designate the aforementioned properties noted in accordance with the requirements under the *Ontario Heritage Act*.

1. Report Highlights

- Research and evaluation for the subject properties indicate they contain cultural heritage value or interest that would meet or exceed the criteria for heritage designation under Part IV of the Ontario Heritage Act.
- The heritage evaluation table of each property has been attached as **Appendix A, B, and C**.
- The Planning team recommend that the subject properties be Designated under Part IV of the Ontario Heritage Act.

2. Purpose

The purpose of this Report is to inform and recommend that Council designate the following properties under the Ontario Heritage Act:

- Hogan's Inn (12998 Keele Street);
- Crawford Wells General Store and Post Office (12981 Keele Street); and,

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- George Pringle House (13092 Highway 27).

These properties have been evaluated and been found to demonstrate significant cultural heritage interest or value worthy of designation and protection.

3. Background

The Province's Bill 23 has resulted in various amendments to the Ontario Heritage Act (OHA). These amendments resulted in significant changes about how municipalities will identify and conserve heritage properties. Properties not designated under the OHA by January 1st, 2027 (this date was extended from January 1st, 2025 to January 1st, 2027 by Bill 200) will be removed from the local Municipal Heritage Register resulting in those properties potentially being subject to demolition, alterations, removals or redevelopment activities.

A property removed from the Heritage Register after this deadline is not permitted to be re-listed for a minimum of five (5) years but is eligible for designation unless otherwise restricted by the OHA.

For example, the OHA notes that if a Notice of Complete Application (NOCA) is issued for a Planning Act Application (i.e., Plan of Subdivision Application, Zoning By-law Amendment or Official Plan Amendment), the following prescribed events would occur for heritage designations:

- The municipality must issue a Notice of Intention to Designate (NOID) within 90 days from when the applications were deemed complete or seek a mutual agreement with the applicant to either waive the deadline to designate the property in its entirety or set a new deadline to protect the property.
- The municipality may only give a NOID for the property if it was previously "Listed" on the Heritage Register prior to the submission of the Planning Act application on or after January 1, 2023. If a NOCA is issued for one or more of the Planning Act applications and the property was not already "Listed", it will no longer be eligible for Designation under the Ontario Heritage Act. The Ministry of Citizenship and Multiculturalism have confirmed that a property cannot be designated if it was not previously "Listed".

The "Listing" of a property is typically done through a pre-evaluation and screening exercise with preliminary research. This exercise may indicate that the property has potential cultural heritage significance worthy of further exploration. Additional property research would be required to determine if it meets the minimum criteria for designation. This information is typically provided through the preparation of a research paper upon request from Council, the Owner, from a Cultural Heritage Evaluation Report or a Heritage Impact Assessment accompanied with a development application.

Staff and the Heritage Advisory Committee (HAC) continue to conduct research and evaluation of listed properties to bring forward for Council's consideration for designation under the OHA.

Provincial Policy

The Provincial Policy Statement (PPS), 2020 states that built heritage resources and cultural heritage landscapes shall be conserved where they have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. By way of research completed to date, the subject properties have been identified as having cultural heritage interest or value and thereby recommended by Staff to be designated under the OHA to meet the policies of the PPS. These properties have made an important contribution to our understanding of the early historic settlement patterns which took place in their respective villages within the Township.

Official Plan

King's Official Plan (OP) identifies the need to recognize and protect the Township's heritage resources as being important to help with the enrichment and understanding of the community's historical traditions and understanding of the past. The policies also encourage adaptive re-use of properties on the Heritage Register for existing and new uses permitted by the Official Plan, and also encourage incentive programs to promote the conservation of its heritage resources. Designation and protection of the Township's cultural heritage resources will provide new opportunities for re-use, which will meet the objectives and policies of the Official Plan.

Ontario Heritage Act

Under the Ontario Heritage Act (OHA), municipalities are responsible for identifying, evaluating, and conserving heritage properties.

Section 29 of the OHA provides the municipality with the ability to preserve properties worthy of conservation. Should Council direct the Planning team to advance the designation of the subject properties, Council is required to consider any objections which may be received. Section 29 also notes that a person who objects to a proposed designation within 30 days of the NOID, have the ability to file a notice of objection setting out their rationale and all relevant facts.

If a notice of objection is served, the Council of the municipality shall consider the objection and decide whether or not to withdraw the notice of intention to designate, within 90 days after the expiration of the 30 day objection period.

Should Council not withdraw their intention to designate or if no objection is received within the 30-day objection period, Council may pass a Designation By-law to designate the property, which also has a 30 day appeal period. If a notice of appeal is received, the matter is forwarded to the Ontario Land Tribunal (OLT) for a hearing. The decision of the OLT is final and binding. The designation by-law must be passed within 120 days of when the date of publication of the notice of intent to designate the property is issued or seek an agreement to extend the deadline with the Owner.

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Written letters have been mailed out to all subject-land property owners to inform them of the Township's desire to consider the properties for heritage designation. The property owner at 12981 Keele Street, is not in support of the designation of their property. No other owners for the other properties have provided feedback with regards to the designation of their properties.

4. Analysis

The properties are located in the Villages of King City and Nobleton and currently "Listed" on the Heritage Register, containing buildings and structures constructed during the early to mid-19th century. These properties feature some of the earliest buildings and structures constructed in the Township's early settlement history. The historic properties continue the trend and theme of commercial use or residential use along the major road intersections of King Road and Keele Street in King City or King Road and Highway 27 in Nobleton.

The Planning team recommend the subject properties be considered for heritage designation under the OHA as the research indicates the properties meet a minimum of at least two or more criteria of historic/associative design/physical and, contextual values for heritage designation. A more detailed historical review and assessment of each property has been completed and attached as Appendix A, B, and C of this Report.

Information on Designation of Property

The purpose of a heritage designation is to guide alterations and expansions, not to prohibit them. The process allows the Township to ensure any proposed changes or modifications complement its heritage attributes and will not impact identified cultural heritage values or interest. Changes should be respectful and keep with the character defining elements that contribute to making a designated property significant.

Designation of a property does not include interior spaces unless they are unusually significant or rare, and specifically referred to in the designation by-law. If these features are not captured, they can be altered or modernized without a heritage review. The vast majority of heritage designations are restricted to exterior building or property features only. The proposed subject properties designation does not include any interior heritage attributes for designation. The focus is only the exterior of the building, structures / landscapes and heritage attributes that are identified for designation.

There is also no mandatory requirement of the designated property Owner to restore or replicate lost or damaged features of a building or structure; however, property Owners should be encouraged to perform regular maintenance and upkeep to any building or structure to prevent it from neglect or damage. Alterations or expansions of existing designated properties are not precluded, provided the works compliment heritage attributes and necessary heritage or building permits and approvals from the Township are obtained.

Generally, if alterations, additions or modifications which are proposed by an Owner could potentially impact or damage the designated heritage attributes, approval from Council and a heritage permit (at no cost to the Owner) is required and evaluated on a case-by-case basis.

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Routine maintenance activities such as repairs to weather stripping, downspouts, caulking, etc. would not require a heritage permit and/or approvals.

The designation of a property places ensures careful consideration of any proposed alterations, additions, changes, and/or proposals that may have an impact on the heritage attributes that help to define its cultural heritage value or interest. The process of designation does not seek to restrict or outright prohibit development or works done to a property but seeks to manage the change proposed to ensure that the important heritage values are acknowledged and protected, if appropriate.

5. Financial Considerations

Should Council decide to designate the subject properties under Part IV, Section 29 of the OHA, they may be eligible under the Township's Heritage Property Grant Program to receive a matching contribution of up to \$6,000.00 towards the preservation or restoration of any heritage attributes as defined by By-law 2014-100.

The properties are currently assessed as follows:

- 12981 Keele Street: \$1,230,000 commercial current value assessment (CVA)
- 13092 Highway 27: \$544,000 residential CVA
- 12998 Keele St: \$1,083,000 commercial CVA

The heritage designation has no impact on a property's assessed value or taxes levied.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of upmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Enrich community well-being and make King the ideal place to live, work and play.

The designation of the subject heritage properties contributes to the preservation of their cultural identity and that of their community, and is aligned with the objective of enriching community well-being.

7. Conclusion

It is Staff's recommendation that Council support the heritage designation of the three (3) subject properties as identified in this report. The information gathered and reviewed of the properties reveals cultural heritage value or interest that is worthy of protection under the Ontario Heritage Act.

8. Attachments

- Appendix A - Evaluation Chart – 12981 Keele Street
- Appendix B - Evaluation Chart – 13092 Highway 27
- Appendix C - Evaluation Chart – 12998 Keele Street

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