



The Corporation of the Township of King  
Report to the Heritage Advisory Committee

---

**Date:** Thursday, January 9, 2025

**Title:** Request for Demolition of 12958 Highway 27

---

### Recommendation(s)

Heritage Staff respectfully submits the following recommendation(s) to the Heritage Advisory Committee:

1. That the Heritage Advisory Committee receive this report for information; and
2. That the request to demolish 12958 Highway 27 **BE APPROVED** under section 27 of the *Ontario Heritage Act*, subject to the following conditions:
  - a. That a replacement structure of similar style, aesthetic, and massing be constructed using salvaged material from the original structure and incorporated into the development, in accordance with the approved site plan.
  - b. That commemoration of the original structure take place in the form of a plaque which has access to a public road, and/or a display on the subject site.

### 1. Report Highlights

- The property was “Listed” on the Township’s Heritage Register on February 27, 2012 and was built circa 1867.
- An application for a Demolition Permit is expected to be received by the Township to remove and demolish the existing dwelling on the subject property located at 12958 Highway 27.
- Heritage Staff is of the opinion that the property located at 12958 Highway 27 does not merit designation under Part IV of the Ontario Heritage Act.
- A development proposal that includes the heritage structure has received site plan approval. Therefore, a replacement structure should be provided.

### 2. Purpose

The purpose of this report is to update and inform the Heritage Advisory Committee on the development occurring on the properties of Z-2022-07 (12978, 12971, 12966 & 12958 Highway 27 & 15 Wellington Street). The property at 12958 Highway 27 is “Listed” on the Township’s Heritage Register and a request has been made for the demolition of this property.

### 3. Background

There is currently a development proposal for the subject property and the adjacent properties at 12978, 12972, and 12966 Highway 27 that includes the demolition of those properties and the relocation of the subject property to Wellington Street to accommodate a new 6-storey mixed used building.

The applicant retained the services of Steven Burgess Architects Ltd., (SBA) to prepare a Heritage Impact Assessment (HIA) for the property located at 12958 Highway 27. The subject property is a one and a half storey brick house designed in the Regency style and constructed in 1867. A former one storey addition constructed at the rear has since been removed. The HIA indicates that from 1878 to 1911 the subject property was owned and occupied by John Phillips, a local shoemaker. The property was then purchased by Henry W. Ellis in 1911 and leased to tenants until 1948 when Henry's son, Lorne began to subdivide the property into smaller lots. SBA evaluated the structure using O.Reg. 9/06 and found the property to only meet 1 of the 9 criteria, stating the structure is a representative example of a Regency cottage house. With only 1 criterion met, SBA found that the structure **does not merit a designation** under Part IV of the Ontario Heritage Act.

Furthermore, the applicant has provided the Township with a structural engineering report, conducted by ALV Engineering Inc., that indicates the relocation of the subject "listed" structure is **not feasible**.

### 4. Analysis

**All new development must conform to the policies and guidelines within the Township of King's Official Plan. The following is an analysis of the proposed development according to the Ontario Heritage Act and the Township of King's Official Plan.**

#### Ontario Heritage Act

Section 27:

***Restriction on demolition, etc.***

*(9) If a property that has not been designated under this Part has been included in the register under subsection (3), 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. 2019, c. 9, Sched. 11, s. 6.*

The applicant has provided evidence that suggests the relocation of this building may result in unrepairable damage to the integrity of the structure, and that the cost associated with preparing, moving, and securing the home maybe insurmountable and impractical given that the home meets only 1 of the 9 O.Reg. 9/06 criteria.

#### Township of King Official Plan

The Township of King Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile resource from past generations. They are not a renewable resource, and once lost, they are gone forever. The Township understands the importance of safeguarding its cultural heritage resources. It is the policy of Council:

- 3.7.3.9. *That commemoration of lost historical sites is encouraged whenever a new development, redevelopment, or public work is undertaken in the vicinity of historical sites, such as sites where historical events occurred, important buildings or landscape features have disappeared, or where cultural activities have taken place.*
- 3.7.3.10. *To require a proponent to conduct thorough archival documentation in the event that demolition, salvage, dismantling, relocation, or irrevocable damage to a built heritage resource or cultural heritage landscape, where necessary.*
- 3.7.4.4. *To require developers, through subdivision and/or site plan agreements, to incorporate listed heritage buildings or sites where development or redevelopment occurs. All options for on-site retention of designated heritage properties shall be exhausted prior to consideration being given to relocation, in consideration of the Heritage Impact Assessment. The following alternatives shall be given due consideration in order of priority:*
- (a) On-site retention in the original use and integration with the surrounding or new development;*
  - (b) On-site retention in an adaptive re-use;*
  - (c) Relocation to another site within the same development; and*
  - (d) Relocation to another appropriate site within the Township.*

Heritage staff recommend the applicant pursue a degree of conservation for the house through documentation, salvaging, and repurposing materials for commemoration efforts. Heritage staff also recommend a commemorative plaque which has access to a public road, and/or a display at the main office on the subject site be considered.

## **5. Financial Considerations**

There are no requirements for new funding associated with this report.

## **6. Conclusion**

Heritage Staff is satisfied with the proposed work which conforms to the policies and guidelines within the Township of King Official Plan and the Ontario Heritage Act. Accordingly, staff can support Council approval of the proposed **demolition of 12958 Highway 27** under the Ontario Heritage Act, given the following conditions:

- That a replacement structure of similar style, aesthetic, and massing be constructed using salvaged material from the original structure and incorporated into the development, in accordance with the approved site plan.
- That commemoration of the original structure take place in the form of a plaque which has access to a public road, and/or a display on the subject site.

## 7. Attachments

1. Heritage Impact Assessment
2. Structural Engineering Assessment

Prepared by:



---

**Michael Maugeri, M.PL.**  
Planner – Heritage and Development



The Corporation of the Township of King  
**Heritage Advisory Committee Minutes**

January 9, 2025, 6:00 p.m.  
Virtual

Members Present: Anna Santarossa  
Catherine Flear  
Michelle Hubert  
Todd Coles  
Councillor Asselstine

Members Absent: Augusto Nali  
Peter Latoszek

Staff Present: Michael Maugeri

---

**1. Call to Order**

The Chair called the meeting to order at 6:03PM.

**2. Introduction of Addendum Items**

None.

**3. Approval of Agenda**

**Moved by:** Councillor Asselstine

**Seconded by:** Anna Santarossa

That the agenda for the January 9, 2025 Heritage Advisory Committee Meeting as presented, be approved.

**Carried**

**4. Declarations of Pecuniary Interest**

None.

**5. Chair's Comments**

The Chair welcomed the Committee back and wished all members and staff a Happy New Year.

## 6. Adoption of Minutes

**Moved by:** Michelle Hubert

**Seconded by:** Councillor Asselstine

That the December 5, 2024 Heritage Advisory Committee Meeting Minutes be adopted.

**Carried**

## 7. Agenda Items

### 7.1 Request to Demolish 12958 Highway 27

Councillor Asselstine provided information that the Committee has had previous dealings with this property.

T. Coles commented that the engineering report discusses financial feasibility, and that no estimated costs have been presented to consider.

Councillor Asselstine commented that in the event the structure is approved for demolition it would be nice to see the old bricks salvaged and reused for the replacement structure.

C. Flear commented that Nobleton's heritage is being lost at an increasing rate and protection should be pushed for to preserve what remains of the areas heritage.

M. Hubert commented on the potential for Staff to have their own HIA conducted. M. Hubert also commented on the lack of contextual significance being attributed to an overall lack of protection of Nobleton's heritage, and that efforts should be made to protect what remains. M. Hubert was in agreement with all present Committee members that the structure has cultural heritage value and interest.

A. Santarossa commented that it would be difficult to agree to advise Council approve the demolition of the structure, and believes a second look into the value of the structure is necessary.

C. Flear commented that new developments should make efforts to save and preserve heritage, as new developments offer an opportunity to uplift heritage sites such as this one.

Councillor Asselstine noted that in previous dealings with this property in Council the applicants stated they would relocate and retain the structure if possible.

T. Coles inquired about timelines. Heritage Staff provided information that a formal demolition application has yet to be made.

**Moved by:** Michelle Hubert

**Seconded by:** Anna Santarossa

1. That the Heritage Advisory Committee advise Council reject the request to demolish 12958 Highway 27.
2. That Staff consider conducting their own HIA to re-assess the potential Cultural Heritage Value of the structure
3. That in the event Council approve the demolition:
  - A replacement structure of similar style, aesthetic, and massing be constructed using salvaged material from the original structure and incorporated into the development, in accordance with the approved site plan.
  - Commemoration of the original structure take place in the form of a plaque which access to a public road, and/or a display on the subject site
  - All salvageable bricks from the structure be re-used in the replacement structure

**Carried**

## **7.2 St. Andrew's Presbyterian Cemetery Fence Alteration Permit**

T. Coles commented on exploring the potential to add a gate in a similar style and aesthetic to the existing fence.

M. Hubert and A. Santarossa commented that the maintenance of the cemetery is a priority and the portion of fence being removed enables this.

**Moved by:** Catherine Flear

**Seconded by:** Anna Santarossa

That the heritage permit for the removal of a portion of the St. Andrew's Presbyterian Cemetery be APPROVED.

**Carried**

## **7.3 Update on Community Heritage Ontario (CHO) Subscription**

All Committee members in favor of renewing the Committee's subscription to the Community Heritage Ontario (CHO) Newsletter and permitted the use of their emails for digital copies to be delivered.

Heritage Staff to confirm permission to provide CHO Committee member's email addresses with absent members.

That the update from staff regarding the Committee's subscription to Community Heritage Ontario (CHO) be received.

**Carried**

**7.4 Update on Recommendations for Schomberg Bridge Replacement**

That the update from staff regarding the Advisory Committee's previous recommendations for the Schomberg Bridge Replacement be received.

**Carried**

**7.5 Designation Process for 313 Main Street**

Councilor Asselstine commented that the Church congregation voted on having the structure considered for designation by the township. Councilor Asselstine also commented that a detailed history of the church has been written and is available. Councilor Asselstine further commented that the existing brick cladding for the church is new, as an explosion in the past resulted in the need for repairs. During this work, it was found that the church was built upon a former church. Councilor Asselstine expressed that this structure is associated with a rich history dating centuries back.

That the information provided by staff regarding the designation process for 313 Main Street be received.

**Carried**

**8. Correspondence/Information Items**

None.

**9. New Business**

None.

**10. Next Meeting**

February 6, 2025

**11. Adjournment**

The meeting was adjourned at 6:49PM.

**Moved by:** Michelle Hubert

**Seconded by:** Catherine Flear



**Carried**

Augusto Nalli  
Chair

Gaspare Ritacca  
Manager, Planning and  
Development