



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-HER-2026-001

**Date:** Monday, January 26, 2026

**Title:** **Notice of Intent to Demolish (Relocate) 13840 10th Concession**

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### Recommendation

1. That Council receive Report GMS-HER-2026-001 for information.
2. That Council take no further action with respect to the relocation of the historic accessory structure (barn) within the same property, located at 13840 10th Concession.
3. That Council direct Staff to further research, evaluate, and discuss with the property owner the potential for designation of the subject property in accordance with the Ontario Heritage Act.

### 1. Report Highlights

- The subject property was listed on the Township’s Municipal Heritage Register on September 14, 2015.
- As a result of the need for a demolition permit to undertake the desired works, on December 1<sup>st</sup>, 2025, the owner of the subject property submitted a 60-Day Notice of Intent to Demolish or Remove a Building or Structure with supporting documentation (structural assessment, photographs, cover letter and relocation plan). This matter is in regard to the proposed relocation of an accessory structure (barn) within the same property.
- Staff have reviewed the proposal and submission materials and are of the opinion that the proposal reflects a clear intent to retain and conserve the accessory structure (barn), rather than demolish or remove it. As such, Staff recommend that Council take no further action at this time with respect to designation of the property under the Ontario Heritage Act in order to allow the relocation to take place.

### 2. Purpose

The purpose of this report is to provide Council with background information, Staff analysis, and recommendations in response to a relocation request submitted by the owner. The subject property is a listed heritage property under Section 27(3) of the Ontario Heritage Act (the “OHA”). This report outlines the statutory timeline requirements, summarizes previous

Council direction and heritage evaluations; and presents options for Council consideration regarding potential designation of the property.

### **3. Background**

The subject property is located north of 15<sup>th</sup> Sideroad, on the west side of the 10<sup>th</sup> Concession. The property is approximately 16 hectares in area. Current land uses on the property include two single detached dwellings, a detached garage and a historic bank barn.

On December 1<sup>st</sup>, 2025, MHBC Planning Urban Design and Landscape Architecture on behalf of the property owner, submitted a 60-day notice of the owner's intent to demolish or remove a structure under Section 27(9) of the Ontario Heritage Act. The submission was supported by a structural assessment, photographs and a relocation plan.

The Heritage Advisory Committee reviewed the proposal at its meeting on January 8, 2026, and adopted motions supporting the demolition (relocation) of the historic accessory structure (barn) within the subject property. The Committee further recommended that Council direct staff research, evaluate, and discuss with the property owner the potential for designation of the property.

Staff conducted a site visit on the afternoon of December 18, 2025, accompanied by the property Owner, the agent (MHBC), and the Owner's engineering consultants to review and document the barn structure and the proposed relocation approach. At this time, staff are not recommending designation of the property under the OHA. Pursuing designation during the current application would introduce procedural complexity and could impede timely conservation measures. The barn is in failing condition and requires immediate relocation to ensure its preservation; the relocation of the barn proposes a positive conservation approach that avoids permanent demolition. The potential for designation may be revisited following the relocation.

### **4. Analysis**

Under the Ontario Heritage Act (OHA), municipalities are responsible for identifying, evaluating and conserving heritage properties. This responsibility is further emphasized through the Provincial Planning Statement, which states that Planning authorities are encouraged to develop and implement proactive strategies for the conservation of significant built heritage resources. The Provincial Policy Statement also states that protected heritage properties shall be conserved.

Section 27 of the OHA provides that the Clerk of a municipality shall keep a register of property that is of cultural heritage value or interest. In addition to properties designated under Part IV of the Act, the register may include property that has not been designated but that the council of the municipality believes to be of cultural heritage value or interest, and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the heritage structure within the property. These non-designated properties on the Municipal Heritage Register are commonly known as 'listed' properties.

Section 27(9) further provides that if a property is listed on the register under Subsection (1.2), “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”.

Section 27(3) of the OHA does not require a property to be removed from the register if a demolition is approved. The Act does require that the request be accompanied by plans and information as the Council may require, such as a Heritage Impact Assessment. If a municipality has a Municipal Heritage Committee, it must also be consulted with prior to the issuance of a Notice of Intention to Designate as per Section 29 of the OHA. This legislation allows time for Council to review the property’s cultural heritage value to determine if the property merits designation. Should Council determine that a property to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the Clerk of the municipality.

This legislative and policy framework provides the basis for Council’s consideration of the current proposal and informs Staff’s analysis of whether the proposed relocation of the barn represents an appropriate conservation measure and whether further steps toward designation should be pursued. The following is a review by Heritage Planning Staff of the proposed barn relocation, including the documentation submitted in support of the proposal.

A visual review regarding the structural condition of the existing foundation walls of the historic barn was prepared by Engineering Link, dated August 6, 2025, and submitted as part of the supporting documentation for this application.

- The information provided in this report indicates that the existing foundation walls of the barn are original and are generally in poor structural condition. Additionally, it was noted that the wood sill plate above the foundation is also in poor structural condition and appears to be failing in several locations.
- Several main structural wood posts supporting the ground floor were also noted to be in poor structural condition.
- The east addition to the barn is noted to have been constructed on a well/cistern. The visual structural condition review report notes that standing groundwater was observed through a hole in the basement floor. This addition was also noted to be out of plumb.
- Based on the review, it is the opinion of Engineering Link that the barn substructure is in poor structural condition, is structurally unsafe and should not be occupied in its current state.
- It was recommended that a new foundation system be designed by a professional engineer, with stabilization measures taking place in the interim.

- Staff note that the information included in the Visual Structural Condition Review does not comment on the feasibility of the proposed relocation.

Staff acknowledge that the existing barn substructure appears to be compromised and has presented significant structural concerns that limit its ongoing use and threaten its long-term viability. In light of these findings, Staff believe that the proposed relocation of the main barn structure and the construction of a new foundation have the potential to significantly enhance the longevity of the historic barn by addressing the deficiencies identified in the structural review.

The proposal contemplates relocating the structure approximately 30–50 metres to the northwest, within the same general area of the property. The proposed location maintains a similar grade condition, allowing the bank-barn form to be retained and re-established. The relocation area remains in close proximity to the barn's existing setting and is considered an appropriate context for the structure within the overall property. The proposed relocation ensures that the barn remains a visible and integral component of the farmstead, thereby retaining its physical value and its contextual association to the surrounding landscape. While relocation may diminish some aspects of contextual value, this intervention is consistent with accepted conservation practices where stabilization and structural renewal are necessary to secure the future of a heritage resource. Staff are therefore of the opinion that the proposed works represent a proactive conservation measure that will extend the lifespan of the barn and allow it to continue contributing to the heritage character of the property.

## **5. Financial Considerations**

There are no financial considerations associated with this report. Should Council decide to designate the subject property under Part IV, Section 29 of the OHA, the Owner 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.

## **6. Alignment to Strategic Plan**

The Corporate Strategic Plan (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.

Key Result: Not Applicable.

## 7. Conclusion

The owner of 13840 10<sup>th</sup> Concession, a listed heritage property, has submitted a notice of their intention to demolish or remove the circa 1880 bank barn on the property in support of their desire to relocate the barn within the same property. Staff are of the opinion that the proposed works represent a proactive conservation measure that will extend the lifespan of the barn and allow it to continue contributing to the heritage character of the property.

## 8. Attachments

Attachment 1 – Location Map

Attachment 2 – Photographic Documentation

Attachment 3 – Plans and Drawings

Attachment 4 – 60-Day Notice of Intent to Demolish

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