



Date: November 29, 2021

To: Mayor and Council

Author: Susan Hirota, Director of Legal and Clerks Services / Town Solicitor

RE: 183 Main Street East – designation by-law per section 29 of the Ontario Heritage Act

Report No. LS-2021-10

RECOMMENDED ACTION

1. That **By-law 100-2021** being a by-law to designate 183 Main Street East in the Town of Kingsville to be of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

BACKGROUND

A Notice of Intention to Designate 183 Main Street East was given by the Clerk on April 1, 2020. Brotto Investments Inc. filed a Notice of Objection on the basis that the property did not meet the criteria for designation under the *Ontario Heritage Act*. The Conservation Review Board has scheduled two days of hearing for the appeal on January 26 and 27, 2022.

The Town retained Letourneau Heritage Consulting Inc. to prepare a Cultural Heritage Evaluation Report. The Letourneau report identified the following heritage attributes of the Esther Jasperson Campbell house:

- Setback from Main Street East;
- Two-and-a half storey scale and massing;
- Red brick cladding;
- Foundation faced in fieldstone;
- Hipped gable (often also known as a half-hip, jerkinhead or clipped gable) roof;
- Projecting eaves;
- Exposed rafters;
- Front door in the centre of the front façade with a decorative wood doorcase including panels and entablature with dentils;

- Single storey flat roof wings on the east and west sides of the house;
- French doors to a balcony on the second floor;
- Three adjoined double-hung, 9-over-9 wood frame windows centred above the front door;
- Two sets of adjoined double-hung wood frame windows comprised of two, 12-over-12 windows on the second-floor front façade;
- Two sets of adjoined windows comprised of three, 12-over-12 wood frame windows each on either side of the front door on the front façade;
- Three wood frame windows on each gabled end of the building, two on the second storey and one in the half-storey under the hipped roofline;
- Plain wood frieze on east and west wings, roof, and front bay; and,
- Bump-out on the façade west of the front door.

DISCUSSION

Brotto Investments Inc. has now agreed that the Esther Jasperson Campbell house meets the provincial criteria for designation for the reasons identified in the Letourneau report and is in agreement that Council pass a designation by-law in the form attached as Schedule “A” to this report.

The applicant’s appeal to the Ontario Land Tribunal regarding a zoning by-law amendment to allow for the construction of a three story multi-residential building continues. The hearing of this appeal is scheduled for the summer 2022.

FINANCIAL CONSIDERATIONS

Given that Brotto Investments Inc. is no longer objecting to the designation of the Esther Jasperson Campbell house and is consenting to Council passing a designation by-law in the form attached as Schedule “A” to this report, the costs associated with proceeding to a two day appeal hearing in January 2022 can be avoided.

ENVIRONMENTAL CONSIDERATIONS

N/A

CONSULTATIONS

N/A



Susan Hirota
Director of Legal and Clerk Services / Town Solicitor

REVIEWED BY:



John Norton, CAO

LINK TO STRATEGIC PLAN

Strive to make the Town of Kingsville a more accessible community.

Promote the betterment, self-image and attitude of the community.

To promote a safe community.

Support growth of the business community.

Manage residential growth through sustainable planning.

Manage growth through sustainable planning.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase

- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities