



Date: June 3, 2025

To: Kingsville Municipal Heritage Advisory Committee

Author: Haris Wilkinson, Planning Student

RE: Application for Swimming Pool and Deck Construction
107 Elm Street
By-law 12-2017

RECOMMENDED ACTION

That the Kingsville Municipal Heritage Advisory Committee has **no heritage objections** to the proposed swimming pool and deck construction at the property municipally known as 107 Elm Street, a designated heritage property on the Town of Kingsville Heritage Register (By-law 12-2017);

And that the Committee **recommends** that Council consent to the application.

BACKGROUND

The Town of Kingsville has been notified of the intent to construct a swimming pool and deck in the rear yard of the property. The subject parcel is designated 'Residential' by the Official Plan and is zoned 'Residential Zone 1 Urban (R1.1)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 4,046.9 square metre (43,560 square foot) parcel containing a single-detached dwelling and detached garage, enclosed with a fence on the south side of the property where it abuts with the Chrysler Canada Greenway (see Appendix A). The owner is proposing a 36.4 square metre (392 square foot) swimming pool surrounded by a deck of approximately 86.2 square metres (928 square feet), for a combined proposed area of 122.6 square metres (1,320 square feet) as shown in Appendix B.

DISCUSSION

The subject property is known as The Cowan-Valentine House, designated by By-law 12-2017. The Cowan-Valentine house is a 2.5-storey brick residential building constructed in 1902 in the Queen Anne Academic Style. The building's Cultural Heritage Value is its association with Alexander Cowan and William Valentine, two prominent Kingsville citizens. Alexander Cowan was notably the clerk and purser on the steamers 'City of Dresden' and 'Lakeside', and an investor for the 'Lincoln', a ferry

providing service to Pelee Island. William Valentine, a local businessman, served as the bookkeeper for the Ontario Gas Company and secretary of the Hodge Tobacco Company Ltd., where at one point the company employed more than 200 people in Kingsville.

The following are the heritage attributes extracted from By-law 12-2017:

- Main entryway/foyer including the original wooden staircase made of ash;
- An area of wall and sloped ceiling constructed with ash in a parallel board pattern;
- Nine inch ash baseboard surrounding the living room walls;
- Arched stained glass window on the wall leading up the stairs;
- Two rectangular stained glass transom windows in the living room;
- Five old growth giant native trees;
 - One Tulip;
 - One Red Oak;
 - Three White Oaks

As the structure on the property is a designated heritage building, comments from the Heritage Advisory Committee are required to consider heritage attributes reflected in By-law 34-2008.

FINANCIAL CONSIDERATIONS

There are no financial considerations resulting from the requested proposal.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental considerations resulting from the requested proposal.

CONSULTATIONS

Clerk's Office

PREPARED BY:



Haris Wilkinson
Planning Student

REVIEWED BY:

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized 'W' or 'J' shape, followed by a small dot at the end.

Richard J.H. Wyma
Director of Planning & Development