



Date: July 14, 2025

To: Mayor and Council

Author: Haris Wilkinson, Planning Student

RE: Application for Demolition of Listed Heritage Property
2014 Road 3 East

INFORMATION REPORT

BACKGROUND

The purpose of the Ontario Heritage Act (hereafter the “Act”) is to provide a framework for identifying, protecting, and conserving properties and areas of cultural heritage value or interest. Section 29 of the Act empowers municipalities to designate properties and districts, ensuring their preservation for present and future generations, at which time they are added to the Town’s Heritage Register. In addition to designation, Section 27 of the Act also permits a property that is not designated to be listed on the Town’s Heritage Register in recognition of its potential heritage value. Listed properties may be candidates for heritage conservation, protection, and future designation.

Section 27(9) of the Act states that if a property is listed (not designated), the owner of the property shall not demolish or remove a building or structure on the property unless the owner gives Council at least 60 days notice in writing of the owner’s intention to demolish or remove the building or structure.

Further, Section 27(4) states that Council must consult with its Municipal Heritage Committee before adding a listed or removing a listed property (not designated) from its Heritage Register.

DISCUSSION

The Town of Kingsville received a Notice of Intention to Demolish a Listed Heritage Property on May 30, 2025, for the property municipally known at 2014 Road 3 East. The Applicant intends to demolish a residential dwelling on the listed property municipally. The subject property contains two (2) single detached dwellings, three (3) barns and one (1) workshop. The applicant is proposing to demolish the older of the dwellings.

The subject dwelling can be described as a 1.5-storey house built in 1900 in the National Academic style, located in the front yard of the subject land, west of the

currently occupied dwelling. It has a gable roof, flat-arched window openings, and a full-width front porch.

The Applicant has indicated that the dwelling has remained unoccupied since 1978. It was previously occupied by the applicant's grandparents until the passing of the grandfather in 1978. At that time, the grandmother had asked that the dwelling not be demolished due to its sentimental value. The Applicant's grandmother passed away in July 2024 and was aware the demolition would proceed upon her passing.

According to the Applicant, the dwelling is in poor and unstable condition, with visible structural issues that may present safety hazards. The Applicant also stated that the level of deterioration would make repair difficult and potentially unfeasible, especially given that the dwelling has been uninhabited for over 47 years.

Administration has recommended that the applicant provide a structural assessment report from a professional engineer detailing the structural integrity of the dwelling, in support of the proposed demolition. To date, an Engineer's Memo has not been submitted to Administration.

In accordance with Section 27(4), at its June 3, 2025, Meeting, the Kingsville Municipal Heritage Advisory Committee (the "Committee") received a report from staff respecting the Notice of Intention to Demolish a Listed Heritage Property, and as a result, the Committee passed the following resolution:

MHAC-16-20250603

Moved by: Sheri Lowrie, Councillor

Seconded by: Stacey Jones, Vice-Chair

That the Kingsville Municipal Heritage Advisory Committee has **no heritage objections** to the proposed demolition at the property municipally known as 2014 Road 3 East, a listed heritage property on the Town of Kingsville Heritage Register.

Carried.

During the 60-day review period, which ends on July 29, 2025, Council may:

1. Initiate the designation process under Section 29, which would legally protect the property and delay or restrict demolition. This involves issuing a Notice of Intention to Designate, followed by public consultation and the potential for appeal to the Ontario Land Tribunal.
2. Take no action, in which case there is deemed consent and the Applicant may proceed with demolition once the notice period expires, subject to obtaining the appropriate building permits.

It is important to note that Council cannot refuse demolition, unless they formally begin the designation process under Section 29.

Even if the property is not immediately removed from the Town of Kingsville Heritage Register, it will be automatically delisted by January 1, 2027, under Section 27(16), because it was listed prior to January 1, 2023.

The following appendices are included with this report for reference:

- Appendix A: Site Map
- Appendix B: Exterior Site Photographs of the Dwelling
- Appendix C: Applicant Comments and Additional Photographs

FINANCIAL CONSIDERATIONS

There are no significant financial considerations resulting from the application.

ENVIRONMENTAL CONSIDERATIONS

There are no significant environmental considerations resulting from the application.

CONSULTATIONS

- Kingsville Municipal Heritage Advisory Committee
- Municipal Governance Department

PREPARED BY:



Haris Wilkinson
Planning Student

REVIEWED BY:



Richard J.H. Wyma
Director of Planning and Development

REVIEWED BY:



John Norton
CAO