



Town of Erin

Corporate Report

Department: Building, Planning & Development	Report Number: PD2024-17
Business Unit: Planning & Development	Meeting Date: 11/28/2024
Presented/ Prepared By: David Waters, Manager of Planning & Development	

Subject

Recommendation Report for Notice of Intention to Designate Heritage Properties within the Village of Erin

Recommendation

That Council hereby receives report number PD2024-17 “Recommendation Report for Notice of Intention to Designate Heritage Properties within the Village of Erin” for information;

And that Council authorizes and directs staff to publish and issue a Notice of Intention to Designate for the following properties in accordance with Part IV, Section 29 of the Ontario Heritage Act: 35 Main Street, 48 Main Street, 74 Main Street, 76 Main Street, 182 Main Street, 180 Main Street, 192 Main Street, 174 Main Street.

Highlights

The Village contains a significant number of listed properties which contain high architectural, historical, cultural, and environmental attributes. Close to 40 properties in the Village have been identified as meeting the Town of Erin Heritage Committee’s (TEHC) Category “A” criteria for containing high architectural, historical, cultural, and environmental attributes.

Town staff are initiating the designation process for eight properties located in the Village. The evaluation reports prepared by Archaeological Research Associates Ltd. (ARA), which are available for viewing upon request, determined that the eight listed properties contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

In June 2024, the Town issued by mail a non-statutory letter to the registered owners of the following eight properties in the Village: 35 Main Street, 48 Main Street, 74 Main

Street, 76 Main Street, 182 Main Street, 180 Main Street, 192 Main Street, 174 Main Street.

The Town's letter advised each registered owner of the Town of Erin's intent to begin the process of designating these properties under Part IV, of the Ontario Heritage Act. The Advisory Letter lists five steps in the designation process and represents the initial phase in the heritage designation process.

Municipalities in Ontario now have until January 1, 2027, to issue a notice of intention to designate listed properties before these properties are removed from the registry and cannot be relisted for a period of 5 years.

This report represents the next step in the heritage designation process following the TEHC's meeting by seeking direction to issue Notice of Intention to Designate (NOID) to each property owner.

Background

The Villages of Hillsburgh and Erin are home to the largest group of listed properties which contain high architectural, historical, cultural, and environmental attributes. Fifty-eight (58) properties in the Town of Erin have been identified as meeting the Town of Erin Heritage Committee's (TEHC) Category "A" criteria for containing high architectural, historical, cultural, and environmental attributes.

The Town has initiated the designation of these properties in groups, beginning with twelve listed properties located in the Village of Hillsburgh in October 2023 following up with the remaining seven properties in March 2024. Through the assistance of Archaeological Research Associates Ltd. (ARA), it has been determined that these listed properties contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

For the Village of Erin, the Town retained Archaeological Research Associates Ltd. (ARA), to prepare heritage evaluation reports for over 40 properties located within the Village of Erin to determine whether these listed properties contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

Discussion

In June 2024, the Town initiated the heritage designation process for the remaining seven listed heritage properties in Erin Village by issuing a non-statutory Advisory Letter to the registered owners of the following properties: 35 Main Street, 48 Main Street, 74 Main Street, 76 Main Street, 182 Main Street, 180 Main Street, 192 Main Street and 174 Main Street. A summary of the heritage attributes of each property is attached hereto as Appendix A.

Designating a property under Section 29 of the OHA is essentially a five-step process:

- 1) Identifying the property
- 2) Researching and evaluating the property
- 3) Serving Notice of Intention to Designate
- 4) Passing and registering the heritage designation by-law
- 5) Listing the property on the municipal Heritage Register

Based on the heritage evaluation reports prepared by ARA for each of the eight listed properties, it was determined that they contained sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

Town staff consulted with the Town of Erin Heritage Committee (TOEHC) on October 21, 2024, advising of the heritage designation process for the eight properties and received support to proceed to Town Council to receive direction to issue the NOIDs to each respective property owner.

Strategic Pillar

Healthy Lifestyle & Vibrant Community

Financial Impact

For designating a property under the OHA, associated costs include placing notices in the local newspaper (Notice Intention to Designate) and registering the designation by-law on title for the property.

Each heritage designation report has a cost to the Town of approximately \$2,100. The Town also pays \$350 to register the By-law on title to the property. The funds to pay for the heritage evaluation reports comes from the Operating Budget of Planning and Building.

Conclusion

The Town issued by mail Advisory Letters in June 2024 to the registered owners of eight properties in the Village of Erin. Based on the heritage evaluation reports prepared for the Town by Archaeological Research Associates Ltd. (ARA), these properties contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

Following consultation with the TOEHC meeting, Town staff are presenting the eight Erin Village properties to Town Council seeking direction to issue to issue the NOIDS to each property owner.

Attachments

Appendix A – Summary of Heritage Attributes

David Waters, MCIP, RPP, PLE
Manger of Planning & Development

Rob Adams
Chief Administrative Officer
