



## Report to Council

Department: Development Services  
Division: Planning  
Date: December 15, 2025  
Prepared by: Rita Jabbour, RPP, Manager, Planning Services  
Report Number: Planning-2025-26  
Subject: Revisions to Town of Essex Heritage Register  
Number of Pages: 7 including attachments

### **Recommendation(s)**

**That** Planning report 2025-26 entitled Revisions to the Town of Essex Heritage Register prepared by Rita Jabbour, RPP, Manager, Planning Services dated December 15, 2025 be received, and

**That** reference to the property located at 687 County Road 50 East (the “Huffman Cemetery”) be removed from the Town of Essex Heritage Register, and

**That** the following reference to 44 Sinasac Street West (the “Old Mill”) be added to the Town of Essex Heritage Register:

#### 44 Sinasac Street West (the “Old Mill”)

44 Sinasac Street West is legally described as Plan 746 Lots 15 to 23 Plan 202 PT Lots 3 and 4 and RP 12R21241 PT 1. It is located at the northwest corner of Sinasac Street and Queen Street in Harrow. It includes the former Harrow Mill/Farmer’s Co-op building. The property retains its cultural heritage value and interest from the “Old Mill” structure: a three-storey cement building constructed in the 1940s to replace the original Mill that was previously destroyed by

fire. The Old Mill has been listed on the Heritage Register because it is a landmark in the Harrow community.

## **Purpose**

The Ontario Heritage Act permits the Council of a Municipality to include reference to a property on the Heritage Register, if it has not been designated, if the Council believes the property to be of cultural heritage value or interest and where it meets the prescribed criteria (subsection 27[3]). Same, the *Ontario Heritage Act* requires a Council of the Municipality to remove reference to a property added to the Heritage Register if it does not intend to give notice of its intention to designate (subsection 27 [16]).

The purpose of this report is to recommend that reference to 687 County Road 50 East (the “Huffman Cemetery”) be removed from the Heritage Register and that reference to 44 Sinasac Street West (the “Old Mill”) be included on the Heritage Register.

## **Background and Discussion**

### The Huffman Cemetery (687 County Road 50 East)

687 County Road 50 East was added to the Town of Essex Heritage Register by Council resolution on February 16, 2021, on the recommendation of the Essex Municipal Heritage Committee (EMHC):

#### **R21-02-058**

Moved By Councillor Bowman

Seconded By Councillor Verbeek

**That** Planning Report 2021-02 entitled Heritage Listing: Ferriss & Huffman Cemeteries prepared by Corinne Chiasson, Assistant Planner, dated February 16, 2021 be received, and

**That** the properties known municipally as the Ferriss Cemetery and the Huffman Cemetery be listed on the Essex Municipal Heritage Register pursuant to subsection 27 (1.2) of the Ontario Heritage Act.

The cemetery is located on private property just south of County Road 50 East. The Huffman Cemetery is located at the south end of the property near Cloverdale Beach Road. A location map outlining the general location of the cemetery is provided below:



The Huffman Cemetery was added to the Heritage Register because of its association with Rudolph Huffman, a United Empire Loyalist who settled in this part of Canada after the American Revolution. The cemetery lies on part of the original Huffman family farm. The Huffman family are some of the area's earliest settlers. Many of the descendants still live in the Colchester area. The cemetery includes unmarked burial sites. The Huffman Cemetery was also used to bury victims of shipwrecks that washed up the shore. Alongside a stone in honour of the family lineage, the cemetery includes a stone marker that memorializes the burial place of the unknown sailors.

Although the Huffman Cemetery has associative value because it has direct associations with the Huffman Family, the property fails to meet another criterion, as prescribed under Ontario

Regulation 9/06 (a copy of the Criteria is attached to this report). A property must meet two (2) or more criteria under the Regulation for the purposes of designation. The Huffman Cemetery is therefore not a strong candidate for designation and should be removed from the Register.

The EMHC has been consulted on the recommendation and has passed the following resolution in support of the recommendation:

**EMHC25-07-40**

Moved By Perry Basden

Seconded By Councillor Rodney Hammond

**That** the Huffman Cemetery, located at 687 County Road 50, be removed from the Listed properties under the Town of Essex Heritage Register.

**Carried**

Once removed, Council may not include the property on the Register again for a period of five (5) years after the date of the removal (December 15, 2030).

The Old Mill (44 Sinasac Street West)

44 Sinasac Street West is a commercial property located in Harrow at the northwest corner of Sinasac Street West and Queen Street. A location map is provided below:



Together with a gas station, retail store, storage facilities, silos, and bus depot, the site includes the “Old Mill”: a 3-storey cement building constructed in the 1940s as a mill/Farmer’s Co-op. The structure replaced the original mill constructed on the site in the 1870s and destroyed by fire in the 1890s. The property retains its cultural heritage value from the Old Mill. A photo of the Old Mill is provided below:



A property that has not been designated under the *Ontario Heritage Act* must meet one (1) or more criteria under Ontario Regulation 9/06 to be added to the Register. The cultural heritage value and interest of the property/Old Mill has been evaluated. It has been determined that the property/Old Mill meets at least one (1) criterion:

**1. The property has contextual value because it is a landmark:**

The Old Mill is a well-known landmark within the community of Harrow for residents and visitors due to its size and longstanding history. It is a way point within Harrow and it serves as a defining feature of the community’s agricultural history and character.

The Old Mill may also retain design and physical value and historical and associative value as a rare, unique, representative or early example of a Mill/Farmer’s Co-op structure, and its reflection of the importance of the agricultural industry to the local economy.

More research is required to confirm its design and physical value and historical and associative value prior to recommending Full Heritage Designation of the property/structure.

Following consultation with the landowner, the EMHC passed the following resolution in support of the recommendation:

**EMHC25-09-46**

Moved By Richard Kokovai - Vice-Chair

Seconded By Jacqueline Baldwin

**That** the Essex Municipal Heritage Committee recommend to Council that the property located at 44 Sinasac Street West, known as the Old Mill, be listed on the Heritage Register.

**Carried**

Council will be required to remove the property from the Register if it does not give notice of its intention to designate on or before the second anniversary of the day the property was included on the register (December 15, 2027). If the property is removed, it may not be included on the Register again for a period of five (5) years after the second anniversary of its inclusion on the Register (December 15, 2032) or for a period of five (5) years after the removal, if the removal is otherwise not required.

The Property Owner will be required to be notified of the inclusion on the Register within 30 days of Council's decision and the owner may object to the inclusion, setting out the reasons and facts of the objection for further consideration by Council.

If no objections are served, the owner of the property shall not demolish or remove the structure unless the owner gives the Council 60 days notice of their intention to demolish, after which time, the Council may decide to pursue Designation.

## **Financial Impact**

There are no financial impacts to revising the Heritage Register.

## **Consultations**

Essex Municipal Heritage Committee (EMHC)

## **Link to Strategic Priorities**

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

## Report Approval Details

Document Title:	Revisions to Heritage Register - Planning-2025-26.docx
Attachments:	- Ontraio Regulation 9_06.pdf
Final Approval Date:	Dec 5, 2025

This report and all of its attachments were approved and signed as outlined below:



**Lori Chadwick, Director, Development Services - Dec 4, 2025 - 9:39 AM**



**Kate Giurissevich, Chief Administrative Officer - Dec 5, 2025 - 11:06 AM**