



Essex Municipal Heritage Committee (EMHC)

## **Special Minutes**

Thursday, January 14<sup>th</sup>, 2021 - 5:00 PM

Location: Electronic Zoom Meeting

Accessible formats or communication supports are available upon request. Please contact the Planning Department at [essexplanning@essex.ca](mailto:essexplanning@essex.ca) or 519-776-7336 extension 1128

“The EMHC is the resource base for information and knowledge for Council, administration and the community on all matters of heritage”

**Present:**

Laurie Brett, Chair  
Richard Kokovai, Vice Chair  
Councillor Steve Bjorkman  
Anthony Paniccia  
Phil Pocock

**Also Present:**

Rita Jabbour, Staff Liaison  
Sarah Aubin, Recording Secretary  
Lori Chadwick, Director, Development Services  
Doug Sweet, Director, Community Services/Deputy Chief  
Administrative Officer  
Chris Nepszy, Chief Administrative Officer  
Nelson Silveira, Economic Development Officer  
Jeffrey Morrison, Director, Corporate Services/Treasurer  
Corinne Chiasson, Assistant Planner

**Regrets:**

Claudette Gauthier  
Joe Lucas  
Laurie Kowtiuk

**Member of Public**

Councillor Sherry Bondy  
Councillor Joe Garon  
Councillor Richard Meloche  
Kim Lewis  
Jim Flynn  
Carol and Lynn Quick  
Perry Basden  
Anne Beneteau  
Ron Giofu

Member of Public Continued

Shelby Wye  
Sylene Argent  
Anne Marontate  
Anne Marie & Adam Grant  
Bonnie Quick  
Cindy McPherson  
Grant & Vera Maguire  
Heidi Affleck  
Jennifer Ridsdale  
Jeremy Parson  
Jim Oakley  
Kathy Beaudoin  
Lorraine Stephenson  
Melanie Paul Tanovich  
Mike Tomek  
Ray Hammond  
Ron Waterbee  
Sandra McKee  
Susan Hann  
Ute Lemieux

**1. Call to Order**

The Chair called the meeting to order at 5:15 p.m.

**2. Declarations of Conflict of Interest**

There were no declaration of conflict of interest noted at this time

**3. Adoption of Published Agenda**

3.1 That the published Agenda for Thursday, January 14<sup>th</sup>, 2021 Essex Municipal Heritage Committee Special Meeting Agenda be adopted

Moved by Richard Kokovai

Seconded by Phil Pocock

**(EMHC 21-01-01) That** the published agenda for the Thursday, January 14<sup>th</sup>, 2021 Essex Municipal Heritage Committee Special Meeting be adopted as presented.

**Carried**

**4. Adoption of Minutes**

4.1 That the Minutes from the Thursday, November 26<sup>th</sup>, 2020 Essex Municipal Heritage Committee Regular Meeting be adopted.

Moved by Phil Pocock

Seconded by Councillor Steve Bjorkman

**(EMHC 21-01-02) That** the minutes of the Thursday, November 26<sup>th</sup>, 2020 Essex Municipal Heritage Committee Regular Meeting be adopted as circulated.

**Carried**

## **5. Public Presentations**

### **5.1 Kim Lewis and James Flynn, Proponents**

James Flynn and Kim Lewis, owners of The Grove in Kingsville, presented a PowerPoint presentation detailing their plan to preserve and restore the Colchester Schoolhouse and to utilize it in a similar manner to the Grove. Mr. Flynn advised that they are looking to continue the integrity, view and structure of the Colchester Schoolhouse.

5.1.1 Councillor Bjorkman asked the developers if they have a use for the interior of the building.

5.1.2 James Flynn advised that a further in-depth presentation will be provided to Council at the Monday, January 18<sup>th</sup>, 2021 meeting. He stated that the interior of the building does not resemble the once one-room schoolhouse. He advised that many additions have been done therefore the interior is not in original form.

5.1.3 Councillor Bjorkman stated that the Town of Essex, upon obtaining the schoolhouse, needed to secure the building and replace the original roof and windows. He questioned if the developer will bring the exterior structure back to its original look in the 1800s and would they be willing to designate the property.

5.1.4 Kim Lewis stated that they would like to return the structure to its original state and advised that the structure would be unobstructed and those on Bagot Street would have a full view of the building in its restored state.

5.1.5 Anthony Paniccia asked if the members of the public will be able to visit the site once developed.

5.1.6 James Flynn stated that residents are welcome to enjoy the property as well.

### **5.2 Perry Basden, 70 Harrison Street**

Perry Basden stated that there were multiple opportunities to contact the interested residents to participate in a "Friends of the Colchester Schoolhouse" but stated that the attempts fell short. He stated that he would like to see an opportunity to produce such a group.

5.2.1 Anthony Paniccia stated that the Town of Essex has owned the property for 12 years with no interest from the community. He questioned why the sudden interest.

5.2.2 Councillor Bjorkman stated that the circumstances have changed and the residents now have interest due to those changes.

### **5.3 Carol and Lynn Quick, 55 Sullivan St**

Carol and Lynn Quick presented the Family and Colchester schoolhouse history and including why the community would like to see it remain as is within Colchester Village.

#### 5.4 Anne Beneteau, Representing a Group of Concerned Residents

Anne Beneteau gave a verbal presentation providing additional information pertaining to the history of the Colchester Schoolhouse and what it means to the community and why it was built. She advised that the community would like an opportunity to prepare a Friends of Colchester Schoolhouse group so that it can be utilized by the community.

Moved by Councillor Steve Bjorkman

Seconded by Richard Kokovai

**(EMHC 21-01-03) That** the presentations by the delegations listed in Agenda Item 5 be received.

**Carried**

### 6. Unfinished Business

None.

### 7. Reports from Administration

None.

### 8. Correspondence

8.1 Perry Basden

8.2 Carol and Lynn Quick

8.3 Anne Beneteau

8.4 Jeremy Parson

8.5 Monica Carruthers

Moved by Anthony Paniccia

Seconded by Councillor Steve Bjorkman

**(EMHC 21-01-04) That** the presentations by the delegations listed in Agenda Item 8 be received.

**Carried**

### 9. New Business

9.1 Heritage Matters Related to Sale of Surplus Property –Colchester School House  
(195 Bagot Street)

Laurie Brett, Chair stated that she is concerned that the Heritage Committee, and community were not consulted before declaring the property at 195 Bagot St. as surplus. She stated that the Sale of Lands By-law 855 does not allow for public or

committee input. She recommended that added protections for cultural heritage properties be built into the By-law.

Moved by Laurie Brett

Seconded by Richard Kokovai

**(EMHC 21-01-05) That** Council promptly revise Bylaw #855 related to the Sale of Surplus Lands to provide special recognition, protections and safeguards for publicly owned property of cultural heritage significance; and that said revised bylaw ensure robust stakeholder involvement by including enhanced public notice requirements with extended periods of public consultation; that all public notices announcing the potential or actual sale of public lands containing cultural heritage assets identify the affected property by legal description as well as familiar and commonly used names, with specific mention of their heritage designation status; and that Schedule A to Bylaw 855 be updated to include a separate list of cultural assets of historical significance.

**Carried**

Richard Kokovai stated that he believes Council should give the community an opportunity to start a Friends of Colchester Schoolhouse and continued to state that Council should give those interested in participating 6 months to prepare a plan and present to council.

Councillor Steve Bjorkman stated that he would like to see a motion put forward that encompasses all possible uses and potential opportunities to be brought forward to council with regards to the Colchester schoolhouse.

Phil Pocock advised that he would be in favour however stated that the timeline should be limited to a maximum of two (2) months.

Anthony Paniccia stated that he believes that 195 Bagot Street is an important historical site and should have an opportunity to be protected and utilized in a way to further protect it. He continued to state that he would recommend that the timeline for proposals would be 6 months to present to council.

Laurie Brett, Chair reminded the members that the committee cannot recommend a timeline as it would be up to Council for such a consideration.

Moved by Richard Kokovai

Seconded by Councillor Steve Bjorkman

**(EMHC 21-01-06) That** Council defer the sale of 195 Bagot Street until other parties have had an opportunity to bring forward suggestions on possible uses for the property and preservation plans related thereto, including a group provisionally referred to as the Friends of Colchester Schoolhouse.

**Carried**

Councillor Steve Bjorkman stated that he believes the Colchester Schoolhouse should be designated to ensure it's protected from major alterations moving forward.

Phil Pocock questioned administration if designation would tie the hands of a developer or an organization.

Rita Jabbour, Staff Liaison, advised that there would be restrictions within the designation.

Moved by Councillor Steve Bjorkman

Seconded by Richard Kokovai

**(EMHC 21-01-07) That** Council initiate the designation process to ensure future protection of 195 Bagot Street also as known as the Colchester Schoolhouse and the preservation of its heritage attributes.

**Carried**

## **10. Announcements**

## **11. Notices of Motion**

## **12. Adjournment**

Moved by Phil Pocock

Seconded by Anthony Paniccia

**(EMHC 21-01-08) That** the meeting be adjourned at 7:05 p.m.

**Carried**

## **13. Future Meetings**

Thursday, January 28<sup>th</sup>, 2021 at 5:00 PM Location: Electronic Meeting via Zoom

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Chair

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Recording Secretary