



Report to Council

Department: Development Services
Division: Planning
Date: May 3, 2021
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning-2021-10
Subject: Heritage Designation for 195 Bagot Street (Colchester South, Ward 3)
Number of Pages: 5 including attachments

Recommendation(s)

That report Planning-2021-10 entitled Heritage Designation for 195 Bagot Street (Colchester South, Ward 3) prepared by Rita Jabbour, RPP, Manager, Planning Services dated May 3, 2021 be received, and

That Bylaw 2016, being a Bylaw to designate the property municipally known as the Colchester Schoolhouse (195 Bagot Street) as being of cultural heritage value or interest under the provisions of the Ontario Heritage Act, be adopted, and

That Bylaw 2016 be served on the Ontario Heritage Trust and be registered against the property in the proper land registry office, and notice of Bylaw 2016 be published in a newspaper of general circulation in the Municipality.

Purpose

To recommend Council designate the property municipally known as the Colchester Schoolhouse (195 Bagot Street) under Part IV of the Ontario Heritage Act. Notice of intention

to designate as required under section 29 of the Ontario Heritage Act has been served in the local papers and no objection has been received within the 30 day period. If no notice is served within the 30 day period, Council shall pass a bylaw designating the property or withdraw the notice of intention to designate the property by causing a notice of withdrawal.

Background and Discussion

Council may, by bylaw, designate a property within the Municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out under section 29 of the Ontario Heritage Act (hereinafter referred to as the “Act”).

Ontario Regulation 9/06 establishes the criteria for determining cultural heritage value or interest for the purposes of clause 29 (1) (a) of the Act. In accordance with the prescribed regulations, a property may be designated under section 29 of the Act if it meets one (1) or more of the following criteria:

1. The property has design or physical value, or
2. The property has historical value or associate value, or
3. The property has contextual value.

Statement of Cultural Heritage Value or Interest

As explained in Bylaw 2016 and within the **attached** report of March 15, 2021, the property at 195 Bagot Street obtains its cultural heritage value and interest from the Colchester Schoolhouse structure and is a candidate for designation for the following reasons:

- The Schoolhouse has **design and physical value** because it is a rare, unique and representative example of a style, type and construction method; and
- The Schoolhouse has **historical value** because it yields, or has the potential to yield, information that contributes to an understanding of the community and culture; and

- The location of the Schoolhouse at 195 Bagot Street has **contextual value** because it is important in defining the character of the area, is historically linked to its surroundings and is a local landmark.

Bylaw 2016 further describes those key heritage attributes of the Schoolhouse and property which contribute to its cultural heritage value. Those attributes must be retained in order to **conserve the property's cultural heritage value**. A picture of the Colchester Schoolhouse is included under **Figure 1**.

Designation Process

On Monday March 15, 2021, Council directed administration to authorize a Notice of Intention to Designate through Council resolution (**R21-03-098**). The Notice was published in both the Essex Free Press and Harrow News and the Notice was also served on the Ontario Heritage Trust. A period of 30 days was observed from the date of publication to receive any objections. No objections were received within the 30 day period.

In accordance with subsection 29 (6) of the Ontario Heritage Act, if no objection is served within the 30-day period, Council shall pass a Bylaw designating the property and cause a copy of the Bylaw be served on the Ontario Heritage Trust, registered against the property and published in a newspaper of general circulation in the Municipality. The Council may also elect to withdraw the notice of intention to designate by causing a notice of withdrawal.

Due to its cultural heritage value, it is recommended that 195 Bagot Street be designated. **Any alteration to the property that is likely to affect the property's heritage attributes as set out in Bylaw 2016 is not permitted unless consent to the alteration is granted by Council.**



Figure 1. Photo of Schoolhouse looking Southwest from Bagot Street and depicting gable massing, quoins and prominent belfry (Photo Courtesy: Jeremy Parsons, 2020)

Financial Impact

195 Bagot Street is a Town owned property. If designated, all costs associated with the registration of the Bylaw and the publication of the Bylaw adoption in the local newspapers will be borne by the Municipality. The estimated cost of registration and publication is approximately \$700.

Consultations

Doug Sweet, Director of Community Services/Deputy CAO

Jeffrey R. Morrison, Director, Corporate Services

Essex Municipal Heritage Committee (EMHC)

Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- ☐ **Improve the Town's capacity to meet the ongoing and future service needs of its citizens** while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	Heritage Designation for 195 Bagot Street (Colchester South, Ward 3).docx
Attachments:	<ul style="list-style-type: none">- Notice of Intention to Designate (195 Bagot Street, Colchester Schoolhouse).pdf- Bylaw 2016.docx
Final Approval Date:	Apr 27, 2021

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



Lori Chadwick, Director, Development Services - Apr 27, 2021 - 10:14 AM



Chris Nepszy, Chief Administrative Officer - Apr 27, 2021 - 11:31 AM