
HALDIMAND COUNTY

Report CDP-05-2020 Heritage Property Alteration Request – Gibson-Alderson House



For Consideration by Council in Committee on August 25, 2020

OBJECTIVE:

To obtain support for Jacob and Rachel Reimer's Application for Alteration (Gibson-Alderson House), 4830 Highway #6, Caledonia under the *Ontario Heritage Act*.

RECOMMENDATIONS:

1. THAT Report CDP-05-2020 Heritage Property Alteration Request – Gibson-Alderson House be received;
2. AND THAT the application for the proposed alterations to the heritage property known as the Gibson-Alderson House, 4830 Highway #6, Caledonia, be supported;
3. AND THAT notice of Haldimand County Council's decision be served on the property owner and Ontario Heritage Trust.

Prepared by: Anne Unyi, Supervisor, Heritage and Culture

Reviewed by: Katrina Schmitz, Manager, Community Development and Partnerships

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

Heritage Haldimand was established to advise and assist Council on all heritage designation matters relating to Parts IV and V of the *Ontario Heritage Act*. These Parts relate to the formal designation of property to identify it as having historical, architectural or contextual value under this legislation. The owners of the Gibson-Alderson House have requested permission to remove and replace the front porch of their home.

Staff and Heritage Haldimand have reviewed the request and recommend that alterations to the property be supported under Section 33 of the *Ontario Heritage Act*.

BACKGROUND:

The Gibson-Alderson House, 4830 Highway #6, Caledonia is an example of a large family farm home, built in a semi-gothic style, ca. 1889. The property was designated under Part IV of the *Ontario Heritage Act* for its historical and architectural value in By-law 770/89. The owners of the home intend to replace a deteriorating and unsafe porch with a new construct and thus request permission to do so through this process before Council.

ANALYSIS:

The property's owner attended Heritage Haldimand's meeting, October 28, 2019 and spoke to the Committee regarding plans to remove the porch feature and replace it with a semi-wraparound porch and deck. The current porch is in deteriorating condition with rot and areas of mould making it unsafe for users.

Heritage Haldimand, following review of the information and discussion, determined the porch is not a designated feature of the home and supports the owners' request to remove the current structure and replace it with a new porch and deck.

FINANCIAL/LEGAL IMPLICATIONS:

Section 33 of the *Ontario Heritage Act* states that Council must provide consent in writing before any alterations can proceed that are likely to affect heritage attributes on properties designated under Part IV of the Act. Section 33 (1) reads: "No owner of property designated under Section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, unless the owner applies to the Council of the municipality in which the property is situated and receives consent in writing to the alteration."

Additionally, under Section 33 (4)(b), notice of Council's decision will be served on the owners of the property and the Ontario Heritage Trust.

STAKEHOLDER IMPACTS:

The property owners will be required to obtain all necessary building permits prior to the demolition of the porch and its reconstruction.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Request for Alteration (Letter and Application).