
HALDIMAND COUNTY

Report CDP-01-2025 Application to Designate 212 Caithness Street East,
Caledonia Under the Ontario Heritage Act



For Consideration by Council in Committee on February 25, 2025

OBJECTIVE:

To seek Council approval to designate the property known as 212 Caithness Street East, Caledonia pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, Section 29.

RECOMMENDATIONS:

1. THAT Report CDP-01-2025 Application to Designate 212 Caithness Street East, Caledonia Under the Ontario Heritage Act be received;
2. AND THAT Haldimand County intends to designate the property known as 212 Caithness Street East, Caledonia (CAL PT LOT 17 N CAITHNESS), Haldimand County, in accordance with Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O18;
3. AND THAT staff be authorized to publish and serve a Notice of Intention to Designate in accordance with the requirement under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 to the owner of the property, the Ontario Heritage Trust and publish on Haldimand County's website;
4. AND THAT if no objection is served on the Clerk of Haldimand County within thirty (30) days after the date of publication of the notice of intention, a by-law will be presented to designate the property located at 212 Caithness Street East, Caledonia at a future Council meeting.

Prepared by: Anne Unyi, Supervisor, Heritage & Culture

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

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

Approved: Cathy Case, Chief Administrative Officer

EXECUTIVE SUMMARY:

Heritage Haldimand received a request from the owners of 212 Caithness Street East, Caledonia to designate this property under Part IV of the *Ontario Heritage Act* in August, 2024. (Attachments 1 and 2).

Staff and the Heritage Haldimand Committee have referenced both the Heritage Haldimand Designation Criteria and Sub-Criteria (Policy 2003-06) and Ontario Regulation 9/06 and recommend that this property be designated under the *Ontario Heritage Act* as it satisfies the criteria and reflects significant heritage value (Attachments 3 and 4).

BACKGROUND:

Heritage Haldimand was established to advise and assist Council on matters relating to Parts IV and Part V of the *Ontario Heritage Act* (the Act). The Parts of the Act relate to the formal designation of property to identify it as having design, historical or contextual value under this legislation.

Part IV of the *Ontario Heritage Act* states, with reference to “Designation by municipal by-law”:

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) Where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria.

Heritage Haldimand received a request from the owners of 212 Caithness Street East, Caledonia to designate this property under Part IV of the *Ontario Heritage Act* in August, 2024. (Attachments 1 and 2).

ANALYSIS:

The *Ontario Heritage Act* provides for the conservation, protection and preservation of historical and architectural heritage properties. Through the establishment of municipal heritage committees, municipalities are able to leverage the Act in their heritage conservation programs.

In 2004, through report PED-HC-06-2004 Heritage Haldimand List of Properties of Potential Heritage Significance, 212 Caithness Street East, Caledonia was recognized as a property of potential heritage significance and included on Haldimand County’s Heritage Register. Properties appearing on the Heritage Register are listed under Section 27 of the *Ontario Heritage Act* and indicate cultural heritage value or interest.

Following discussions with the home owners, a site visit and review of the documentation provided, Heritage Haldimand is formally requesting Haldimand County Council designate the subject property, 212 Caithness Street East, Caledonia, as a significant heritage resource under Part IV of the *Ontario Heritage Act*. Referred to as “The Maples”, this property is considered by Heritage Haldimand to be an acceptable candidate for the requested heritage designation.

Heritage Haldimand’s recommendation to designate is based upon criteria set out in:

- Ontario Regulation 9/06: specifically, the property has design or physical value because (a) it displays a high degree of craftsmanship or artist merit; the property has historical value or associative value because it (a) has direct associations with a person that is significant to a community, (b) yields, or has the potential to yield, information that contributes to an understanding of a community; the property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- Heritage Haldimand Designation Criteria and Sub-Criteria. Policy No. 2006-03 which guides the Committee through decision-making:

Criteria:

(1) Having a documented history of being part of an original settlement and/or natural history of the County. For example:

- A person, family or community may have built or occupied a building, structure or property that had contributed to the history of the local community and/or County, etc. through industry, trade, culture, military or politics.

And,

Sub-Criteria:

- A. Having a 'visual point of reference'. A designation-worthy feature must have a major portion of its original structure/architecture/form visible and intact.

The recommendation to designate 212 Caithness Street East, Caledonia (The Maples) indicates that this structure meets these criteria based upon the following:

- The property was purchased by Charles Donaghy on April 14, 1921. Donaghy was a local pharmacist and prominent businessman and community leader who was involved in baseball and cricket leagues in Caledonia;
- This 2 ¾ story home was constructed circa 1921-1922 on a 0.34 acre parcel of land and follows a stipulation from the Deed, dated April 14, 1921, which states: "...that no building except a house shall be built on the west half of the land..."; the home was built at a cost of \$18,000;
- Built in the Edwardian style, influenced by Arts and Crafts architectural elements, the structure features a stone foundation, brick construction and a hipped roof;
- The home contains 74 windows many of which are original. Windows at the front and west façade (main floor level) have specially-crafted stone lintels and sills; the remaining windows all have stone sills;
- The front porch is constructed of wood with a simple shed roof with an oak (slat) ceiling, balustrade (rails, newel posts, balusters), columns deck and stairs;
- The five exterior doors are milled from local red oak and all but the door leading to the deck (second floor) have bevelled, leaded glass panels;
- Interior elements include woodwork milled from local white and red oak such as the staircase with carved detailing, panelling and beams and custom built-in cabinetry with a hutch and crystal cabinets; and,
- All interior doors are original with leaded glass panes.

FINANCIAL/LEGAL IMPLICATIONS:

Should Council pass a resolution indicating its intent to pursue the request for heritage designation, the required notification processes set out under Section 29 of the *Ontario Heritage Act*, as noted below, will be undertaken. Costs related to registering the designation on title (approximately \$100) and purchase of a recognition plaque (approximately \$2,000) will be absorbed within the base Tax Supported Operating Budget for 2025.

STAKEHOLDER IMPACTS:

Notice of intention to designate property shall be served on:

- (a) The owner of property March 4, 2025;
- (b) The Ontario Heritage Trust March 4, 2025; and,
- (c) Published in local media for a period of thirty (30) days (March 4 to April 3, 2025).

A statement that a notice of objection to the notice of intention to designate the property may be served on the Clerk within thirty (30) days after the date of publication of the notice of intention. A person who objects to a proposed designation shall, within thirty (30) days after the date of publication of the notice of intention, serve on the Clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts.

If no objections are received, the by-law would go before Council (April 8, 2025) following the process as stated above. If no objections are filed, the by-law will be registered on title May 8, 2025.

REPORT IMPACTS:

Agreement: No.

By-law: Yes.

Budget Amendment: No.

Policy: No.

REFERENCES:

None.

ATTACHMENTS:

1. Application to Designate.
2. Location Map.
3. Policy No. 2006-03 Designation Criteria.
4. Ontario Regulation 9/06.
5. Key Attributes for Designation.
6. Images.
7. Draft By-law.