**MEMORANDUM**

**TO**:     Mayor and Council

**FROM**:   Nelson Bezanson, Municipal Planner

**DATE**:   Nov 5, 2020

**RE**:     **Municipal Heritage Property, Application for Deregistration, 4030 Eastern Ave Parrsboro**

**Background:** Planning staff have received an application from Justin Waugh-Cress, Director of Public Works for the Municipality of Cumberland, (the "applicant") regarding the property at 430 Eastern Ave Parrsboro, PID 25214503 (the "subject property"). The application is to deregister it as a Municipal heritage property allowing its demolition (Appendix A).

The subject property is located in the community of Parrsboro and owned by the Municipality. The property was originally built as a church rectory by Rev. William B. King and his congregation in 1858. In 1937 it changed use to an RCMP office until 1952 when it became Parrsboro's Town Office. The property continued as the Town Hall/Service Centre until November of 2018 when it was deemed unsafe as a workplace and closed.

Following closure of the property in 2018, the Municipality contracted WSP Canada Inc. to conduct a thorough assessment to identify repairs necessary to reutilize the building. That Property Assessment (Appendix B) determined that *"the building will require significant capital investment to render suitable for use and ensure reliable long-term performance"*. In the detailed report WSP concluded that costs to remediate the building would exceed $800,000.

A public consultation on the future of the building was undertaken (Appendix C: Engagement) and the consensus was to not conduct repairs described in the assessment" all other avenues to save the building have been exhausted.

The appendices mentioned here can be found online here: **plancumberland.ca/hearings**

**Regulatory Context:**
Exterior alterations, deregistration or demolition of a Municipal Heritage Property is governed by the *Heritage Property Act*. The relevant section outlining the process for deregistration is Section 16 of the *Heritage Property* Act outlined below:

### Deregistration of Municipal Heritage Property

*16 (1) On the application of an owner of a municipal heritage property or on its own motion, the council may deregister a municipal heritage property where*

*(a) the property has been destroyed or damaged by any cause; or*

*(b) the continued registration of the property appears to the council to be inappropriate as a result of the loss of the property's heritage value, as identified in the property's heritage file or notice of recommendation, unless the loss of the heritage value was caused by neglect, abandonment or other action or inaction of the owner ,*

*after holding a public hearing to consider the proposed deregistration.*

*(2) Such a public hearing shall be held not less than thirty days after a notice of the hearing is served on the registered owner of the municipal heritage property and published in a newspaper circulating in the area.*

*(3) Where a municipal heritage property is deregistered, the council shall cause notice of the deregistration to be sent to the registered owner of the property and a copy thereof to be deposited in the registry of deeds for the registration district in which the property is situate.*

**Next Steps:**
Pursuant to Section 16(1)(a) of the Heritage Property Act a municipality may deregister a Municipal Heritage Property where the property has been damaged by any cause after holding a Public Hearing. It would be reasonable to justify that the property has been damaged as supported by the engineering reports. In addition, the Municipality have tried since early 2018 to work out a solution where the building could be saved to no avail.

The building is currently closed and not maintained. Unfortunately, the costs associated with its preservation will most likely continue to outweigh any likelihood of finding a suitable solution to save the building.

**Recommendation:** In light of the above, it is recommended that Council hold a Public Hearing in order to consider and if deemed advisable approve a request to deregister 4030 Eastern Avenue from the Municipal Registry of Heritage Properties.