MEMORANDUM

TO: Mayor and Council

FROM: Will Balser, Junior Planner

DATE: Oct 14, 2020

RE: **Municipal Heritage Property, Application for Deregistration, 5355 Barronsfield Road, Minudie**

Background: Planning staff have received an application from Sharon Gould, President of the Minudie Heritage Association, (the "applicant") regarding the property at 5355 Barronsfield Road, PID 25053117 (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 Minudie and owned by the Minudie Heritage Association (MHA). The house was built by Amos Thomas Seaman, the eldest son of Amos "King" Seaman, in 1843. It remained in the Seaman family until it was inherited by the MHA, and is known both as the "Amos Thomas Seaman House", and the "A.T. Seaman House". The property was valued both as an example of Georgian Architecture, and for its connection to "King" Seaman. It was registered as a Municipal Heritage site on February 6, 1991.

From the applicant's letter: "The Amos Thomas Seaman House was in a state of deterioration when it was inherited by the MHA in 2015. Countless efforts to raise the much needed funds to renovate the house have now ceased. The roof condition, the wiring, poor sills, windows, interior damage are all rampant. The plan is to remove all valuable historic items – an archive has been set up, then [we will] develop a plan to combine and tell the story / history of Minudie in other ways."

Staff have been working with the MHA on a possible rezoning of the property following Heritage Deregistration to allow the development of an interpretive site or building.

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. From the applicant's letter, it is clear that the building was in a state of significant disrepair when inherited by the MHA.

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 and funding 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 5355 Barronsfield Road from the Municipal Registry of Heritage Properties.