



# MUNICIPAL HERITAGE COMMITTEE MEETING MINUTES

Tuesday September 14, 2021  
06:30 PM

## **PRESENT:**

Councillors; Clare Cameron, Al Bisback Members; Drew Chapman (Chair), Rita Trudeau (Vice-Chair), Philip Hoad, Amanda Demers, David Parker, Ken Douglas

## **REGRETS:**

Ron Dale

## **STAFF:**

Tara Druzina - Administrative Assistant - CDS  
Jeremy Parsons - Heritage Planner

## **OTHERS:**

Marcus R. Létourneau - LHC Heritage Planning and Archaeology  
Diego Maenza - LHC Heritage Planning and Archaeology

To promote physical distancing, this meeting was conducted electronically and livestreamed on the Town's web-site.

### **1. Call to Order**

The meeting was called to order by the Chair at 6:30 p.m.

### **2. Adoption of Agenda**

Moved by Dave Parker that the agenda be amended to move 8.3 MHC-21-050 - 45 Queen Street - Heritage Restoration & Improvement Grant and Heritage Permit Replacement of wood siding, wood trim, and metal gutters File No. HER-62-2021 and HIP-11-2021 to the 8.2 agenda position

**APPROVED AS AMENDED.**

### **3. Conflict of Interest**

There were none.

#### **4. Previous Minutes**

The Committee was in receipt of the August 10, 2021 Minutes.

#### **5. Presentations**

There were none.

#### **6. Announcements**

There were none.

#### **7. Correspondence**

There were none.

#### **8. Business**

##### **8.1 MHC-21-039 - 69 Queen Street - Heritage Permit - Conversion to “Dairy Queen Ice Cream” - File No. HER-39-2021**

Diego Maenza described the details of the application.

Tom Stavropoulos , owner, was in attendance to speak to the matter.

General discussion ensued.

Moved by Councillor Cameron that the recommendations contained in MHC-21-039 - 69 Queen Street - Heritage Permit - Conversion to “Dairy Queen Ice Cream” - File No. HER-39-2021 be approved as follows;

1.1 Heritage Permit Application HER-39-2021 for exterior alterations related to conversion into a “Dairy Queen Ice Cream” at 69 Queen Street be approved, to the satisfaction of the Director of Community and Development Services, subject to the following conditions:

1.1.1. The exterior alterations be designed and installed substantially in accordance with **Appendix I** of the staff report, with the exception for the requirement for lighting on the front facade and that the front door be painted black;

1.1.2. The proponent be required to obtain a Sign Permit from the Town for the proposed sign;

1.1.3. That any approval granted under the *Ontario Heritage Act* be understood

as not constituting an approval under the *Planning Act* ; and,

- 1.1.4. The owner be required to confirm the proposed works and use conform/comply with any existing planning requirement and if the proposed use/works do not conform/comply, that no work shall proceed until receipt of any necessary approvals under the *Planning Act*.

## **APPROVED AS AMENDED.**

### **8.2 MHC-21-049 - Bill 108 - More Homes, More Choices Act and the Ontario Heritage Act Information Report - File No. HER-59-2021**

Marcus R. Létourneau described the details of the matter.

General discussion ensued.

Moved by Councillor Cameron that the recommendations contained in MHC-21-049 - Bill 108 - More Homes, More Choices Act and the Ontario Heritage Act Information Report - File No. HER-59-2021 be approved as follows;

- The Town have heritage consultants on a pre-qualified roster or on retainer to provide peer-review or other cultural heritage services on short notice;
- The Town review the Municipal Heritage Committee terms of reference for implications following these changes to the Ontario Heritage Act (**OHA**) , Provincial Policy Statement 2020 (*PPS*) and draft *Ontario Heritage Toolkit*;
  - This may require changes to how the committee conducts research and prioritizes properties for recommendation to include on the municipal heritage register.
  - This may require the committee to revisit properties on the municipal heritage register to evaluate them against O. Reg. 9/06.
- The Town update its Heritage Permit Application form to align with *OHA* change;.
- Heritage permit approvals should have a standard condition that they should not be interpreted as constituting an approval for *Planning Act* applications;
- Council adopt the revised heritage permit application by resolution;
- The Town update website information about heritage processes to align with *OHA* changes;
- The Town keep a file of any documents required for a record of decision

according to *O. Reg. 385/21* for any property subject to a Notice of Intention to Designate (NOID);

- Properties already Listed on the municipal Heritage Inventory –under Part IV Section 27 of the *OHA* —be researched and evaluated against *O.Reg.9/06* if they have not been already; and
- That staff be required to return to the Committee with their findings when reviewing completed reports.

### **APPROVED AS AMENDED.**

### **8.3 MHC-21-050 - 45 Queen Street - Heritage Restoration & Improvement Grant and Heritage Permit Replacement of wood siding, wood trim, and metal gutters File No. HER-62-2021 and HIP-11-2021**

Diego Maenza described the details of the application.

Helen Pullman, prerepresentative for the owner, was in attendance to speak to the matter.

General discussion ensued.

Moved by David Parker that the recommendations contained in MHC-21-050 - 45 Queen Street - Heritage Restoration & Improvement Grant and Heritage Permit Replacement of wood siding, wood trim, and metal gutters File No. HER-62-2021 and HIP-11-2021 be approved as follows;

- 1.1. The Application for Heritage Restoration & Improvement Grant HIP-11-2021 to replace the wood siding, wood trim, and metal gutters be approved for 45 Queen Street with the Town and Niagara Region each providing \$3,750 in grant funding (Regional funding subject to availability), to the satisfaction of the Director of Community and Development Services, and subject to the following conditions:
  - 1.1.1. All requirements of the Heritage Grant Program be fulfilled in accordance with By-law 3989-05, as amended;
  - 1.1.2 The applicant enter into a Heritage Grant Agreement with the Town prior to release of grant money, for the approved Heritage Grant;
  - 1.1.3 The Director of Community and Development Services reserves the right to reduce the amount of grant funding released if the final invoice for the project is less than the approved amount in condition; and
  - 1.1.4 The exterior alterations be undertaken in accordance with the quote and specifications provided by “IRooms” and outlined in **Appendix I** of the staff report.

1.2 The Application for Heritage Permit Application HER-62-2021 to replace the wood siding, wood trim, damaged soffit and fascia, non-period type shingles, metal gutters and the repainting of the building be approved to the satisfaction of the Director of Community and Development Services, and subject to the following conditions:

1.2.1. The alterations be carried out substantially in accordance with the plans in

**Appendix I** of the staff report with the exception of the removal of the Bonsai Green paint colour.

### **APPROVED AS AMENDED.**

### **8.4 MHC 21-051 Queen Elizabeth Way Garden City Skyway - Strategic Conservation Plan Request for Comments - File No. HER-61-2021**

The staff report was received for information and discussion purposes.

Diego Maenza described the details of the matter.

General discussion ensued. Members were concerned that the matter wasn't brought forward to the Committee earlier for consideration and comment considering the importance of the matter and the recognition that there was an established settlement on the lands. It was also noted that there is lack of geographical clarity with some of the figures and maps. Some of the members did comment that the delivery time of the documents did not allow them the opportunity to have read the entirety of the documents. It was requested that if time were limited for commenting that the motion be forwarded noting that it has not been ratified by Council and that further notes could be forthcoming.

Moved by Amanda Demers that the following comments be approved as follows;

- Continuity throughout the corridor is essential,
- Homer Cemetery should be given special attention throughout the process and that every effort be made to protect and preserve the resources of such and that it be noted that there was no information provided regarding the cemetery in the reporting provided,
- 49 Queenston Road does have heritage value and something needs to be done to preserve it and that some sort of mitigation to the survival of the structure be undertaken before the project moves forward,
- It is requested that more information be provided to the Committee regarding mapping and mitigation measures on built heritage resources impacted for further deliberation; and
- It is requested that the Committee receive regular updates on the matter moving forward, including but not limited to potential impact to any historic or culturally significant findings.

**APPROVED.**

**9. New Business**

There was none.

**10. Next Meeting Date**

October 12, 2021

**11. Adjournment**

Adjournment unanimously took place.

**ADJOURNMENT:**