



## City of Peterborough

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**To:** Members of the General Committee

**From:** Sheldon Laidman, Commissioner, Community Services

**Meeting Date:** July 18, 2022

**Subject:** Partial Removal of a Listed Property – 777 Clonsilla Avenue,  
Report CSACH22-015

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### **Purpose**

A report to recommend the partial demolition of 777 Clonsilla Avenue, Peterborough, a Listed property on the City's Heritage Register.

### **Recommendations**

That Council approve the recommendations outlined in Report CSACH22-015, dated July 18, 2022 of the Commissioner of Community Services, as follows:

- a) That, pursuant to the requirements of the **Ontario Heritage Act** as it pertains to properties Listed on the City's Heritage Register, the recommendations of the Peterborough Architectural Conservation Advisory Committee (PACAC) regarding the demolition of the clubhouse at the Kawartha Golf & Country Club be received for information, and;
- b) That Council supports the demolition of the clubhouse, and;
- c) That the remainder of the property at 777 Clonsilla Avenue remains on the City's Heritage Register as a Listed property.

### **Budget and Financial Implications**

There are no budgetary or financial implications associated with the recommendations.

## **Background**

Under the amendments made to the Ontario Heritage Act (OHA) in 2005, Section 27(1.2) states that the heritage register maintained by the City Clerk may include property that has not been designated under Part IV of the Ontario Heritage Act, but that the Council of the municipality believes to be of cultural heritage value or interest.

Properties Listed on the Register, which are not designated, are subject to Section 27(3) of the OHA which states that the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of their intent to seek a demolition permit. The 60-day waiting period provides Council time to seek input from its heritage committee and, if desired, begin the designation process to protect a property. This provision in the Act also allows Council to require the submission of plans, if it wishes, as well as other information about how the property will be redeveloped.

In 2017 Council Listed Kawartha Golf & Country Club (KGCC) on the City's Heritage Register primarily for the design of the course which is by the noted Canadian golf course architect Stanley Thompson. In 2020 the KGCC announced plans to construct a new clubhouse which would necessitate the demolition of the existing building, the former farmhouse for the farm on which the course was constructed in the 1930s. At the request of staff, through the municipal planning review process, a scoped Heritage Impact Assessment (HIA) was completed by Branch Architecture which determined that the loss of the original clubhouse would not negatively impact the reasons for which the property was listed. An aerial view of the current clubhouse is included as Appendix A of this report.

In compliance with the OHA, the KGCC has submitted a notice of its intention to seek a demolition permit for the clubhouse. Staff has reviewed the demolition proposal and the HIA and does not feel that the demolition of the clubhouse would significantly affect the cultural heritage significance of the property. This was the recommendation made to the PACAC at their meeting of June 2, 2022 and the committee supported the recommendation to allow demolition of the clubhouse. This determination does not extend to the entire golf course property, however, and staff believes that the property should remain listed so that the 60-day notice period remains in effect should other attributes of the property be proposed for demolition.

Submitted by,

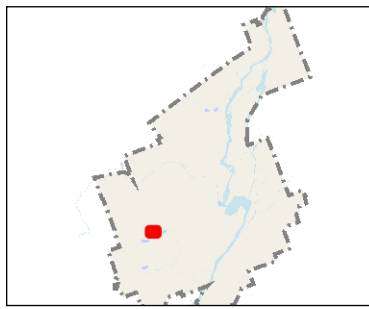
Sheldon Laidman  
Commissioner of Community Services

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**Attachments:**

Appendix A – Air photo showing location of existing clubhouse



Legend

- Zoning
- Proposed Street Names
- Address
- Street Names
- Draft Parcel
- Property
- PIN Owner Information
- Parcel (white - bottom)

1: 1,000



51 0 25 51 Meters

Notes