



AGENDA
Heritage Advisory Committee
Tuesday, June 9, 2026
Municipal Office (14 Mill Ave, Zurich)
Live Streamed to [YouTube](#)
7:00 PM

Accessibility of Documents: Documents are available in alternate formats upon request. If you require an alternate format or communication support, contact the Clerk's Department at 519-236-4351 or by email at clerk@municipalityofbluewater.ca to discuss how best we can meet your needs.

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1. ROLL CALL AND CALL TO ORDER

2. APPROVAL OF AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST

4. CONSENT AGENDA

- 3 - 6 4.1. [Heritage Advisory Committee - 14 Apr 2026 - Minutes](#)
- 7 4.2. [Municipality of Bluewater Notice of Adoption Official Plan Amendment 24](#)

5. DELEGATIONS AND REPORTS

- 8 - 12 5.1. Facilities Dept - Commemorative Bench Program follow up [Report](#)
- 13 - 16 5.2. Community Engagement goals - Subcommittee Review [Review](#)
- 5.3. Listed Properties Review (verbal) - 33996 Park Ave, 33988 Bissonette Ave, 72244 Bluewater Hwy, 72850 Bluewater Hwy, 72846 Bluewater

Hwy, 73316 Bluewater Hwy, St. Joseph (Sophie) and 37897 Zurich-Hensall Rd, Zurich (Heather)

- 5.4. Listed properties inventory after January 1, 2027 (verbal)

6. NEW BUSINESS

- 17 - 25 6.1. Accept resignation of a member and declare seat vacant
[Report](#)
- 26 - 31 6.2. Rising Insurance Trend
[Letter](#)
- 32 - 50 6.3. Heritage Activities January to May 2026 and Draft Annual Report
[Heritage Activities January to May 2026 and Draft Annual Report](#)

7. CORRESPONDENCE OR ANNOUNCEMENTS

8. ADJOURNMENT

Municipality of *Bluewater*

MINUTES

Heritage Advisory Committee

Tuesday, April 14, 2026 @ 7:00 PM

Virtual Meeting via Zoom, Live Streamed to YouTube

1. ROLL CALL and CALL TO ORDER

PRESENT: Heather Klopp, Kelly Vader, Brian Heagle, Ashi Gupta, Sophie Skaith and Pam Sangster (late)

ABSENT: Councillor Whetstone and Martha Beechie

STAFF PRESENT: Nellie Evans, Heritage Advisory Committee Secretary; Aaron Stewardson, Manager of Development Services; Maggie Off, Manager of Facilities

2. APPROVAL OF AGENDA

MOVED: Brian Heagle **SECONDED:** Sophie Skaith

THAT the following two items be added to the agenda: 1) listed property review for 37897 Zurich-Hensall Road, and 2) roundtable discussion, and that the agenda for the April 14, 2026, regular meeting of the Heritage Advisory Committee be approved as amended. **CARRIED.**

MOVED: Heather Klopp **SECONDED:** Brian Heagle

THAT Roundtable Discussion be permanently added to the agenda. **CARRIED.**

3. DISCLOSURE OF PECUNIARY INTEREST

Disclosure of any pecuniary interest and its general nature thereof for this meeting. None declared.

Disclosure of any pecuniary interest and its general nature thereof for the previous meeting. None declared.

4. CONSENT AGENDA

4.1 Heritage Advisory Committee - 10 Feb 2026 - Minutes

4.2 Resolution - Town of Lincoln - Heritage Properties deadline extension

4.3 CHO-ACO survey-thousands of properties will fall off Heritage Registers

4.4 News Story about Hensall Heritage Hall (108 King Street) - added to agenda on April 14, 2026

Pam arrived at 7:40 pm. Ashi left the meeting at approximately 7:50 pm.

MOVED: Heather Klopp **SECONDED:** Sophie Skaith

THAT the Bluewater Heritage Advisory Committee recommends that Council, as quickly as possible, write a letter to the ministry to respectfully request that the Province of Ontario further amend the Ontario Heritage Act to extend the January 1, 2027 deadline for issuing Notices of Intention to Designate for properties listed on municipal heritage registers as of December 31, 2022; and The Province consider extending the deadline to January 1, 2030, or another reasonable timeframe that would provide municipalities with adequate time to complete heritage evaluations and make informed designation decisions; and This resolution be circulated to the Minister of Citizenship and Multiculturalism, the Minister of Municipal Affairs and Housing, the local Member of Provincial Parliament, the Association of Municipalities of Ontario, the Ontario Municipal Heritage Committee Association, and all Ontario municipalities for their information and consideration. **CARRIED.**

MOVED: Heather Klopp **SECONDED:** Sophie Skaith

THAT the Bluewater Heritage Advisory Committee recommends that staff seek input from other municipalities about what they are doing with the information about listed properties that will be removed from Heritage Registers, including storage and accessibility to the public, and bring a report to the next meeting. **CARRIED.**

MOVED: Brian Heagle **SECONDED:** Heather Klopp

THAT the April 14, 2026, consent agenda items be received as information; and that the February 10, 2026, Heritage Advisory Committee minutes be approved. **CARRIED.**

5. DELEGATIONS AND REPORTS

There were no delegations.

6. NEW BUSINESS

6.1 Facilities Dept - Commemorative Bench road allowance at 17 Bayfield Main Street North

Facilities Manager Maggie Off was in attendance and presented the report.

MOVED: Heather Klopp **SECONDED:** Pam Sangster

THAT Heritage Advisory Committee members Brian Heagle and Sophie Skaith assist with conducting a site review with Facilities staff to revise the current suggested bench locations in Bayfield, and that Kelly Vader be available as an alternate. **CARRIED.**

MOVED: Heather Klopp **SECONDED:** Brian Heagle

THAT the Bluewater Heritage Advisory Committee defer a decision on the Commemorative Bench Application for the road allowance at 17 Bayfield Main Street North until after the bench locations site review. **CARRIED.**

6.2 Rising Insurance Trend

MOVED: Heather Klopp **SECONDED:** Pam Sangster

THAT the matter described as Rising Insurance Trend be deferred to the next meeting. **CARRIED.**

6.3 2026 Community Engagement Event goals feedback

MOVED: Brian Heagle **SECONDED:** Heather Klopp

THAT Heritage Advisory Committee members Pam Sangster and Sophie Skaith form a subcommittee to review the heritage community engagement goals feedback report and present their review at the next meeting. **CARRIED.**

MOVED: Brian Heagle **SECONDED:** Pam Sangster

THAT the Bluewater Heritage Advisory Committee receives the heritage community engagement goals feedback report as information. **CARRIED.**

6.4 Appoint member to Heritage Advisory Committee

MOVED: Brian Heagle **SECONDED:** Sophie Skaith

THAT the Heritage Advisory Committee recommends that Council appoint Jake Brown as a member of the Municipal Heritage Advisory Committee for a term of four years. **CARRIED.**

7. CORRESPONDENCE

7.1 2026 Q1 Bluewater Heritage Committee Unaudited Statement

MOVED: Heather Klopp **SECONDED:** Pam Sangster

THAT the 2026 Q1 Bluewater Heritage Committee Unaudited Statement be received as information. **CARRIED.**

7.2 Listed Property Review - 37897 Zurich-Hensall Road

Heather presented her review of the property.

MOVED: Brian Heagle **SECONDED:** Sophie Skaith

THAT the listed property review for 37897 Zurich-Hensall Road be received as information. **CARRIED.**

7.3 Roundtable - News Story about Hensall Heritage Hall (108 King Street)

Facilities Manager Maggie Off presented additional background information. Member Sangster was encouraged to forward comments from the community to the Manager.

MOVED: Sophie Skaith **SECONDED:** Brian Heagle

THAT the Heritage Advisory Committee receive the information about Hensall Heritage Hall as information. **CARRIED.**

7.5 Roundtable - Format change for June meeting

MOVED: Heather Klopp **SECONDED:** Pam Sangster

THAT the Heritage Advisory Committee conduct its June 9, 2026, meeting in hybrid format at either the Council chambers at the Stanley Complex or the Municipal Office board room. **CARRIED.**

8. ADJOURNMENT

MOVED: Brian Heagle **SECONDED:** Heather Klopp

THAT the regular meeting of the Heritage Advisory Committee be adjourned at 9:13 p.m. **CARRIED.**

**NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT BY
THE CORPORATION OF THE MUNICIPALITY OF BLUEWATER**

TAKE NOTICE that Council of the Municipality of Bluewater adopted Official Plan Amendment #24 (By-law 36-2026) on the 4th day of May, 2026 under Sections 17 and 26 of the Planning Act. This amendment now requires the approval of the County of Huron.

PURPOSE AND EFFECT

The purpose of this amendment is to update the Bluewater Official Plan following a five-year review of the Plan. The Official Plan Amendment is municipal-wide applying to all the lands within the Municipality of Bluewater.

A municipal Official Plan provides high level direction as to where and how development shall occur within the Municipality. It is comprised of a policy document and land use designation mapping. The Planning Act requires municipalities to undertake periodic reviews of Official Plans to ensure it remains consistent with applicable planning policies and continues to meet the needs of the community. Key proposed changes include:

- Aligning development direction with projected growth;
- Implementing policy changes in accordance with updated provincial planning legislation;
- Implementing policy changes in accordance with the Huron County Official Plan;
- Updating mapping for urban settlement, agricultural, and natural environment areas;
- Including a Land Acknowledgement statement in the document;
- Applying a climate change lens to the Plan; and
- Providing direction for energy projects proposed on agricultural lands.

AND TAKE NOTICE that any person or public body is entitled to receive notice of the proposed decision of the County of Huron, if they submit a written request for notification to the County of Huron Planning Department. Requests can be sent to planning@huroncounty.ca or by mail noted in the address below. The adopted Official Plan Amendment will now be submitted for approval to the County of Huron Planning and Development Department, located at 57 Napier St. Goderich, Ontario, N7A 1W2.

ADDITIONAL INFORMATION

A copy of the Official Plan Amendment is available for inspection at the Municipal Office, Monday-Friday, 8:30am-4:30pm, 14 Mill Ave. Zurich, ON. N0M 2T0. Any questions relating to the adoption by-law shall be directed to the Planning Coordinator at (519) 236-4351 x 235. Information may also be posted on our website (<https://bluewater.civicweb.net/portal/>)

Dated at the MUNICIPALITY OF BLUEWATER this 7th day of May, 2026.

Chandra Alexander, Clerk/Acting CAO
Municipality of Bluewater
14 Mill Ave. Zurich, ON N0M 2T0
P: 519-236-4351
F: 519-236-4329

Commemorative Bench Program – Bayfield Main Street (Follow-Up Report)

Recommendation:

THAT the Bluewater Heritage Advisory Committee receive the follow-up report regarding the Commemorative Bench Program on Bayfield Main Street; and

THAT the Committee adopt the updated Bench Availability Map identifying pre-approved bench locations along Bayfield Main Street; and

THAT staff be authorized to approve commemorative bench applications for locations identified on the adopted map without requiring further Heritage Advisory Committee approval, provided installations align with the approved locations and program criteria.

Background:

At its April 14, 2026 meeting, the Heritage Advisory Committee directed staff to complete a site review of previously identified bench locations in collaboration with one or more Committee members.

This direction followed a previous motion from September 10, 2024, requesting that staff work with Committee representatives to identify acceptable bench locations along Bayfield Main Street.

On May 8, 2026, staff conducted a site walk-through to review and refine potential bench locations. The walk-through included:

Maggie Off, Manager of Facilities, Parks & Recreation

Kevin Geoffrey, Facilities Supervisor

Sophie Skaith, HAC Member

Kelly Vader, HAC Member

Locations were evaluated based on the following criteria:

- Accessibility and pedestrian movement
- Compatibility with the existing streetscape
- Appropriate spacing between benches
- Proximity to storefronts and points of interest
- Minimizing the need for additional concrete pads

As a result, an updated Bench Availability Map has been prepared (attached). The revised map reflects locations that balance functionality, accessibility, and the heritage character of Main Street.

The updated map identifies a series of pre-approved bench locations along Bayfield Main Street.

Adopting this map will:

- Streamline the Commemorative Bench Program approval process
- Eliminate the need for individual Committee approvals for each bench request on Main Street
- Provide clear direction to applicants on available locations

Once approved:

- Staff will proceed with the current outstanding application using one of the identified locations
- Any required concrete base installations will be scheduled
- Future applications will be administered in accordance with the approved map

This approach improves efficiency, reduces administrative delays, and supports timely installation of commemorative benches.

Financial Impact:

There is no financial impact resulting from adoption of this recommendation. Costs associated with commemorative benches continue to be borne by program applicants.

Attachment:

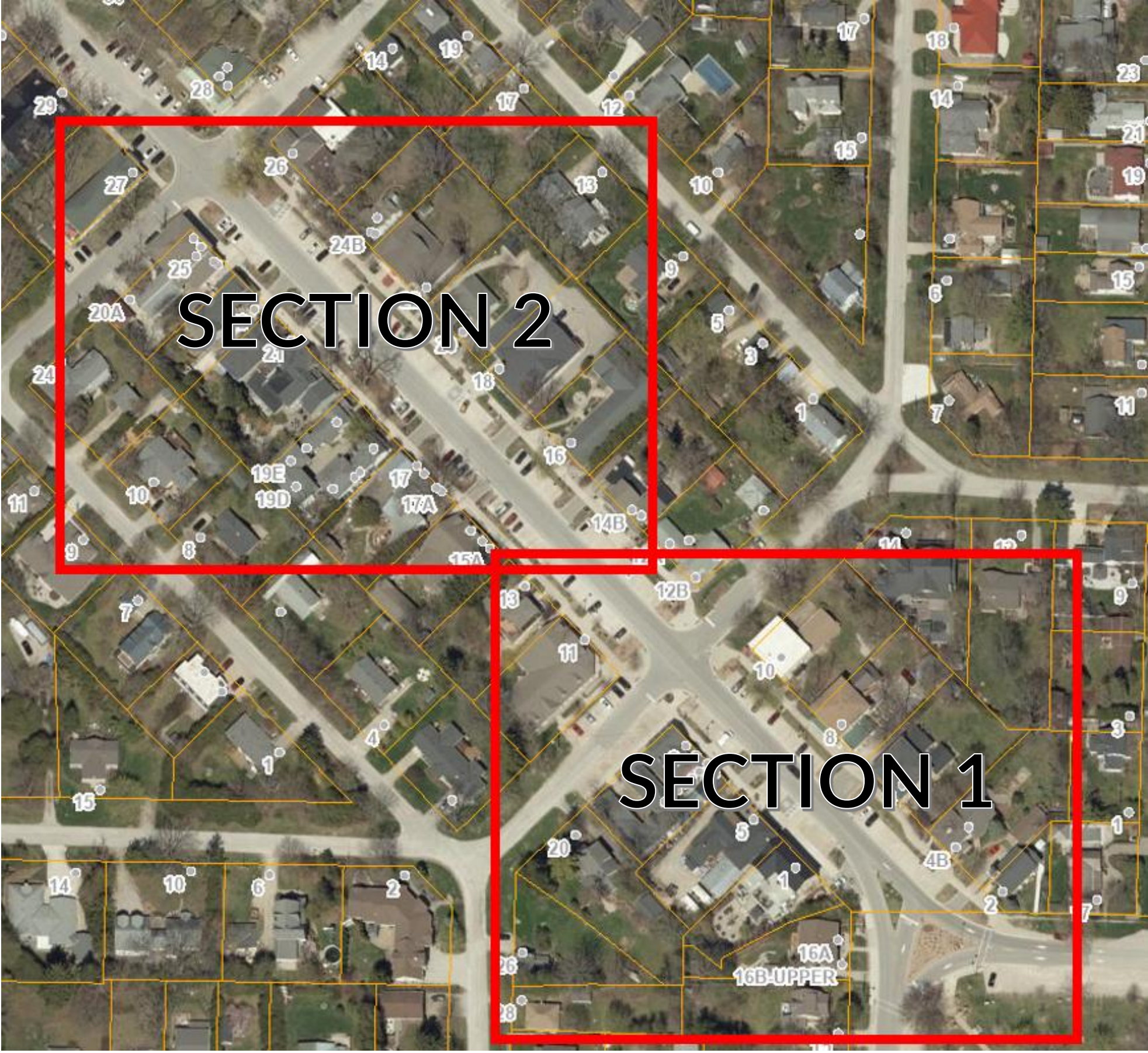
Bayfield Main Street Bench Availability Map

Submitted By: Maggie Off, Manager of Facilities, Parks & Recreation

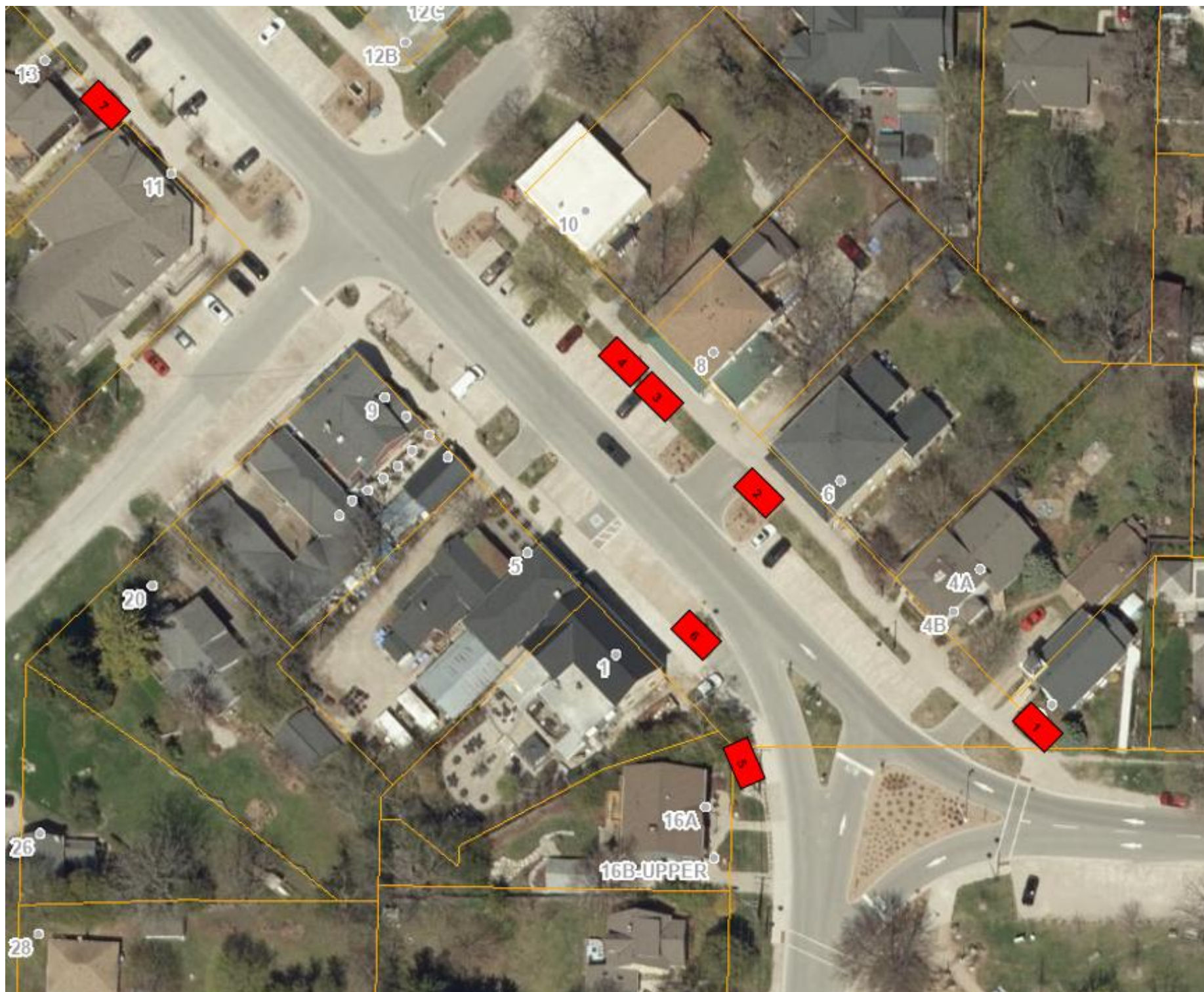
Prepared By: Becky Wilson, Administrative Assistant

Concurred By: Dave Kester, Manager of Public Works

Commemorative Bench Program – Bayfield Main Street
Bench Availability







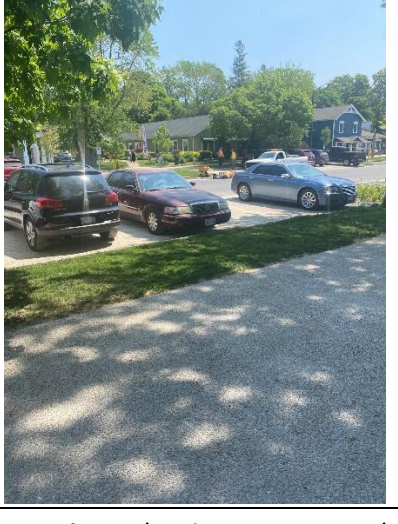
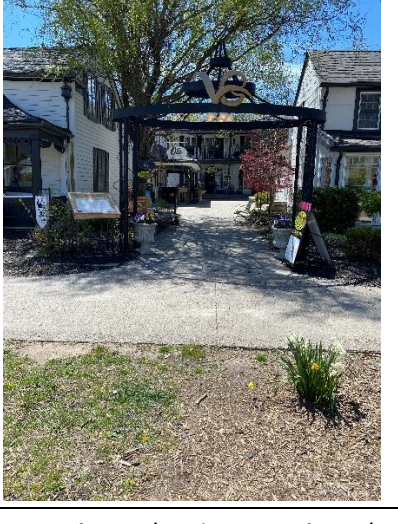
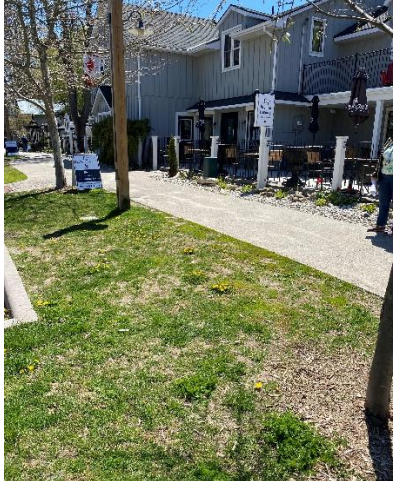


Section 1



<p>Bench 1 (facing roadway)</p>	<p>Bench 2 (facing storefront, in front of transformer, subject to locates)</p>	<p>Bench 3 & 4 (facing storefront, centered to building, approx. 1 metre apart)</p>
<p>Bench 5 (facing roadway)</p>	<p>Bench 6 (facing roadway)</p>	<p>Bench 7 (facing the roadway)</p>

Section 2



Bench 8 (facing the storefront)	Bench 9 (along path to Penhale Landau display)	Bench 10 (facing roadway)
		
Bench 11 (facing the roadway)	Bench 12 & 13 (facing storefront)	Bench 14 (facing the courtyard gate)
		
Bench 15 (facing storefront)	Bench 16 (facing storefront)	Bench 17 (facing roadway)
		

Report from the Community Engagement Subcommittee of the Heritage Advisory Committee
Members Pam Sangster and Sophie Skaith
Written by Pam for the June 9, 2026, committee meeting

Working towards a Bluewater Heritage Engagement Strategy

Background

An online review of recurring community events suggests that the highest-impact events, based on attendance and community participation, include:

1. Bayfield Fair and Home Show
2. Zurich Fair and Bean Festival
3. Major Hensall-area hockey tournaments

Many well-attended community events do not appear prominently in online searches. Events such as community yard sales, Firemen's Breakfasts, church and rummage sales often attract hundreds of residents and provide valuable opportunities for community engagement.

Research and Observations

On June 1, I spoke with Michael Molnar, Archivist at the Huron County Museum in Goderich. Mr. Molnar had staffed an outreach exhibit at the Hensall Community Yard Sale on May 30.

He reported that the event provided an excellent opportunity to connect with residents, distribute museum materials, and discuss local history and museum programming. Interestingly, the only advance notice I encountered regarding his participation was through a post on the "If You Grew Up in Hensall" Facebook page.

This experience highlights two important observations:

- Local heritage enthusiasts already form an informal network within the community.
- Community-based social media channels can be highly effective tools for reaching residents who have an interest in local history and heritage.
- There may be opportunities to liaise/partner with other community organisations within the community towards common goals

Opportunity for Public Education

Social media provides an accessible way to increase public awareness of heritage conservation and the Ontario Heritage Act.

Many property owners may not fully understand how heritage designation, listing, or conservation district status affects property alterations, renovations, and development. Clear and practical information could help residents better understand both their responsibilities and the benefits of heritage conservation.

For the Municipality of Bluewater, initial efforts could focus on Facebook through community groups in Bayfield, Zurich, Hensall, Varna, and surrounding rural areas, supported by visual content on Instagram.

Key Messages

The Municipality already has a statutory Heritage Advisory Committee that advises Council on matters related to the Ontario Heritage Act and on designated properties within the Bayfield Heritage Conservation District.

Public communications should focus on practical questions residents frequently ask:

- Is my property designated?
- What is the Heritage Property Register?
- Do I need a Heritage Permit?
- What changes can I make to my building?
- What is the Bayfield Heritage Conservation District?
- How does heritage conservation benefit the community?

Suggested Social Media Campaign

Heritage Minute Series

Post 1: What is the Ontario Heritage Act?

"Did you know? The Ontario Heritage Act helps municipalities identify, protect, and conserve properties with cultural and historical significance. In Bluewater, heritage properties include designated buildings and properties located within the Bayfield Heritage Conservation District."

Post 2: Heritage Register vs. Heritage Designation

"Being listed on the Heritage Property Register is not the same as being designated. Listed properties receive additional consideration before demolition, while designated properties have legal protection under the Ontario Heritage Act."

Post 3: Do I Need a Heritage Permit?

"If your property is designated or located within the Bayfield Heritage Conservation District, you may require a Heritage Permit before altering certain exterior features. There is currently no fee to apply."

Post 4: Meet Your Heritage Advisory Committee

"Bluewater's Heritage Advisory Committee is made up of local volunteers who provide advice to Council on heritage matters and help preserve the unique character of our communities."

Post 5: Heritage in Our Communities

Feature one historic property each week from Bayfield, Zurich, Hensall, Varna, Hay Ward, Stanley Ward, or St. Joseph. Include photographs, historical background, and interesting stories connected to the site.

Bluewater's existing heritage walking and driving tours could provide valuable content for this series.

Communication Channels

Potential channels include:

- Municipality of Bluewater Facebook page
- Community Facebook groups serving Bayfield, Zurich, Hensall, Varna, and surrounding areas
- Local business and tourism social media accounts
- Instagram, featuring historic photographs and "Then and Now" comparisons
- Community newsletters
- Local newspapers and media outlets

Content Likely to Generate Engagement

Experience from heritage organizations across Ontario suggests that the following content types perform particularly well:

- Before-and-after restoration photographs
- Historic images paired with current views
- "Did You Know?" heritage facts
- Plain-language explanations of heritage legislation
- Personal stories connected to heritage properties
- Present profiles and historical vignettes, such as Heather Klopp's article on the Kalbfleisch House
- Interactive polls and questions encouraging public participation

Sample Facebook Post

Did You Know?

Bluewater maintains a Heritage Property Register and a Heritage Advisory Committee to help protect places that tell our community's story.

By preserving heritage resources today, we help maintain the unique character and identity of our communities for future generations.

#BluewaterHeritage #OntarioHeritageAct #Bayfield #ZurichON #HensallON

Recommendations

1. Implement a six-to-eight-week social media campaign featuring one heritage-themed post per week. Use historic photographs and stories from Bayfield, Zurich, Hensall, Varna, and rural Bluewater to encourage engagement.
2. Compile a comprehensive inventory of recurring community events as potential outreach opportunities. Identify high-attendance community events for Heritage presentations with information displays materials.
3. Develop a list of local social media groups and online communities that could be used for heritage promotion.

4. For online or face to face event distribution, obtain or develop Ontario Heritage Act materials written in plain language and presented in an engaging, accessible format.
5. Attend 2026 Municipal Heritage Conference to learn from best practices and successful engagement strategies used by other municipalities.

Conclusion

Bluewater has an opportunity to increase public awareness of local heritage by combining traditional community outreach with targeted social media engagement. By meeting residents where they already gather—both online and at community events—the Municipality can strengthen understanding of heritage conservation, promote local history, and build stronger connections between residents and the places that define Bluewater's identity.

Accept one Heritage Advisory Committee member resignation and declare the seat to be vacant

Recommendation:

THAT the Bluewater Heritage Advisory Committee recommends that Council accept the resignation of member Ashi Gupta with regret and gratitude for her service to the community and declare the seat to be vacant; and further, direct staff to post a public notice for applications by *(insert date)*.

Background:

On April 17, 2026, a letter of resignation was received from Heritage Advisory Committee member Ashi Gupta who is expecting a child. Since her appointment in November 2024, Ashi has regularly contributed to discussion of matters set before the committee, including review of significant properties listed on the Municipal Heritage Register.

Discussion:

Staff recommends acceptance of the resignation of Ashi Gupta with regret and gratitude for her service to the community and declaration of a vacant seat. The committee's recommendation would be scheduled for Council's meeting on July 13th.

Staff seeks the guidance of committee members on the timing and duration of the public notice.

The process for filling vacancies is prescribed in the committee's Terms of Reference adopted in 2024. In addition, the municipality began to invite applications during the fall months. If this call is made at the same time each year, citizens would begin to watch and prepare for the opportunity to become involved in municipal government. After two application periods using this practice, the results are 1-1. The results are described below.

2024 – Three vacancies - application period five weeks – four applications. Successful appointments.

2025 – One vacancy – application period four weeks – one application (withdrawn by applicant).
Second application period approx. eight weeks (Feb-March 2026, extended twice) – one application.
Successful appointment.

Options are presented below.

Staff presents these options:

- 1) **Do nothing.** Meetings would be conducted with eight members. Quorum would continue to be counted using the membership of nine. Five members must be in attendance to achieve quorum.
- 2) **Post the public notice after July 14th for a period of 2.5 weeks.** Applications could be reviewed and a decision made by the nominations subcommittee and committee at the August 11th meeting. A new member could potentially be appointed in time to attend the October meeting. Selecting this option also requires the committee take action now to appoint the subcommittee members and set the meeting date and time for August 11th at 5 pm.
- 3) **Post the public notice by August 14th for a period of six weeks.** Applications could be reviewed and a decision made at the October 13th meeting. A new member could potentially be appointed in time to attend the December meeting. The subcommittee appointment and meeting date must be completed at the August meeting.
- 4) Reduce membership to eight. This decision requires amendment of the Terms of Reference, By-law 80-2024, and approval by Council.

Financial Impact:

There is no financial impact resulting from adoption of the recommendation. Notices are published on the municipal website and social media.

Attachments:

1. Letter of resignation
2. Terms of Reference By-law 80-2024

Submitted By: Aaron Stewardson, Manager of Development Services | CBO

Prepared By: Nellie Evans, Administrative Assistant, Development Services

Nellie Evans

From: Ashi Gupta [REDACTED]
Sent: April 16, 2026 6:32 PM
To: Nellie Evans
Subject: Resignation from Committee

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nellie,

I wanted to reach out and let you know that I'll need to step down from the committee. I'm currently expecting, and with everything that comes along with this new chapter, I won't be able to dedicate the time and commitment the role truly deserves.

I also wanted to say how much I've genuinely enjoyed being part of the committee. It's been such a pleasure getting to know you and the other committee members. I've really valued the conversations, collaboration, and sense of community. It's been a very positive and rewarding experience for me.

Thank you so much for the opportunity and for your support throughout. I truly appreciate it and hope to stay connected in the future.

Warm regards,
Ashi



Ashi Gupta
CEO

Phone: [REDACTED]
E-Mail: [REDACTED]

WARNING - CONFIDENTIALITY NOTICE

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The Corporation of the Municipality of Bluewater

By-Law Number 80 - 2024

Being a By-law to adopt a Terms Reference for the Municipal Heritage Advisory Committee, and repeal By-law 103-2021

Whereas the Council of the Corporation of the Municipality of Bluewater passed by-law 103-2021 being a By-law to adopt a Terms of Reference for the Municipal Heritage Advisory Committee; and

Whereas the Council of the Corporation of the Municipality of Bluewater deems it expedient to update by-laws and processes from time to time;

Now therefore the Council of the Corporation of the Municipality of Bluewater enacts as follows:

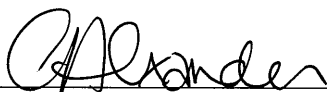
1. THAT Schedule "A" attached hereto forms part of this by-law.
2. THAT By-law 103-2021 is hereby repealed.
3. THAT this By-law shall come into effect on the date of passing.

By-law read a first and second time this 16th day of September, 2024.

By-law read a third time and finally passed this 16th day of September, 2024.



Paul Klopp, Mayor



Chandra Alexander, Clerk

Schedule "A" to By-Law Number 80-2024

Heritage Advisory Committee Terms of Reference

1. Mandate

1.1. The Municipal Heritage Advisory Committee, established under the provisions of municipal by-law, is an advisory committee to Council on matters related to the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended, and regulations thereto, and such other heritage matters as specified. Additional responsibilities may be established by by-law or resolution of Council.

2. Reporting Structure

2.1. The Heritage Advisory Committee shall report to Council. Recommendations of the Committee are not final until approved by Council unless delegated authority is granted by Council.

2.2. The Committee shall make recommendations and provide advice to Council on matters within its jurisdiction pursuant to the *Ontario Heritage Act*. The Committee shall have no other authority than to make minor decisions on matters already provided in the annual current budget previously adopted by Council.

3. Objectives

3.1. The role of the Heritage Advisory Committee is advisory and consultative. The Committee exists to assist the municipal Council on all matters relating to the legal designation and conservation of property of cultural heritage value or interest. This can involve individual properties, heritage conservation districts, architectural heritage, cultural landscapes, natural heritage features and broader heritage planning issues both present and potential. The roles of the Heritage Advisory Committee are:

- To advise Council on heritage issues as defined by the statutory requirements of the *Ontario Heritage Act*, Bluewater Official Plan as well as other assigned duties as defined by Council; and
- To help ensure that plans for change and progress are developed in a manner that recognizes the historical continuity of the community; and
- To provide education to the community at large on heritage topics.

3.2. Duties and Responsibilities

- 1) REGISTER – to assist the Municipality of Bluewater in compiling and maintaining a register of property in the Municipality of Bluewater as required

under the provisions of Sections 27 and 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended.

- 2) DESIGNATIONS – in response to inquiries about designations under Parts IV or V of the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended, shall assist property owners and Council with evaluating the cultural heritage value or interest of a property. Such an evaluation shall be consistent with the provisions of Regulation 9/06.
- 3) REPEAL OF DESIGNATIONS – shall advise Council on applications to repeal designations under Sections 31 and 32 of the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended.
- 4) ALTERATIONS – shall advise Council on applications to alter designated properties under Sections 33 and 41 of *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended.
- 5) DEMOLITION – shall advise Council on applications to demolish or remove a building or structure under Sections 34 and 42 of *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended.
- 6) EASEMENTS - shall advise Council on by-laws to enter into easement agreements with owners of property for the conservation of property of cultural heritage value under Section 37 of the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended.
- 7) HERITAGE CONSERVATION DISTRICTS – shall advise Council on proposals to establish heritage conservation districts under Section 40 of the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended.
- 8) GRANTS, LOANS AND TAX REDUCTIONS – to advise and assist Council with respect to the establishment and promotion of grant, loan and tax reduction programs established by Council under Section 39 of the *Ontario Heritage Act*, R.S.O. 1990, c. O 18, as amended, and Section 365.2 of the *Municipal Act*, 2001, S.O. 2001, as amended.

4. Composition

- 4.1. The Heritage Advisory Committee shall be composed of nine members. One (1) member of Council and eight (8) citizen members shall be appointed by Council.

Members of the Heritage Advisory Committee will be appointed by the Council from an advertised recruitment campaign. Members will be selected based upon their special expertise, dedication and commitment to the Committee's mandate.

In order to maintain a high level of commitment and ensure business continuity, members may be required to resign if they have been absent for more than three (3) consecutive meetings without good cause. Council can remove members from the Committee should they fail to fulfill their responsibilities to the Committee.

5. Term

5.1. The Council member is appointed under separate by-law. Citizen members shall be appointed for a four-year term in accordance with the current procedural by-laws. The term shall expire four years from the date that Council has made the appointment.

A citizen member may resign from the Committee by advising of this intention in writing to the Clerk or designate. A member may also continue for another term with reappointment recommended by the committee to Council.

6. Procedure for Filling Vacancies

6.1. The procedure for filling a vacancy on the Heritage Advisory Committee is as follows:

- a) Provide direction to proceed with filling a vacancy and pass a resolution to appoint three members to the nominations advisory subcommittee.
- b) Advertise the vacancy on public platforms (website, social media, newspaper).
- c) Receive and rate applications received from citizens.
- d) The heritage nominations advisory subcommittee is established to select one or more individuals for appointment as members of the Heritage Advisory Committee. The selection is made from the highest-ranked applications received after a call for volunteers is issued. The number of candidates to be considered for selection is equal to the number of currently vacant committee seats plus one.
- e) The heritage nominations advisory subcommittee shall report to the Heritage Advisory Committee.
- f) The heritage nominations advisory subcommittee shall meet once per period of vacancy. A Chair shall be appointed at each meeting. Meetings are held on the same day as a scheduled meeting of the Heritage Advisory Committee, where possible. Meetings are held at 6:00 pm, for example, to permit time for the recommendation to be presented at the meeting that follows.

- g) Conduct a meeting of the heritage nominations advisory subcommittee in order that members may review the highest-ranked applications and meet these candidates informally using the application that describes their professional and volunteer associations and/or community voluntarism.
- h) The Heritage Advisory Committee shall receive a recommendation for appointment from the nominations advisory subcommittee and recommend appointment to Council.
- i) The subcommittee minutes shall be circulated to the Heritage Advisory Committee as information.
- j) The Clerk or designate will prepare the appointment by-law for approval by Council and notify all applicants in writing within five (5) business days of Council's decision.

7. Location, date, time and frequency of meetings

7.1. The Heritage Advisory Committee shall establish meeting dates, times and location at the beginning of each term. Members may participate in meetings using the options outlined in the procedures by-law.

The Committee may meet up to 12 times per year on the second Tuesday of the month at 7:00 pm. A schedule of 12 meetings for the upcoming year shall be established at the last meeting of the current year and posted on the municipal website.

8. Appointment of the Chair and Vice-Chair

8.1. A Chair and a Vice-Chair shall be appointed to the Heritage Advisory committee at the beginning of each year.

8.2. The Chair shall preside at every meeting of their committee and may vote on every question submitted for consideration. The Chair may require resolutions to be written. In the absence of the Chair, the Vice-Chair shall perform all the duties of the Chair.

The Chair may call a special meeting if they determine that there are sufficient items for consideration; or cancel a meeting if there are insufficient items for consideration. This power does not extend to the Chair of the heritage nominations advisory subcommittee.

9. Quorum

9.1. Quorum shall consist of not less than the majority of the committee membership. For a composition of nine (9) members, five (5) members are required for a quorum to be present. For a membership of three, full attendance is required.

Rules for quorum are set out in the current procedural by-laws.

10. Staff support and responsibilities

10.1. The Manager responsible for providing support, advice and expertise to the Heritage Advisory Committee shall be the Manager of Development Services or their designate. The Manager or their designate shall ensure that all recommendations are brought forward to the Council in a timely fashion for consideration and in a report that is separate from the minutes. The Manager and Chair shall, at the direction of the committee and/or Council, facilitate clear communication of information between Council and the committee.

10.2. A Recording Secretary is provided from municipal administrative staff to support the committee. The role of the Secretary is to co-ordinate proceedings, record and distribute agendas and minutes as well as other duties. The Heritage Advisory committee minutes shall be circulated to the Council via the regular Council agenda.

11. Annual Budget and Report

11.1. The Heritage Advisory Committee will submit an annual budget for the upcoming year to the Council each year no later than September 30th. The budget will be incorporated into the Planning and Culture Budget.

11.2. The committee will submit an annual report highlighting committee activities from the current year and proposed activities for the upcoming year.

12. Other

12.1. The members of the Heritage Advisory Committee and heritage nominations subcommittee shall adhere to the policies and procedures set out by the Council of the Municipality of Bluewater.

Nellie Evans

From: Bill Whetstone
Sent: Thursday, August 14, 2025 9:58 AM
To: Brian Heagle; Heather Klopp; Ashi Gupta; Kelly Vader; Martha Beechie; Pam Sangster; Sophie Skaith
Cc: Aaron Stewardson; Nellie Evans
Subject: City takes rare step of de-listing heritage-designated farmhouse in rural Kingston – Kingston News

Follow Up Flag: Follow up
Flag Status: Flagged

Seems this is becoming an issue across the province.

Nellie could you please add this to the next agenda for discussion under new business.

<https://www.kingstonist.com/news/city-takes-rare-step-of-de-listing-heritage-designated-farmhouse-in-rural-kingston/>

Bill

██████████

<https://www.kingstonist.com/news/city-takes-rare-step-of-de-listing-heritage-designated-farmhouse-in-rural-kingston/>



Arts/Culture

City takes rare step of de-listing heritage-designated farmhouse in rural Kingston

August 13, 2025 Bill Hutchins

Kingston homeowner Kerri Shea asked civic leaders for compassion — and she got it.

City Councillors took the rare step of de-listing her 19th-century rural farmhouse from its designation under the **Ontario Heritage Act** (OHA) after Shea complained her insurance rates were poised to skyrocket and she may be forced to move.

“My home insurance is now unaffordable,” Shea told councillors at their Tuesday, Aug. 12, 2025, meeting.

Shea said while she supports the City’s efforts to attach heritage designations to residential properties — in recognition of their cultural heritage value — it should not come at the expense of the people who occupy them.

“I believe the community’s pride should not come at the expense of its people,” she expressed.

This marked **Shea’s second appearance at Kingston City Hall in as many months** as she pleaded with decision-makers to de-designate her 60-hectare property at 2555 Highway 38, known historically as Davidson House.

The one-and-a-half-storey brick farmhouse on Highway 38, just south of Unity Road, is listed for its rare example of “Flemish bond” decorative style brickwork and other architectural embellishments.

But Shea said the designation came with a price she can’t afford to pay.

She reported that she could not find any company willing to offer affordable insurance premiums since the usually prestigious listing was attached to her house in April 2024.

Her \$4,300 annual premiums would jump to about \$20,000 if the heritage designation remained in place, she said.

Shea’s initial attempt to get the Kingston Heritage Properties Committee to remove the designation was rejected on July 16, 2025. Shea then took her plea directly to Council, asking them to overturn the Committee’s decision.

Sympathetic councillors agreed that the financial burden attached to her heritage designation is unfair. They overturned the Committee’s recommendation and, instead, agreed to repeal the designation from their bylaw records. They also expressed frustration, failing to understand why Shea’s insurance rates would seemingly jump five times what she is currently paying.

Several councillors said they, along with support from City staff, have tried in vain by contacting Members of Provincial Parliament, provincial heritage officials, and insurance industry representatives for an explanation, but could get no clear reasons or rationale.

“I don’t feel that we are getting to the truth of the matter,” said Sydenham District Councillor Conny Glenn.

She added: “I don’t want the heritage designation to be seen by members of the community as being a negative. But at the moment that’s pretty much what’s being experienced, at least by this individual.”

King’s Town District Councillor Greg Ridge said Kingston has a proud history of designating hundreds of properties and is the birthplace of the OHA’s

creation. He said this issue points to the need for changes at the provincial level to ensure a heritage listing doesn't place undo financial strain on home or business owners.

"Clearly what we are seeing is a systemic issue with regards to lack of regulation in the insurance industry around heritage designations," he offered.

Countryside District Councillor Gary Oosterhof, who represents the Kingston homeowner who also operates a small business from her home, commended Shea for her tireless efforts to find affordable insurance. The City's own heritage bylaws could be part of the problem because they don't provide insurers with enough clarity when they do a risk assessment, he believes.

"One of the common messages we received is that it is how our bylaws are written. They are not clear enough," said Oosterhof.

"We need to be clearer because insurance companies demand it."

Council had already [**decided earlier this year to pause the approval of any future heritage designations**](#), in part, to give staff time to gather more information about the heritage impact on insurance rates and ways that could be mitigated.

Shea's designation was approved before the Council pause went into effect.

The decision to de-designate Shea's property is believed to be only the second time it's ever happened in Kingston. Under the OHA rules, the City will have to wait five years before it can reopen the discussion over re-designating the Shea property.

Until then, councillors informally requested that the Kingston homeowner provide them with an update as to whether the de-designation is actually successful in lowering her premiums.

The full agenda for the most recent meeting of Kingston City Council can be [**read on the City's website**](#) (click 'View All' at the bottom of the list under the heading 'Meeting Calendar' to get to the City's calendar to view agendas for meetings that have already occurred). Meetings can be viewed virtually

(during or after the meeting) in the video feature within the relevant Council agenda.

From the Comments Section:

- Insurance companies don't want to foot the bill if they have to do a restoration in case of a fire or other damage that the insurance policy covers. So they're going to make those with properties having heritage designations pay through the nose in case it ever happens. Doesn't take a rocket scientist to figure that out. Yes, these designations are important, BUT, the designation is creating undue hardship to those who own the properties. And we have the Heritage Foundation telling property owners what they can and cannot do with their own properties. If the Foundation has so much control over these properties then those properties should not be used for residential purposes and be lived in. They should become museums, and should all be maintained by the Foundation at their own cost.
- This is a sad day for Kingston and this council. Kingston must protect its heritage, not throw it away. This decision is based on a plea for sympathy, which itself is based on completely insufficient and incorrect information. A sad day for the city, the heritage department and our community.
- This is the absolute right thing to do! Home owners should not be forced into Heritage Designation. It should be the right of the home owner to have a say in whether their property is designated or not. The home owners pay their taxes and have ownership of these properties. I agree with preserving our heritage, to a point, but it should not be at an additional cost or financial burdens to the home owner and it should NEVER be forced upon a home owner.
- I am glad Kingston Council de-listed this property. Owners should not have to be punished with extra expenses. If they want to save these older beautiful homes, why not pay more attention to such homes that are left vacant and try to bring these up to standard. Example is 96 Mack St. This home had been beautiful at one time and is now a huge eyesore, bringing down the values of the other homes in the area.

- I thank City Council members for making the informed decisions they did, based on documented facts.

Designations should be asked and not forced, especially when it comes with alarmingly high financial burdens. The costs of owning and maintaining homes in today's economy are already a challenge.

- I've been following this and other cases involving heritage designations, and I struggle to understand how anyone could fail to sympathize with homeowners facing financial hardship because of them.

No private property owner should be forced to bear the burden of a heritage designation they did not seek or agree to. These are personal homes—purchased, maintained, and cared for through years of hard work—with the hope of eventually owning them mortgage-free.

Too often, heritage foundations and committees seem more focused on exercising control than on providing real support or solutions for the homeowners they affect.

Common Law: Canadian common law upholds the right to own, use, and enjoy property, and it protects citizens from unauthorized interference by the government.

Heritage Activities – January to May 2026

Recommendation:

THAT the Bluewater Heritage Advisory Committee receives the report titled Heritage Activities January to May 2026 as information.

Background:

Council adopted a heritage permitting system in November 2024 and delegated authority to the Manager of Development Services to issue minor heritage permits. Major heritage permits were not delegated. This report provides information to the Heritage Advisory Committee about these permits as well as other activities, such as training and projects. Activity reports provide an understanding of progress and patterns during the year. These reports have been combined into a draft Annual Report which will be presented to Council by September 30th.

The committee received permit activity information at its February meeting. No permits were issued in February and March, however, staff fielded inquiries about applications for signs, public art and community improvement plan grants. So far in 2026, there were no applications for major heritage permits, there were several minor heritage permits and a couple of community improvement grants. The total estimated construction value declared by applicants was \$64,327.

Committee members are tasked with thinking about the 2027 budget. The draft budget should be finalized at the August 11th meeting and presented to Council with the annual report.

Membership, Training, and Community Engagement

A new committee member was appointed by Council in May.

Two committee members and one staff were registered to attend the Ontario Heritage Conference in Hamilton in the middle of June. Community Heritage Ontario (CHO), the Ontario Association of Heritage Professionals (OAHP) and Architectural Conservancy Ontario (ACO) presented the Ontario Heritage Conference (OHC). These groups partner with a local host municipality to provide training sessions and social events. Past delegates from Bluewater consider this annual meeting and training sessions to be an excellent opportunity to discuss current issues and meet volunteers, government staff and experts from across the province.

A community engagement subcommittee was formed. The Heritage Advisory Committee is now supported by two subcommittees. The second subcommittee is responsible for selecting candidates for appointment as committee members.

Financial Impact:

There is no financial impact resulting from adoption of the recommendation. Staff requests that members make suggestions for the 2027 committee budget prior to the August 11th meeting.

Attachments:

1. List of heritage activities
2. Draft 2026 Annual Report

Submitted By: Aaron Stewardson, Manager of Development Services | CBO

Prepared By: Nellie Evans, Administrative Assistant, Development Services

List of minor heritage permits issued between January and May 2026

For the period from January 1 to May 31, 2026, there were no applications for major heritage permits. The chart below shows minor heritage permit and other activity to date in 2026. The total estimated construction value was \$64,327.

File Number	Property	Permit Type (major, minor)	Construction Value	Work Type (purpose of report)
n/a	41 Bayfield Main St S	n/a	n/a	Owner Initiated - Repeal Designation By-law
n/a	Clan Gregor Square	n/a	n/a	public art in Clan Gregor Square
CIP01-2026	5 Bayfield Main St N	grant	\$11,576	replace windows, retain wooden frame
CIP02-2026	17 The Square	grant	\$28,250	replace front door, sidelights and transom
HP-2026-01	17 The Square	minor	n/a	replace front door, sidelights and transom
HP-2026-02	Unit 3-22 Bayfield Main St N	minor	\$1	sign
HP-2026-03	24 Bayfield Main St N	minor	\$500	sign
HP-2026-04	14 Bayfield Main St N	minor	\$14,000	sign
HP-2026-05	14 Bayfield Main St N	minor	\$0	repaint exterior wooden siding, trim, window frames
HP-2026-06	14 Bayfield Main St N	minor	\$10,000	replace existing wooden fence with wrought iron fence

Municipality of
Bluewater

2026 Annual Report

Heritage Advisory Committee



Fig.15: The Updated HCD Boundary

 Updated HCD Boundary

Duties and Responsibilities under the Ontario Heritage Act

REGISTER—to assist the Municipality of Bluewater in compiling and maintaining a register of property in the Municipality of Bluewater as required by Sections 27 and 29.

DESIGNATIONS—in response to inquiries about designations under Parts IV or V of the Ontario Heritage Act shall assist property owners and Council with evaluating the cultural heritage value or interest of a property. Such an evaluation shall be consistent with the provisions of Regulation 9/06.

REPEAL OF DESIGNATIONS—shall advise Council on applications to repeal designations under Sections 31 and 32.

ALTERATIONS—shall advise Council on applications to alter designated properties under Sections 33 and 41.

DEMOLITION—shall advise Council on applications to demolish or remove a building or structure under Sections 34 and 42.

EASEMENTS—shall advise Council on by-laws to enter into easement agreements with owners of property for the conservation of property of cultural heritage value under Section 37.

HERITAGE CONSERVATION DISTRICTS—shall advise Council on proposals to establish heritage conservation districts under Section 40.

GRANTS, LOANS AND TAX DEDUCTIONS—to advise and assist Council with respect to the establishment and promotion of grant, loan and tax reduction programs established by Council under Section 39 of the Ontario Heritage Act, and Section 365.2 of the Municipal Act, 2001, S.O. 2001, as amended.

Mandate

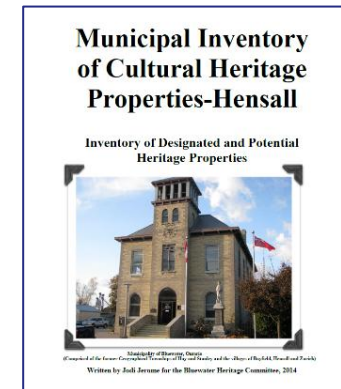
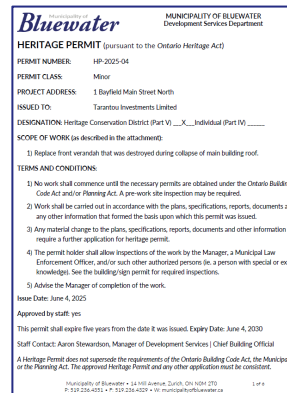
The Heritage Advisory Committee is a committee of Council with statutory duties set out by the *Ontario Heritage Act*.

Its volunteer members and member of Council serve the whole community when they provide advice to Council on changes to designated heritage properties. Most of Bluewater's designated properties are situated within the Bayfield Heritage Conservation District.

There are also properties designated under Part IV as well as significant resources listed on the Register.

Here's what was accomplished in 2026

- ❖ There were no applications for major permits this year.
- ❖ Issued 3 minor heritage permits for building permits and 3 minor heritage permits for sign permits. Two community improvement grants were approved.
- ❖ Advised Council on extension of deadline to designate listed properties on Register.
- ❖ Continued an ongoing review of listed properties on the Register as required by Bill 23.



Implemented HCD Plan and Guidelines

Property owners are investing in improvements of their properties. By the end of May 2026, the total estimated construction value was \$64,327. In 2025, the total estimated construction value was \$1,127,800.

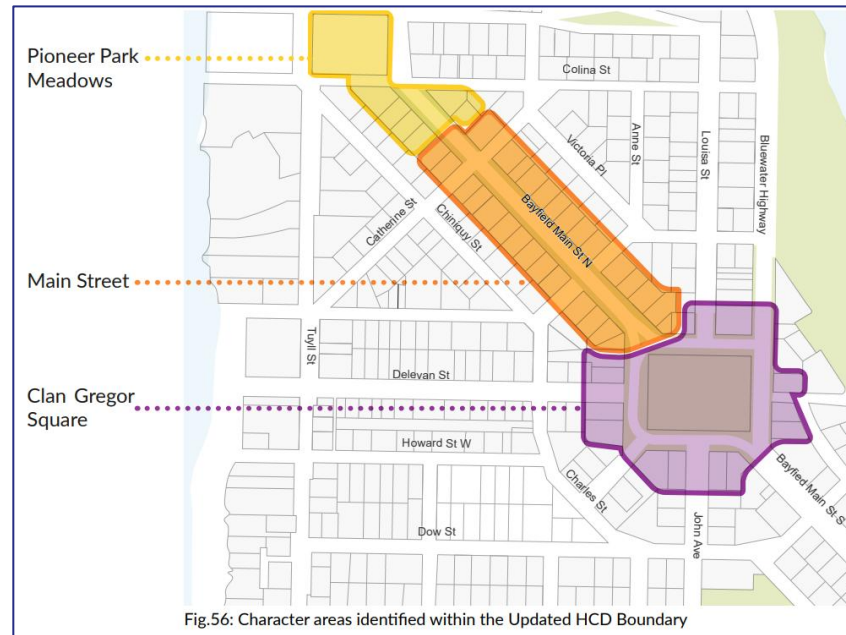


Fig.56: Character areas identified within the Updated HCD Boundary

Municipality of Bluewater MUNICIPALITY OF BLUEWATER
Development Services Department

HERITAGE PERMIT (pursuant to the *Ontario Heritage Act*)

PERMIT NUMBER: HP-2025-04

PERMIT CLASS: Minor

PROJECT ADDRESS: 1 Bayfield Main Street North

ISSUED TO: Tarantou Investments Limited

DESIGNATION: Heritage Conservation District (Part V) ___X___ Individual (Part IV) _____

SCOPE OF WORK (as described in the attachment):

- 1) Replace front verandah that was destroyed during collapse of main building roof.

TERMS AND CONDITIONS:

- 1) No work shall commence until the necessary permits are obtained under the *Ontario Building Code Act* and/or *Planning Act*. A pre-work site inspection may be required.
- 2) Work shall be carried out in accordance with the plans, specifications, reports, documents and any other information that formed the basis upon which this permit was issued.
- 3) Any material change to the plans, specifications, reports, documents and other information shall require a further application for heritage permit.
- 4) The permit holder shall allow inspections of the work by the Manager, a Municipal Law Enforcement Officer, and/or such other authorized persons (i.e. a person with special or expert knowledge). See the building/sign permit for required inspections.
- 5) Advise the Manager of completion of the work.

Issue Date: June 4, 2025

Approved by staff: yes

This permit shall expire five years from the date it was issued. Expiry Date: June 4, 2030

Staff Contact: Aaron Stewardson, Manager of Development Services | Chief Building Official

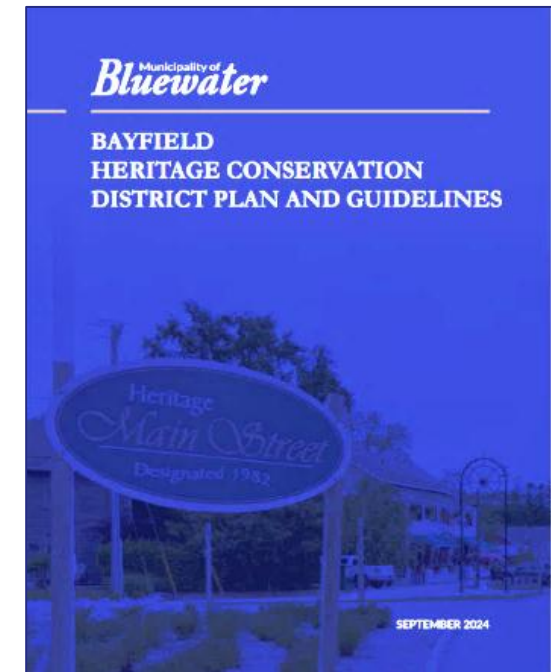
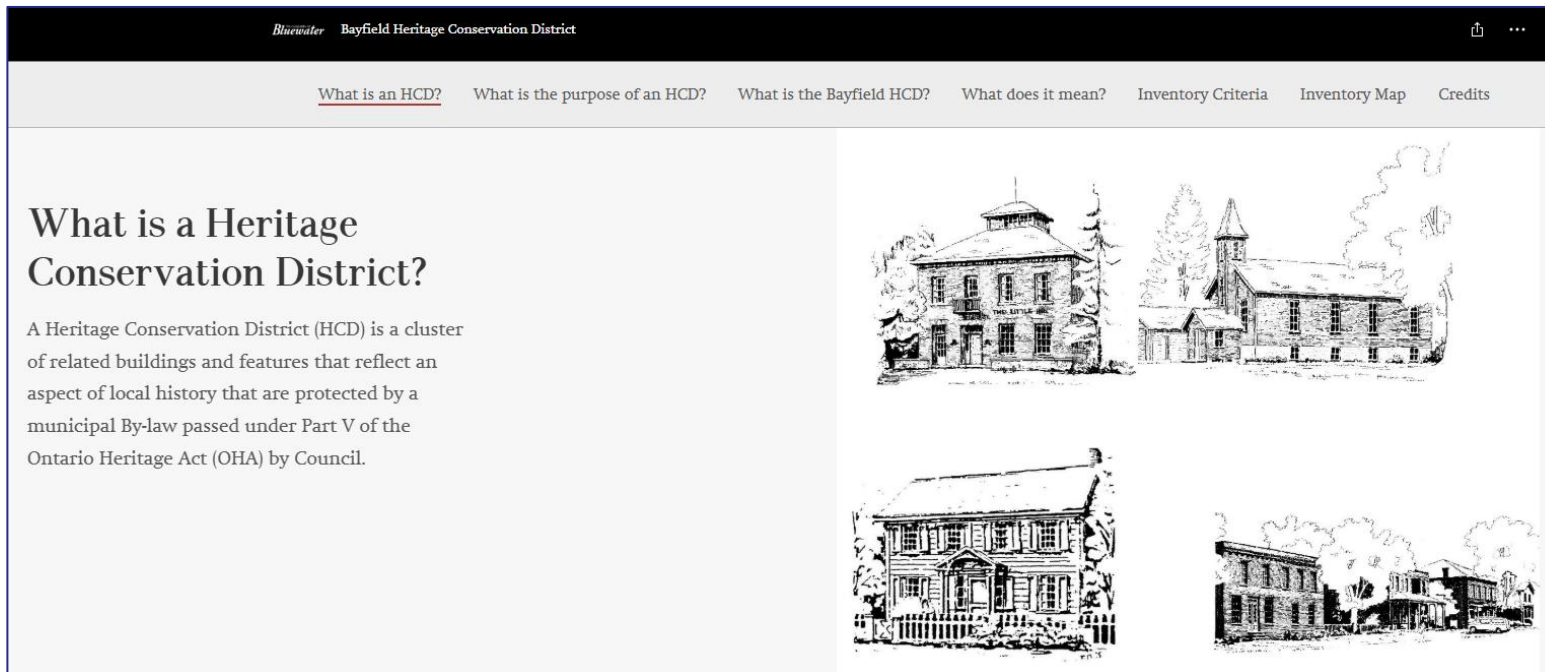
A Heritage Permit does not supersede the requirements of the Ontario Building Code Act, the Municipal Act or the Planning Act. The approved Heritage Permit and any other application must be consistent.

Municipality of Bluewater • 14 Mill Avenue, Zurich, ON N0M 2T0
P: 519.236.4251 • F: 519.236.4329 • W: municipalityofbluewater.ca 1 of 6

Left, Character areas define the HCD; centre, interactive story board, and right, sample of a minor heritage permit.

Implemented HCD Plan and Guidelines

Inquiries were received prior to submission of every application in 2026. No changes are needed to the current Plan and Guidelines.



Left, properties are illustrated by an interactive story board, and right, cover image of the Plan and Guidelines.

Sign Review

Applications are reviewed using criteria from the Heritage Conservation District Plan and Guidelines including:

- Simple logo
- Contrasting, but muted colors
- Location of sign on building (ie. Above entrance in first storey, On unobstructed wall)

SECTION 4.3 | GENERAL BUILDING DESIGN: ALTERATIONS

Signs

The effectiveness of a sign is determined by the factors presented below. In every case the sign shall meet the business's promotion and identification needs while enhancing the building on which it is placed and the streetscape of which it is part of. The removal of overly large and/or inappropriate located signage is among the first steps in improving both the façade and the street.

Compliance with the Municipality's Sign By-law is important, and the following guidelines outline key considerations

Simplicity of Content

- The nature of the business shall be the primary message on a principal sign followed by the name of the business as the secondary message on a principal sign. A simple message, arrangement and colour scheme are critical. If additional product or services information display area is required it can be placed on secondary sign areas such as front doors, kick plate panels or display windows.

Scale and Location

- Appropriate façade surfaces to locate signs include flat surfaces uninterrupted by decoration and openings. Façade mounted signs shall be placed between the storefront cornice and the top of the window display area.

Legibility

- Simple and clear type is the most effective. Signs placed above the storefront shall contain letters at least nine to fourteen inches in height. As the sign shall be in proportion with the building, so the lettering shall be in proportion with the sign. A general rule is that no more than 60% of the entire sign area shall be used for lettering.

Colour and Contrast

- The stronger the contrast between the sign letters and background, the more legible the sign.



Fig.34: Example of how branding and signage is prominent and visible from the street.

DRAFT



Sign guidelines from the HCD Plan are shown above. At right are approved signs.

Sign Permits

HCD Heritage Status: Contributing

Also known as **Brownett House**

Address: 14 Bayfield Main St North

Estimated Const. Value \$14,000 with repainting.

HCD Heritage Status: Contributing

Also known as **The Kings Bakery**

Address: 24 Bayfield Main St North

Estimated Const. Value \$500

HCD Heritage Status: Non-contributing

Address: 22 Bayfield Main St N

Estimated Const. Value \$1



DRAFT

Images were submitted by the applicants.

14 Bayfield Main St N



24 Bayfield Main St N



22 Bayfield Main St N



Heritage Conservation District - alterations

14 Bayfield Main Street North



To repaint exterior wood siding.

HCD Heritage Status: Contributing

Also known as The Brownett House

Minor Heritage Permit

Project status: underway

Photo on left submitted in 2025. Photo on right taken by municipal staff on June 1, 2026.

Heritage Conservation District - alterations

14 Bayfield Main Street North



To replace wooden fence with wrought iron fence.

HCD Heritage Status: Contributing

Also known as The Brownett House

Minor Heritage Permit

Estimated construction value \$10,000

Project status: not started

Photo on left submitted in 2025. Photo on right taken by municipal staff on June 1, 2026.

Heritage Conservation District

Clan Gregor Square



To install public art

Status: agreement reached

Celebrates Bayfield's 150th anniversary. First application using the Public Art and Monument Policy.

The piece will be a stylized vessel, echoing the form of historic fishing boats, rising amid fish native to these waters evoking the rhythms of harbour life, the shores beyond and surrounded by agricultural farming.

Heritage Conservation District - alterations

1 Bayfield Main Street North



Photo on left from HCD Plan (2024). Photo on right taken by municipal staff on June 1, 2026.

To reconstruct front porch

HCD Heritage Status:
Contributing

Known as The Albion Hotel

Minor Heritage Permit (2025)

Application detail: rebuild front porch that was demolished after main roof collapse due to snow in December 2024.

Project status: complete

Grants, loans and tax deductions

17 The Square

To replace wooden door, sidelights and transom

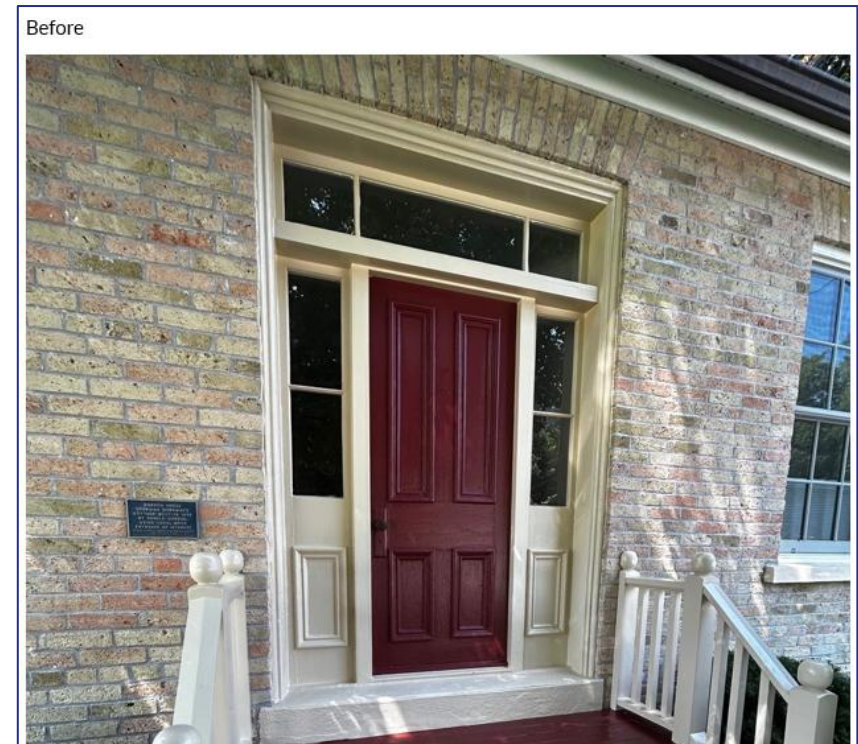
Community Improvement Program Grant (Heritage)

Project status: agreement completed

Estimated construction value \$28,250

This is a municipal grant of up to \$5,000 for projects completed by agreement. The CIP is an incentive for property improvements under the Planning Act. Since 2016, the Municipality of Bluewater has offered two grant streams: 1) heritage property improvement and 2) façade improvement.

The CIP is open to qualifying properties in Bayfield, Zurich, Hensall and local hamlets. Learn more at municipalityofbluewater.ca



Grants, loans and tax deductions

5 Bayfield Main Street North

To replace windows while retaining wooden frames

Community Improvement Program Grant (Heritage)

Project status: agreement completed

Estimated construction value \$11,576

This is a municipal grant of up to \$5,000 for projects completed by agreement. The CIP is an incentive for property improvements under the Planning Act. Since 2016, the Municipality of Bluewater has offered two grant streams: 1) heritage property improvement and 2) façade improvement. The CIP is open to qualifying properties in Bayfield, Zurich, Hensall and local hamlets. Learn more at municipalityofbluewater.ca



Listed Properties Review



Architecture is an indicator of historic value.

In November 2022, the Government of Ontario passed Bill 23, the *More Homes Built Faster Act*.

A five-year time limit was imposed for listed properties to remain on heritage registers. Listed properties were identified as having cultural heritage value but were not designated.

The deadline is January 1, 2027.

Heritage Advisory Committee members have been reviewing and categorizing local properties across Bluewater.



Membership and training

Two committee members and one staff attended the Ontario Heritage Conference in Hamilton in June.

Photos were taken by Nellie Evans & Brian Heagle at the 2025 conference in Prince Edward County.

Heritage in Bluewater

The Heritage Advisory Committee is composed of nine members. One member represents Council.

Members are volunteers with a keen interest in protecting and preserving local history. They bring professional and personal experiences to the table.

Meetings are held six times a year. Activities are supported by the Development Services Department.

Enquiries:

heritage@municipalityofbluewater.ca



Municipal file photo of property known as The Organ Factory. The flat-roofed building is a remnant of the founding of St. Joseph by Narcisse Cantin, who dreamed of building a canal to connect Lake Huron to major shipping routes.

[Heritage Advisory Committee - Municipality of Bluewater](#)