

August 10 2025

To: Chloe Richer

Senior Planner – Heritage

Planning & Development Department

City of Burlington

426 Brant Street

PO Box 5013

Burlington ON L7R 3Z6 hand delivered and by email to Heritage@burlington.ca

Dear Ms. Richer

Re: 444 Plains Road East

Notice of objection to the notice of intention to designate the property

I am the registered owner of 444 Plains Road East.

I do not agree to the Notice of Intention to Designate my Property.

I do not want the property to be Designated

I do not want the property on the registry.

A heritage designated property requires more upkeep and maintenance.

Designation would increase financial pressure on future generations to repair the structure.

The designation by-law requires heritage approvals, which takes months or years to get.

The building does not demonstrate a high degree of craftsmanship or merit and contains common building materials and design elements that are found throughout 19th century residences in Ontario.

The building does not demonstrate a high degree of technical or scientific achievement.

The property does not have the potential to yield information that is important to the understanding of the history of East Flamborough Township or the City of Burlington. The property contains a typical mid 19th century former farmhouse that was converted in the late 20th to 21st century into a commercial property.

The property does not reflect the work or ideas of a particular architect, artist builder, designer, or theorist, who is significant to the community.

The property is situated within a streetscape that contains a mixture of property types, architectural styles, and buildings dates. The streetscape was not determined to have a definable or cohesive heritage character. As such the property which contains a former mid 19 century farmhouse does not define, maintain or support the character of an area.

As it was determined above that this section of Plains Road East has no cohesive historic character. The property does not have a historical or visual link with the streetscape or adjacent commercial properties. Therefore the property is not physically, functionally, visually or historically linked to the surroundings.

The former farmhouse is not a prominent feature in a streetscape. It is a set back from the roadway and a smaller in height than nearby high structures. Thus it does not have landmark value.

The building has had major renovations on interior.

The building has had many renovations and has lost the heritage features and lacks Heritage character.

The exterior decorative bargeboard has been completely removed, stripping the house of its original historical attributes.

The shutters have been replaced with modern materials.

The roof shingles have been replaced with modern materials.

The bay window roof has been replaced with modern materials.

The rear addition includes modern steel commercial entry doors.

The front of the property has been paved to accommodate parking spaces for commercial use.

The back of the property has been paved and has landscaped pavers in place.

Section 27(15) requires the removal of non-designated properties from the heritage registry if the municipality has not given a notice of intention to designate the property within two years of adding the non-designated property to the heritage registry. If the property was listed prior to January 1, 2023, that date was January 1, 2025.

Remove 444 Plains Road East from the Heritage Registry as a listed property and do not pursue Heritage Designation.

Confirm receipt of our objection

Sincerely

A large black rectangular redaction box covering the signature and name of the sender.