

30 Stegman's Mill Road

The Chronology of the Property's ownership and City's Communications with Applicant

1948-50 – Pierre and Janet Berton visit Kleinburg and decide to settle there. They join the Windrush Cooperative, created by / with 9 other CBC workers and their families.

1950-54 – The house is built for the (then) small family with various additions over the years.

2004 – November: Pierre Berton dies

2012 – The Berton family submitted a Severance application (B.017/12) to formally separate their property into 2 lots, which conformed with the previously registered subdivision, with the remaining house on the retained land and the new lot largely comprised of what was identified in the 1949 Plan of Subdivision as "Lot 9". This was granted, and the lot was sold in 2013. At this time, no structure has been built on the property.

In the Fall of 2012, the Berton family (Janet Berton and her children) notified staff of their intent to sell the Berton property and their desire to have the property evaluated so that important heritage elements could be identified and conserved. Cultural Services staff (Heritage Coordinators Daniel Rende & Cecilia Nin Hernandez and Angela Palermo, Cultural Services Manager) conducted a report to research the property and evaluate it to determine what the "main heritage attributes" of the home were. There are several pictures from the staff November site visit at this time. At this time, Cultural Heritage staff suggested that the home was altered over the years and new wings were added, that the main/original core of the building was to remain. Note from 2024: Further research by Cultural Heritage staff has led to a more comprehensive approach, as the additions and changes speak to the changes and growing family of the Bertons.

Spring 2013 – Cultural Services met with the new owners at the front counter and discussed the property. That same day, staff emailed the above and provided a list of architects who have experience with heritage buildings. Staff received an email (forwarded from the Manager of Cultural Services) in response on May 2, 2013 that implied that they fully understood the parameters of the heritage property (what they had to work with and what would be doable). MPAC records report that the sale was registered in November 2013.

2014 – October 7: A member of the Berton family is in the area and sent a note to staff and then MP Deborah Schulte regarding the following: *"The ice storm last winter destroyed a lot*

trees in the yard, as it did everywhere. There was a broken window by the back door. My husband found the door was left unlocked, so he locked it." Cultural Services/Heritage staff followed up with a request to By-Law staff to investigate the property, which was done on October 23, 2014. A by-law standards order was issued to the owner.

2014 – November 7: An order that was issued on the property to clean up debris, secure the pool, etc was closed after work had been completed.

2014 – November 13: Cultural Heritage staff Daniel Rende (now relocated to Urban Design, Development Planning), Cultural Services Manager Angela Palermo, and Manager of Urban Design Rob Bailey, met with the architects and owners to discuss the property.

2015 – June 18: the owners of 56 Windrush and 30 Stegman's Mill sent a letter to the Fire Chief, requesting a demolition permit inspection of the two buildings due to the fire hazard of two abandoned buildings. Cultural Heritage staff received a letter from the Fire Chief indicating this request and noting "*...in a state of disrepair. Numerous windows are broken and there is evidence of illegal entry by trespassers for the purpose of alcohol and possible drug use. During the inspection, it appeared somebody has been using a barbeque starter fluid in the fireplace*". The two property sites are adjacent to each other within the Windrush Cooperative. The letter noted that both 56 Windrush and 30 Stegman's Mill were unoccupied and in a state of disrepair. Unoccupied buildings pose a fire hazard risk to Fire and Rescue staff and residents. Cultural Heritage staff responded to the letter and asked to organize a meeting with several City departments to discuss this issue and concern.

2015 – June 23: A PAC meeting for was held 56 Windrush and 30 Stegman's Mills. It proposed 2 new homes that did not comply with the Heritage Conservation District and included a note on the site plan that said "portion of Berton house to be moved and retained" – from further staff notes this referred to the fireplace.

2016 – January 29: The Urban Design and Cultural Heritage Division was informed that The Mayor's Office had formally requested John MacKenzie (Deputy City Manager, Planning and Growth Management) and Rob Bayley (Manager of Urban Design and Cultural Heritage) attend a meeting with Susan Niczowski (property owner) to discuss 30 Stegman's Mill regarding the heritage issues.

2016 – February 9: The meeting was held, and Cultural Heritage staff (Katrina Guy and Daniel Rende) provided a memo outlining the policies of the KNHCD Plan, the specific Cultural Heritage attributes of the property and the timeline of the property from 2012 until the summer of 2015, including the actions of City staff. A full memo outlining the heritage value of the property and timeline was sent to the Senior Management staff of Development Planning on

February 5, 2016. A follow up inquiry from Robinson Heritage Consultants was received on February 23, 2016, to which Cultural Heritage staff replied with information, Terms of Reference for the CHIA and other requested information.

2016 – April 26: John Mackenzie (Deputy City Manager, Planning and Growth Management) asked Rob Bayley (Manager of Urban Design and Cultural Heritage) to provide a list of Heritage Consultants to the owners of 30 Stegman's Mill Road. Mr. Bayley indicated that he had twice provided such lists and noted that difficulty of retaining a Heritage Consultant was connected with the associated history with Pierre Berton and other associated value.

2016 – August: Cultural Heritage staff provided the retained planner Bob Martindale with information regarding the property. Correspondence with Mr. Martindale continued and there was an in-person meeting in early September 2016, to discuss the research so far. Staff accompanied Mr. Martindale to Property Records and Archives to review materials together.

2016 – November 7: A further meeting was discussed in October 2016, with an invitation for Cultural Heritage staff to visit the property. The site visit was conducted on Monday November 7, 2016 by two members of Cultural Heritage staff (Daniel Rende and Katrina Guy). The site visit confirmed a number of issues and further decay of the house. Cultural Heritage staff expressed these concerns to Rob Bayley (Manager of Urban Design and Cultural Heritage). Staff also received a phone call from another area resident who had heard about the visit, and who expressed concerns regarding the properties. Cultural Heritage staff was advised by Development Management staff to reach out to By-Law Enforcement regarding these concerns, and a Site Visit was then conducted by By-Law Enforcement, with a resulting By-law order.

No further file activity or communication is recorded until 2023.

2023 – July 9: Nick Borcescu (Senior Heritage Planner) was invited to visit the site by Mary Niczowski (property owner of 56 Windrush and sister of Susan, the property owner of 30 Stegman's Mill Road). Site photography was recorded and shared with other City staff; correspondence of highlights of the discussion points was forwarded to the Owner's email following the site visit. offering suggestions for low-cost and no-cost rehabilitation of the buildings and property with assistance from technical schools with hands-on programs.

2023 – July 30: Cultural Heritage received an email regarding the posting of a video on YouTube showing the dilapidated state of 30 Stegman's Mill: [SC VD 103 \(youtube.com\)](https://www.youtube.com/watch?v=SCVD103) This was followed up by calls from the Ward Councillor's office and some Kleinburg residents. Cultural Heritage staff (Nick Borcescu and Katrina Guy) reached out to By-Law Enforcement to request a site visit. Subsequent discussion with the Shahrzad Davoudi-Strike (Manager of Urban Design and Cultural Heritage) identified designation under Part IV of the *Ontario*

Heritage Act would be the most appropriate tool for ensuring proper conservation of the property, beyond what has currently been achieved.

2023 – August: Two other YouTube videos have been created regarding the property: <https://www.youtube.com/watch?v=RtR2LAVCs6w> and an earlier video has also been identified, from November 30, 2022 <https://www.youtube.com/watch?v=gCmf8O8KbRA>