
Notice of Objection - Heritage Designation 32 River Street

From [REDACTED]
Date Mon 3/16/2026 11:30 AM
To *Clerks Division <clerks@georgina.ca>
Cc Palak Thakur <pthakur@georgina.ca>

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Dear Clerk of the Town of Georgina,

I am the owner of the land and premises, known as Maplehurst located at 32 River Street in the Village of Sutton.

I'm in possession of your notice that the Town of Georgina intends to designate my property for reasons of its cultural and heritage value. While I agree that my property is worthy of designation for all the reasons you stipulate, which is one of the reasons I purchased it in February 2010, I object to its immediate designation for the following reasons:

My home insurance company has made it clear they do not insure heritage properties, and I have made it equally clear to them on a number of occasions that while it's a historically significant property, it is not designated as such by the municipality.

While there might be other insurance providers that do insure municipally designated properties, such insurance will be more expensive and the house would need to pass an inspection test. Although I have invested about \$250,000 in the property since I acquired it, its most prominent heritage attribute (the wraparound veranda with its Tuscan columns and picturesque views) needs at least \$150,000 in work. It is in poor shape, and is starting to pull away from the house. While preserving the Tuscan columns and canopy-like roof, much of the flooring needs to be entirely rebuilt and should be on permanent footings, not mounted on shifting blocks. I intend to contract this work out in the next couple of years, but I simply do not have the time nor resources to get to it now. I doubt any company will insure this in its present condition.

The decking on the Black River facing side of the house is rotting and also needs to be replaced. I intend to do this at the same time that the veranda gets fixed.

There is a cheaply made addition and mudroom on the back side of the house, which looks like it was built in the 1980s. It is not double brick like the rest of the house, nor on a stone foundation, but on blocks and covered in broken plastic siding at the end of its life. There is no heritage attribute to this addition whatsoever. I intend to replace this in future with a more worthy edifice that matches the brick clad and Regency style of the rest of the house, while connecting it to the three-car garage I built in 2015. This work will enhance the heritage value of the 1850 constructed house, not diminish or pose a risk to it.

I am deeply concerned that by designating the property, the municipality will not allow me to make the required changes here, thus denying me full enjoyment of my property. Of course, the Town is still in control of granting approvals through the permitting process, but such approval is likely to become exceedingly difficult once it's registered with a heritage designation.

Again, as a trustee and passionate heritage advocate myself, is the reason I purchased Maplehurst in the first place. As a published author, I am also presently writing a history of this estate, and would like to continue its proud legacy.

With all kind regards,
[REDACTED]