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Office of the City Clerk

June 10, 2025

Via email and regular mail: [REDACTED]
[REDACTED]

RECEIVED
2025/06/10
(YYYY/MM/DD)
Ontario Heritage Trust

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Dear [REDACTED]

Re: Kingston City Council Meeting, June 3, 2025 – By-Law Number 2025-153; A By-Law to Designate the Hugh Rankin Junior House at 4097 Bath Road to be of Cultural Heritage Value and Interest

At the regular meeting on June 3, 2025, Council gave three readings to By-Law Number 2025-153; A By-Law to Designate the Hugh Rankin Junior House at 4097 Bath Road to be of Cultural Heritage Value and Interest.

Attached please find By-Law Number 2025-153, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2025-153
Notice of Passing

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**Notice of Passing By-Law to Amend By-Law Number 2017-82
Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that the Council of The Corporation of the City of Kingston on June 3, 2025 passed By-Law Number 2025-153 under Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to amend By-Law Number 2017-82 to update the legal description for the property at 4097 Bath Road, known as the Hugh Rankin Junior House (Part Mile Square, Kingston, as in FR606640, firstly described, save & except Part 1, 13R23027; S/T FR161228, City of Kingston, County of Frontenac) and to remove reference to those portions of the now separate property known as 4091 Bath Road.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services, at 613-546-4291, Ext. 3233, or at rleary@cityofkingston.ca during regular business hours or by visiting the Development and Services Hub at www.cityofkingston.ca/dash and searching by address.

Take notice that the registered property owner(s) who object to this By-Law may file an appeal to the Ontario Land Tribunal in respect to all or part of this heritage designation by-law by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Kingston (City): Clerk (Heritage appeals only) as the Approval Authority or by mail Kingston City Hall Attn: City Clerk 216 Ontario Street, Kingston, ON, K7L 2Z3, no later than 4:30 p.m. on July 10, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to cityclerk@cityofkingston.ca.

Dated at the City of Kingston

Janet Jaynes, City Clerk

this 10th day of June, 2025

City of Kingston

City Council voted in favour of this by-law on June 3, 2025

Written approval of this by-law was given on June 3, 2025 by Mayoral Decision Number 2025-15

Clause 1i, Report Number 61, July 11, 2023

By-Law Number 2025-153

A By-Law To Amend By-Law Number 2017-82 (A By-Law to Designate the Hugh Rankin Junior House at 4097 Bath Road to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18))

Passed: June 3, 2025

Whereas:

Pursuant to By-Law Number 2017-82 (A By-Law To Designate the Hugh Rankin Junior House At 4097 Bath Road To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, 0.18), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act"); and

Section 30.1 of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest; and

Pursuant to City of Kingston File No. D10-021-2022, the subject property was severed into two lots, and as a result, it is necessary to amend the legal description contained in the designation by-law to include only those lands upon which the Hugh Rankin Junior House is situated; and

Council consulted with the Kingston Heritage Properties Committee on the amendment to the designation by-law for the subject property on June 28, 2023; and

Council served a notice of proposed amendment of a designation by-law on the property owner, on April 14, 2025; and

No notice of objection to the proposed amendment was served to the Clerk of The Corporation of the City of Kingston.

Therefore, Council enacts:


1. Schedule "A" of By-law 2017-82 is deleted and replaced with Schedule "A" attached to and forming part of this by-law;
2. A copy of this by-law shall be registered against the properties affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust; and

3. This by-law shall come into force and take effect on the date of its passing.

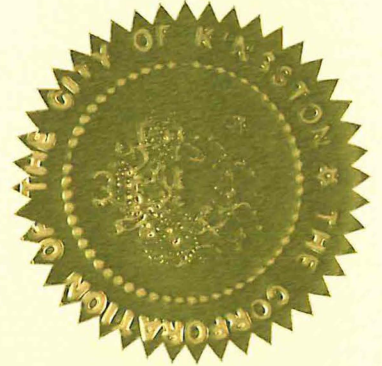
Given all Three Readings and Passed: June 3, 2025



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Hugh Rankin Junior House**

Civic Address: 4097 Bath Road

Legal Description: Part Mile Square Kingston as in FR606640 Firstly Described, Save & Except Part 1 13R23027; S/T FR161228, City of Kingston, County of Frontenac

Property Roll Number: 1011 080 130 18100

Introduction and Description of Property

The Hugh Rankin Junior House, located at 4097 Bath Road, is situated on the north side of the road, in the former Township of Kingston, now part of the City of Kingston. The property contains a two-storey 'L'-shaped limestone farmhouse constructed circa 1860.

Statement of Cultural Heritage Value/Statement of Significance*Physical/Design Value*

The Hugh Rankin Junior House is an early example of a two-storey limestone farmhouse. Typical of this style is the low-pitched cross-gable roof and the porch located in the corner of the 'L'-shape. The entranceway features sidelights, a transom and radiating limestone voussoirs. The porch is decorated with columns and bargeboard. Sash windows, limestone sills, radiating limestone voussoirs, and shutters characterize the second storey. The house may have been built in two stages.

Historical/Associative Value

The Hugh Rankin Junior House is associated with three owners: Hiram McGuin, Hugh Rankin Senior, and Hugh Rankin Junior, and one family: the McGuins/Rankins. The property was inherited or passed down from Hiram McGuin to his brother-in-law Hugh Rankin (Senior). Hugh Rankin Senior was an Irishman who worked at the neighbouring McGuin mill. In 1828 the McGuins built a grist mill on Collins Creek at the edge of Collins Bay which was one of the first commercial mills to be set up in the area; a fulling and carding mill were added after; unfortunately in 1855 it was destroyed in a fire, but was rebuilt the following year. In the early 1850s Hugh Rankin Senior married McGuin daughter, and eventually took over the operation of the mill. In 1866, the milling operation was valued at between \$50,000 and \$100,000 by the Mercantile Agency Reference book. It was later called "McGuin & Rankin". Hugh Rankin Senior died on September 22, 1880. The mill continued in the McGuin Rankin name into the 20th century as "A. McGuin Rankin" operated by Anthony McGuin Rankin, grandson of the mill's founder. At this time the mill is noted making "High Grade Roller Flour" as well as "white lily pastry, kiln dried corn meal, gold dust, corn flour and rye flour". Hugh Rankin Junior, son of Hugh Rankin, inherited the house. He was a long time officer with the County of Frontenac Agricultural

Society. He was the Kingston Township Vice-President of the Frontenac County Liberal Conservative Association in 1895. Rankin Junior was also the County Warden in 1890.

Contextual Value

The Hugh Rankin Junior House's distinctive architecture makes it a landmark along Bath Road and Collins Bay. Its association with an important family that aided in shaping the village of Collins Bay, through their local mills, forms the visual and contextual understanding of the historic village and road.

Cultural Heritage Attributes

- Two-storey construction
- 'L'-shaped layout
- Low pitched cross-gable roof
- Front door with sidelights and transom
- First floor 24-pane window
- Porch with columns and decorative bargeboard
- Window openings and entranceway with limestone voussoirs and sills
- Two stone chimneys
- Rubble course limestone
- Wooden shutters
- Small limestone smokehouse
- Two Iron/metal gates