



Notice of Intention of Designate: 1880 Hops Barn at Codrington Community Centre

Applicant: Municipality of Brighton Heritage Advisory Committee

Municipal Address: 2992 County Road 30

Legal Description: CONCESSION 8, PART LOT 3

TAKE NOTICE that Corporation of the Municipality of Brighton has undertaken a review of the Municipal Heritage Register as required by the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18.

AND TAKE NOTICE that the Council of the Municipality of Brighton intends to designate the property listed below pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.P. 1990, c.O.18 as a property of cultural heritage value or interest.

AND TAKE NOTICE that any person may provide comments on or object to the proposed designation. If you wish to make a submission, you must do so in writing. Written submissions are to be directed to the Municipal Clerk, Candice Doiron, via email at cdoiron@brighton.ca or by mail/ drop box at the Municipal Building located at 35 Alice Street no later than thirty (30) days after the date of this notice. Notice of objection must set out the reasons for the objection.

Dated at the Municipality of Brighton on August 26, 2026

Commenting Period to End on Friday September 25, 2026

Proposal by Ron Warne, Manager of Approvals

Planning and Development
Municipality of Brighton, 67 Sharp Road
Brighton, Ontario K0K 1H0
Email: rwarne@brighton.ca

BACKGROUND:

The subject '1880 Hops Barn' is a 71.4 sq.m (768 sq.ft) structure clad with barn board siding. It has four windows on each side (plus one at each end) a metal roof and a concrete floor. There are access doors at the east and west gable ends.

Some of these elements vary from the original construction. When it was built in the Smithfield area, it had only one window at each end, a combination wood and dirt floor, and a loft necessary for the drying process. The barn was moved to Memory Junction in 2002, under agreement with Basil McMaster and Ralph Bangay. In 2025, after several years of planning and fundraising, as well as a COVID delay, the barn once again found a new home at Codrington Park, through an agreement between Ralph Bangay's family and the Municipality of Brighton. Please see the attached Subject Lands Map as well as Brighton Heritage Advisory Committee Designation Report.

At their meeting on June 22, 2026, the Brighton Heritage Advisory Committee passed the following Resolution:

HAC-Resolution No. 2026-12

Moved by Councillor Hannah MacAusland

Seconded by Dan Buchanan

Be it resolved the Brighton Heritage Advisory Committee recommend the Municipality of Brighton Council authorize proceeding with designation of the publicly owned property at 2992 County Road 30, CON 8, PT LOT 3, under Section 29 Part IV of the Ontario Heritage Act, RSO 1990, c.o.18, as a property of cultural heritage value or interest.

And further, the Brighton Heritage Advisory Committee authorize the committee chair, in conjunction with staff to prepare a formal Notice of Intention to Designate.
Carried.

Subject Lands Map



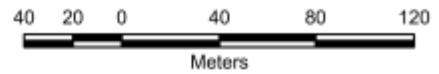
Map Title
 Location Map -
 2992 County Rd 30
 CON 8 PT LOT 3

Date : June 2026



Legend

 Subject Lands



Brighton Heritage Advisory Committee Designation Report

Description of Property

Location: Codrington Park
2992 County Road 30, Brighton
1880 Hops Barn
CON 8, PT. LOT 3

Name and mailing address of owner: Municipality of Brighton
35 Alice Street, P.O. Box 189
Brighton, Ontario K0K 1H0

Design or Physical Value Criteria

This 1880 hops barn is 48 feet long and 16 feet wide, clad with barn board siding. It has four windows on each side, plus one at each end, a metal roof, and a concrete floor. There are access doors at the east and west gable ends.

Some of these elements vary from the original construction. When it was built in the Smithfield area, it had only one window at each end, a combination wood and dirt floor, and a loft necessary for the drying process.

The barn was moved to Memory Junction in 2002, under agreement with Basil McMaster and Ralph Bangay.

In 2025, after several years of planning and fundraising, as well as a COVID delay, the barn once again found a new home at Codrington Park, through a mutually enthusiastic agreement between Ralph Bangay's family and the Municipality of Brighton.

At the time of the barn's third build, the team was successful in saving a significant portion of its earliest materials. During deconstruction, more than 600 boards were removed and tagged. Wooden posts, beams, joints, lintels, rafters, and trusses, most of them 144 years old, were carefully removed, marked, and catalogued. They were then transported to Codrington and under the guidance of a barn restorationist, reassembled as true to provenance as possible, in a traditional and historically loyal timber framing method.

There were changes, deemed necessary to better preserve the structure and enable a longer third act as an animated heritage space for the Municipality.

A structural concrete pad replaced the dirt floor; four windows were added on each side to improve natural light; the loft was eliminated, soffits and a metal roof added. For building code and easier access, a personnel door sits at the west end while the original sliding barn doors remain at the east end. The barn, for the first time in its history, has electricity. It is not insulated; it is not plumbed.

From the exterior, the barn remains true to its roots. The post and beam construction and roof rafters are evident on the interior. The upgrades reflect a more usable space.

Historical or Associative Value Criteria

The hops barn is well-known to the Municipality of Brighton due to the communication with the BTMCF and the efforts to relocate and preserve the structure on public property.

Originally constructed in Smithfield by Elijah McMaster and Willet Bedal, it was an integral part of the booming regional hops industry. Basil McMaster, in his 2001 book, *History of Hops and Barley Boom 1860-1890 and How it Affected the Citizens of Brighton*, identified more than 30 hops farmers in the area. He gave a detailed account of the hops industry, its importance on a local, regional, and international scale, and the devastating effect of *The McKinley Act of 1890*, which caused a massive disruption to hop and barley growers.

This barn has significant importance to Brighton's cultural heritage. Although it is now at its third location, each chapter of its life is well documented. It was saved by Basil McMaster, whose father Ernest, grandfather Elijah, and great-grandfather George were all hops growers. It was welcomed to another (private) heritage site in 2002 and restored on public property in 2025. This latest – and hopefully last – move was successful due to a large group of contractors, suppliers, and specialists who either donated time and materials or did so without a profit. This barn represents a true community recognition of this heritage structure.

Contextual Heritage Value Criteria

During the handover ceremony June 4, 2025, the BTMCF directors stated they were, "...confident that, under the Municipality's stewardship, this barn will quickly become a venue for many and assorted social activities, all the while preserving this important part of Brighton's early agricultural history."

Be it resolved the Brighton Heritage Advisory Committee recommend the Municipality of Brighton Council authorize proceeding with designation of the publicly owned property at 2992 County Road 30, CON 8, PT LOT 3, under Section 29 Part IV of the Ontario Heritage Act, RSO 1990, c.o.18, as a property of cultural heritage value or interest.

And further, the Brighton Heritage Advisory Committee authorize the committee chair, in conjunction with staff to prepare a formal *Notice of Intention to Designate* for submission to Brighton Council, for their regular meeting on date.

Sources

- Basil McMaster's 2001 book, *History of Hops and Barley Boom 1860-1890 and How it Affected the Citizens of Brighton*
- Dan Buchanan, The History Guy
- The Brian Todd Memorial Community Fund project report at btmdf.org/hops-barn-project