



REPORT

TO: Mayor Bonnette and Members of Council

FROM: Laura Loney, Senior Heritage Planner

DATE: September 30, 2021

REPORT NO.: PD-2021-0060

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 12428 Kirkpatrick Lane (Wheeler Store and Residence)

RECOMMENDATION:

THAT Report No. PD-2021-0060 dated September 30, 2021 and titled "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12428 Kirkpatrick Lane (Wheeler Store and Residence)" be received;

AND FURTHER THAT Council state its intention to designate the property at 12428 Kirkpatrick Lane, legally described as "PT LT 23, CON 5 ESQ, AS IN 610188", under Part IV, Section 29 of the Ontario Heritage Act as recommended by Heritage Halton Hills;

AND FURTHER THAT the Town Clerk proceed with serving a Notice of Intention to Designate as mandated by Section 29(3) of the Ontario Heritage Act;

AND FURTHER THAT once the 30-day objection period has expired, and if there are no objections, a designation by-law for the property at 12428 Kirkpatrick Lane be brought forward to Council for adoption.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The property at 12428 Kirkpatrick Lane meets Ontario Regulation 9/06 criteria for designation under Part IV of the *Ontario Heritage Act*; and,
- Staff are recommending that Council state its intention to designate the property.

BACKGROUND AND DISCUSSION:

The subject property is located at 12428 Kirkpatrick Lane which is an irregularly shaped parcel located in the community of Limehouse in the Town of Halton Hills. The structure identified on the property, the Wheeler Store and Residence, is located directly adjacent to the roadway and built within a hill on the southwest side of Kirkpatrick Lane to the northwest of the railway corridor. A one-storey addition is constructed at the rear of the existing building and a one-storey garage is located at the north elevation.

The property at 12428 Kirkpatrick Lane is not currently listed on the Town's Municipal Heritage Register. The property was identified as having significant cultural heritage value through communications with the current property owners and through an evaluation of the property under Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest as prescribed under the *Ontario Heritage Act*.

Upon request for designation by the current property owners, Town staff, along with Heritage Halton Hills, prepared a Research & Evaluation Report for the property (Appendix A).

Heritage Halton Hills reviewed the final Research & Evaluation report for the property at 12428 Kirkpatrick Lane at its meeting of September 15, 2021, and the following motion was carried:

Recommendation No. HHH-2021-0029

THAT the Heritage Halton Hills Committee recommend that Council designate the property at 12428 Kirkpatrick Lane under Part IV of the *Ontario Heritage Act*.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 12428 Kirkpatrick Lane include:

- The setback, placement, and orientation of the nineteenth century building on the south side of Kirkpatrick Lane in the community of Limehouse;
- The scale, form, and massing of the 1860s vernacular building with gable roof and chimney on the south elevation; and,
- The cold room built into the hill at the south elevation.

The garage addition, one-storey rear addition above the cold room, and enclosed porch have not been identified as heritage attributes of the property. Additionally, the materials of the existing building have not been identified as significant attributes, although as noted in this report, reversal of unsympathetic alterations may improve the physical and design value of the property.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic Plan recognizing the value to preserve, protect and promote our distinctive historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Consultation between staff, Heritage Halton Hills, and the current property owners of 12428 Kirkpatrick Lane led to the preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer