



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Laura Loney, Senior Heritage Planner

DATE: May 20, 2022

REPORT NO.: PD-2022-0037

SUBJECT: Request for Removal of a Property from the Heritage Register
– 9608 Eighth Line

RECOMMENDATION:

THAT Report No. PD-2022-0027 dated May 20, 2022 regarding “Request for Removal of a Property from the Heritage Register – 9608 Eighth Line” be received;

AND FURTHER THAT the property at 9608 Eighth Line be removed from the Heritage Register.

KEY POINTS:

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

- The property at 9608 Eighth Line is listed on the Town’s Heritage Register.
- Staff attended the property in early April 2022 in response to property standards concerns noted from the right-of-way. During the site visit, staff noted the poor condition of the structure at that time.
- On April 11, 2022, Enforcement staff issued a Property Standards Order for the subject property. In response, the owner engaged a structural engineer to conduct a structural assessment of the early 1900s structure and provided a written request to Heritage staff for the removal of the property from the Heritage Register to allow demolition.
- Following review of the materials submitted by the property owner, staff and Heritage Halton Hills concur that the property should be removed from the Heritage Register due to its condition.

BACKGROUND AND DISCUSSION:

The *Ontario Heritage Act* (OHA) states that a municipality must keep a register of properties situated in the municipality that is of cultural heritage value or interest, and this list must contain properties that have been designated under Parts IV and V of the OHA. The OHA also states that the register may include properties that have not been designated under the OHA, but that the council of the municipality believes to be of cultural heritage value or interest. These properties are referred to as being listed. Section 27 (3) of the OHA requires that an owner of a property listed on a Municipal Heritage Register provide the Town with at least 60 days' notice of their intent to demolish a structure, providing time for consideration of options with respect to heritage conservation (e.g., designation). The Town of Halton Hills' Heritage Register was developed in four Phases between 2007 and 2018 however individual properties have been subsequently added.

The property at 9608 Eighth Line (Appendix A) was added to the Heritage Register in 2010 as part of the Town's Heritage Register process (Appendix B). The property contains an early-nineteenth century brick residential structure and several farm outbuildings. It is staff's understanding that the residential structure has been vacant for over 20 years, however the farm is currently tenanted.

On April 4, 2022, Enforcement and Heritage staff attended the subject property to conduct a property standards inspection, following identification of numerous issues from the right-of-way by Enforcement staff. Staff met with the tenant of the property and investigated the property, which was in poor condition. Following the site visit, the property owner was issued a Property Standards Order to address numerous deficiencies on the site (Appendix C).

Following receipt of the Property Standards Order, the representative for the owner of the property indicated their intent to submit a written request to remove the subject property from the Heritage Register in order to facilitate demolition. The request, including a structural assessment, was provided to Heritage staff on May 12, 2022 and brought to the May 18, 2022 meeting of Heritage Halton Hills for the committee's consideration. Heritage Halton Hills made the following recommendation at this meeting:

THAT Heritage Halton Hills recommend that Council remove the property at 9608 Eighth Line from the Heritage Register and that the property be documented prior to demolition.

Although it is regrettable to lose an early-twentieth century example of a rural residential property in Halton Hills, staff concur with the findings of the structural assessment and agree that it is not feasible to undertake the conservation of the existing structure. Staff recommend that the property be documented through photographs prior to its demolition.

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.

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. However, staff are recommending that materials be salvaged from the existing building where feasible.

PUBLIC ENGAGEMENT:

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

INTERNAL CONSULTATION:

Heritage Halton Hills was consulted at its meeting of May 18, 2022.

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, Chief Administrative Officer