



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: June 22, 2023

REPORT NO.: PD-2023-047

SUBJECT: Intention to Designation under Part IV, Section 29 of the Ontario Heritage Act – 4 Stewarttown Road (Harrison-Brown House)

RECOMMENDATION:

THAT Report No. PD-2023-047 dated June 22, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 4 Stewarttown Road (Harrison-Brown House)” be received;

AND FURTHER THAT Council state its intention to designate the property at 4 Stewarttown Road, known as the Harrison-Brown House, legally described as “PT LT 17, CON 7 ESQ, AS IN 581967; S/T 107884 HALTON HILLS/ESQUESING”, 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 10996 Trafalgar Road be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 4 Stewarttown Road 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 4 Stewarttown Road and contains a two-and-a-half storey brick structure with additions. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process.

The property at 4 Stewarttown Road has been researched and evaluated by staff as part of the Town's Council-approved Heritage Register prioritization strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*¹.

On May 25, 2023, a designation information package and letter from Heritage staff were delivered to the property owner regarding the ongoing research and evaluation of the property. Staff met with the property owners on June 2, 2023 to discuss the ongoing process and to take photographs of the subject property. At this meeting, and in email communications that followed (Appendix C), the owners expressed concerns relating to the potential designation of their property and impacts to future real estate transactions. Heritage staff consulted with Policy and Development Review staff in the Planning Department to assist owners in understanding the existing policy framework that applies to their property and how designation would apply within that framework.

The property owners of 4 Stewarttown Road attended the June 21, 2023 meeting of Heritage Halton Hills to ask additional questions concerning the process, the potential impacts of designation, and their rights as property owners. Staff and Heritage Halton Hills provided answers and clarification to these questions and confirmed that they would continue to notify the owners through this process.

Heritage Halton Hills reviewed the final Research & Evaluation Report (Appendix B) for the property at its meeting of June 21, 2023, and the following motion was carried:

Recommendation No. HERITAGE-2023-0019

1. THAT Heritage Halton Hills recommend Council designate the property at 4 Stewarttown Road under Part IV of the *Ontario Heritage Act*.

The property has been identified as having cultural heritage value as a mid-nineteenth century vernacular building with Georgian influences, with unique dichromatic, locally hand-pressed brick in Flemish bond. The property is associated with early European settler John Harrison and his family, as well as Gordon Oliver Brown. The Harrison-Brown House helps to define and maintain the cultural heritage value of the area and is physically and historically linked to its surroundings.

¹ Bill 23 stipulates that municipalities have a two-year window to determine whether properties on the Heritage Register warrant designation under the Ontario Heritage Act. If not so designated after two years, properties must be removed from the Heritage Register.

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

- The setback, placement, and orientation of the c.1850s brick residential building on a rise above Stewarttown Road;
- The scale, form, and massing of the original one-and-a-half storey brick structure with one-storey brick wing on a stone foundation (excluding the rear contemporary addition);
- The materials, including dichromatic (buff and red brick throughout), stone foundation, stone sills, and lintels where extant;
- On the front elevation facing Stewarttown Road,
 - The symmetrically placed door with transom and window openings at the first and second storeys on the one-and-a-half storey portion of the building;
 - The stone lintel, flat-headed window opening with stone sill and lintel and flat-headed entrance within the one-storey wing;
 - Dichromatic brickwork throughout laid in Flemish bond;
- On the side (northwest) elevation, the dichromatic brickwork laid in Flemish bond featured throughout the elevation above the stone foundation;
- On the side (southeast) elevation:
 - The symmetrically placed flat-headed window openings at the first storey; and,
 - Dichromatic brickwork laid in Flemish bond.

The rear addition and any other outbuildings on the property have not been identified as heritage attributes.

Based on the identified cultural heritage value of the property, and as the property meets criteria for designation per Ontario Regulation 9/06 criteria, staff are recommending that Council designate the property under Part IV of the *Ontario Heritage Act*. As communicated with the property owners, designation does not limit future opportunities for interior alterations, rear additions and other structures on the subject property, and staff have indicated support and assistance with future plans for the site should the need arise (Appendix C).

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:

Heritage Halton Hills was consulted in the preparation of this report. Additionally, Policy and Development Review staff from the Planning & Development department were consulted as part of communications with the property owners.

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 & Development

Chris Mills, Chief Administrative Officer