



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: September 15, 2023

REPORT NO.: PD-2023-064

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 517 Main Street

RECOMMENDATION:

THAT Report No. PD-2023-064 dated September 15, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 517 Main Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 517 Main Street, known as the Williams-Wheeler Store, legally described as “PT LT 21, CON 10 ESQ, AS IN 675018; AKA LT 64 PLAN 49 EAST OR SOUTHEAST SIDE OF PRINCE ST; HALTON HILLS/ESQUESING TOGETHER WITH AN EASEMENT OVER PART LOT 21, CONCESSION 10 ESQ, PART 1 20R21669 AS IN HR1705511”, 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 517 Main Street be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 517 Main Street, Glen Williams known as the Williams-Wheeler Store 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 517 Main Street, Glen Williams. The property at 517 Main Street is located along the southeast side of Main Street at the intersection of Main and Prince Streets in Glen Williams. The property contains a two-storey brick structure with gable roof and rear two-storey addition. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010) and was identified as the local general store and post office for Glen Williams until 1972, built by Charles Williams.

The property at 517 Main Street, Glen Williams 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, the current property owners were provided via courier, a designation information package with covering letter from staff, identifying that this work was being undertaken and encouraging them to contact staff to discuss further. A follow-up letter was sent on June 8, 2023.

On August 29, 2023, a letter was mailed to the property owner indicating that the Research and Evaluation report for the subject property would be considered at the September 13, 2023 meeting of Heritage Halton Hills. The current owner attended this meeting of Heritage Halton Hills and had several questions regarding the proposed process as well as the potential implications and benefits of property designation under the *Ontario Heritage Act*, however did not state at that time whether they would object to or support the process moving forward.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of September 13, 2023, and the following motion was carried:

Recommendation No. HERITAGE-2023-0027

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 517 Main Street (Williams-Wheeler General Store) for designation under the *Ontario Heritage Act*.

The property has been identified as having significant cultural heritage value as it is a representative vernacular nineteenth-century brick commercial building within the community of Glen Williams. The property is associated with the Williams Family, Wheeler Family, and the European settlement and early growth of Glen Williams and is a landmark along Main Street in Glen Williams.

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 location, setback, and orientation of the two-storey building along Main Street in Glen Williams;
- The scale, form, and massing of the two-storey building, including the gable roof with returning eaves and rubble stone foundation;
- The materials, including red and buff brick, wooden storefront windows and entry surround, and wooden porch;
- On the front (northwest) elevation:
 - The historical wooden storefront with wooden lower panel, display windows with wooden muntins and recessed entry;
 - The one-storey shed-roofed porch with wooden columns;
 - The symmetrically placed flat-headed windows at the second storey with dichromatic brick voussoirs;
 - The red brick façade including decorative dichromatic brickwork throughout, including buff brick quoining at the corners;
 - The central brick chimney above the central gable;
- On the side (northeast) elevation:
 - Red brick façade and buff brick quoining at the corners;
 - Flat-headed window openings at the second storey;
- On the side (southwest) elevation:
 - Red brick façade and buff brick quoining at the corners;
 - Flat-headed window openings at the second storey.

The interiors and rear elevation are not identified as heritage attributes of the property.

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*.

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.

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