



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-2023-062

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 9920 Regional Road 25

RECOMMENDATION:

THAT Report No. PD-2023-062 dated September 15, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9920 Regional Road 25” be received;

AND FURTHER THAT Council state its intention to designate the property at 9920 Regional Road 25, known as Towercliffe House, legally described as “PT LT 10, CON 2 ESQ, AS IN 835440; TOWN OF HALTON HILLS”, 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 9920 Regional Road 25 be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 9920 Regional Road 25 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 9920 Regional Road 25 along the southwest side of the roadway in Halton Hills and contains a two-and-a-half storey stone residential building within a treed lot adjacent to Sixteen Mile Creek. 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 a grand stone house with rare cut limestone construction with Queen Anne and Italianate features built by the Bates (sic) family who operated the stone quarry and home to Halton Sheriff W.J.L. Hampshire.

The property at 9920 Regional Road 25 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. Staff also sent a further letter on August 29, 2023 notifying the owners that the Research and Evaluation Report for the property would be reviewed at the September 13, 2023 meeting of Heritage Halton Hills. The owner of the subject property has not contacted staff as of the finalization of this report.

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-2023-0025

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 9920 Regional Road 25 (Towercliffe House) for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a unique example of a vernacular cut-stone residential structure with Queen Anne and Romanesque Revival influences, associated with Joseph Bate and William Hampshire, and a contextually significant property. As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

- The setback, location and orientation of the existing residential building known as Towercliffe House along Regional Road 25;
- The scale, form and massing of the two-and-a-half storey building including hipped roof with dual stone chimneys on a stone foundation;
- The materials, including cut limestone walls and detailing throughout the building, and a horizontal stone course between the first and second storeys on the front and side elevations of the existing building;
- On the front (northeast) elevation:

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.

- The flat-headed entrance with stone surround;
- Round-arched window openings at the first and second storeys with stone keystones in stone hoodmoulds and detailed stone surrounds;
- At the south end of the northeast elevation, the two-storey stone projecting bay with flat-headed window openings at the first and second storey;
- On the side (northwest) elevation:
 - Flat-headed window openings at the first and second storeys, symmetrically placed on the elevation with stone sills, lintels, and surrounds;
- On the side (southeast) elevation:
 - Flat-headed window openings at the first and second storeys, symmetrically placed on the elevation with stone sills, lintels, and surrounds;

The interiors of the building and rear elevation have not been identified as attributes of the subject 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