



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: September 15, 2023

REPORT NO.: PD-2023-063

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 514 Main Street

RECOMMENDATION:

THAT Report No. PD-2023-063 dated September 15, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 514 Main Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 514 Main Street, known as the Williams-Beaumont House, legally described as “LT 50, RCP 1556, PART 1, 20R4767, EXCEPT PTS 1, 2, 3, 20R13445; HALTON HILLS; T/W 548772”, 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 514 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 514 Main Street, Glen Williams 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 514 Main Street, Glen Williams. The property is an irregularly shaped parcel extending from Main Street to the Credit River at the rear. The property contains a brick residential building and a one-storey wooden barn towards the rear of the property with rubble stone foundation. 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 good example of a Gothic Revival/Italianate house built for Charles Williams and later home to Joseph Beaumont.

The property at 514 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 former 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. The former owner contacted staff by phone on May 26, 2023 and stated their objection to the designation process, following which staff provided additional information about the designation process and indicated that the current and future owners would be kept apprised of the process moving forward.

At that time, it was understood that the subject property was subject to a recent real estate transaction and would soon have new ownership. Staff sought the advice of legal counsel following the conversation with the original owner and were advised that there would be no legal concerns with the designation process moving forward amidst this transaction. Additionally, while staff have contacted the current property owner in advance of this Council report to provide assistance in the process and to provide clarity where possible, the *Ontario Heritage Act* does not require a municipality to notify owners of the potential designation of their property until following the initial decision of Council to issue a Notice of Intention to Designate.

On August 29, 2023, a letter was mailed to the current 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:

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.

Recommendation No. HERITAGE-2023-0026

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 514 Main Street (Williams-Beaumont House) for designation under the *Ontario Heritage Act*.

The property has been identified as having significant cultural heritage value as it contains a well-preserved nineteenth century Gothic Revival building and nineteenth-century bank barn. The property is closely associated with the early development of Glen Williams, and in particular with the Williams and Beaumont families, and is a significant landmark along Main Street in Glen Williams. As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

- The location, setback, and orientation of the existing two-storey building along Main Street in Glen Williams;
- The scale, form, and massing of the two-storey brick residential building with rear additions, including the hipped roof with bracketed eaves, and central projecting bay with centre gable;
- The materials, including dichromatic brick, stone sills, wooden shutters, wooden vergeboard, wooden finial and brackets;
- On the front (southeast) elevation:
 - o The central projecting bay with dichromatic brick, flat-headed entrance with sidelights, lancet window with stone sill, wooden shutters, and brick voussoirs;
 - o The central gable with wooden vergeboard and finial;
 - o Segmentally arched window openings at the first and second storeys on either side of the projecting bay, with stone sills, wooden shutters, brick voussoirs and detailing above;
 - o The buff brick quoining at the corners;
- On the side (southwest) elevation:
 - o Segmentally arched window openings at the first and second storeys on either side of the projecting bay, with stone sills, wooden shutters, brick voussoirs and detailing above;
 - o The buff brick quoining at the corners;
 - o Within the one-and-a-half storey rear addition, the segmentally arched window openings at the first storey with stone sill, wooden shutters, brick voussoirs and detailing above;
- On the side (northeast) elevation:
 - o Segmentally arched window openings at the first and second storeys on either side of the projecting bay, with stone sills, wooden shutters, brick voussoirs and detailing above;
- The scale, form, and massing of the one-and-a-half storey and one storey rear additions with brick exterior.
- At the rear of the property, the 19th century bank barn, including gable roof, stone foundation, exterior wood cladding and extant window and door openings.

The rear elevation of the two-storey structure, interiors, and existing openings within the rear one-storey addition and covered side porch 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*.

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