



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: November 17, 2023

REPORT NO.: PD-2023-072

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 129 Main Street South (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2023-072 dated November 17, 2023 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 129 Main Street South” (Georgetown) be received;

AND FURTHER THAT Council state its intention to designate the property at 129 Main Street South (Georgetown), known as John Morgan House, legally described as “LT 14, PL 37, E OF MAIN ST OR S OF MILL ST; S/T 571699 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 129 Main Street South (Georgetown) be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 129 Main Street South (Georgetown) 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 subject property.

BACKGROUND AND DISCUSSION:

The subject property is located at 129 Main Street South in Georgetown along the northeast side of the roadway and contains a one-and-a-half storey frame residential building. The property was listed on the Town's Heritage Register during Phase 2 (2011) of the Town's Heritage Register process (date) and was identified as an excellent example of a Gothic residence including front gable with bargeboard detailing and centered window.

The property at 129 Main Street South 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.

An information package and notice of the ongoing research and evaluation of the subject property was delivered to the property owner via registered mail on September 20, 2023. On October 4, a second notice was sent to the owner advising that the Research and Evaluation report for the property would be reviewed by Heritage Halton Hills at its October 18th meeting. A representative of the property owner contacted staff on October 18th.

Heritage Halton Hills reviewed the Research & Evaluation report for the subject property at the October 18, 2023, meeting and the following motion was carried:

Recommendation No. HHH-2023-0039

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 129 Main Street South (Georgetown) (John Morgan House) for designation under the *Ontario Heritage Act*.

The property has been identified as having significant cultural heritage value as a representative example of a pre-Confederation, mid-19th century Gothic Revival residential building on Main Street in its original location. The property is associated with the early settlement and growth of Georgetown in the mid-nineteenth century, in addition to its builder John Morgan, and later owners including local innkeeper Benjamin Thompson, local doctor Dr. Malcolm Ranney, Principal and teacher at Georgetown High School Richard Coutts, and Dominion Seed House Seed Department Manager Robert Reeve. The 19th century residence serves to define and maintain the character of the area along Main Street South in Georgetown.

The heritage attributes of the property at 129 Main Street South in Georgetown are identified as follows:

- The location, orientation, and setback of the existing one-and-a-half storey residential form frame building along Main Street South in Georgetown, Ontario;
- The scale, form, and massing of the existing building with cross-gable roof;
- On the front (southwest) 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 projecting bay at the first storey with three single flat-headed window openings beneath bracketed eaves;
- The segmentally arched window openings;
- The louvered window opening at the second storey;
- The one-storey covered porch with wooden columns and bracketed eaves;
- The gable peak and bracketed eaves with decorative bargeboard;
- On the side (north) elevation, two segmentally arched window openings at the first storey; and,
- On the side (south) elevation, two segmentally arched window openings at the first and second storeys on either side of a brick chimney that extends above the roofline.

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 at 129 Main Street South in Georgetown 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