



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: January 19, 2024

REPORT NO.: PD-2024-004

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 46 Mill St E

RECOMMENDATION:

THAT Report No. PD-2024-004 dated January 19, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 46 Mill St E” be received;

AND FURTHER THAT Council state its intention to designate the property at 46 Mill St East, known as the Perryman-Mainprize Building, legally described as “PT LT 13, BLK 13, PL 31, AS IN 352765, S/T 352765; 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 46 Mill St East be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 46 Mill Street East, Acton, 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 46 Mill Street East along the south side of the roadway in Acton within the Town of Halton Hills and contains a one-and-a-half storey brick building with a rear addition. The property was listed on the Town's Heritage Register during Phase 2 of the Town's Heritage Register process (2011) and was identified as an excellent example of a Gothic-style building including front gable with central window that is part of the downtown Acton streetscape. The property is identified as a residence that was converted to a bank and is now a commercial property.

The property at 46 Mill Street East, Acton 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 October 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 January 3, 2024 notifying the owners that the Research and Evaluation Report for the property would be reviewed at the January 17, 2024 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 January 17, 2024, and the following motion was carried:

Recommendation No. HERITAGE-2024-0002

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 46 Mill Street East (Acton) for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a representative example of a vernacular Gothic Revival building, associated with the Perryman and Mainprize families, as well as the Merchant's Bank, and is 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 Perryman-Mainprize Building along Mill Street East in Acton;
- The scale, form, and massing of the existing one-and-a-half storey brick building, including its side gable roof and centre gable at the front elevation;
- Materials, including the stone foundation and red brick exterior in running bond;
- On the front elevation, the centrally located round-headed window openings beneath the centre gable peak; and,

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.

- Segmentally arched window openings on the side elevations with brick voussoirs and stone sills.

The interiors of the building, rear elevation, and rear addition 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 identifies natural areas and heritage 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