



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: March 1, 2024

REPORT NO.: PD-2024-019

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 8 James Street

RECOMMENDATION:

THAT Report No. PD-2024-019 dated March 1, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 8 James Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 8 James Street, known as the Mackenzie Mill, legally described as “PLAN 33 LOTS 19 & 20”, 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 8 James 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 8 James Street, 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 property.

BACKGROUND AND DISCUSSION:

The subject property is located at 8 James Street and contains a two-storey stone building with concrete-block addition on the northeast side which extends to the existing two-storey building at the rear of the property. A fenced-in yard is located at the corner of Draper Street and James Street adjacent to the stone building, with an asphalt parking lot along the rear property line accessed from Draper Street. The property was listed on the Town's Heritage Register during Phase 3 of the Town's Heritage Register process (2016) and was identified as a stone-planing mill, bought by John Boyd Mackenzie in the early twentieth century.

The property at 8 James Street, Georgetown 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.

In August 2023, the property owner contacted staff after receiving a designation information package from the Town and indicated their support for the designation of the subject property. In November 2023, staff began the research and evaluation of the property in accordance with the approved prioritization strategy. After additional discussions with the owner, staff notified them that the Research and Evaluation Report for the property would be reviewed at the February 21, 2024 meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of February 21, 2024, and the following motion was carried:

Recommendation No. HERITAGE-2024-0012

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 8 James Street for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a representative example of a late-nineteenth-century vernacular industrial building within the historic core of Georgetown, associated with early industry in Georgetown as well as H.P. Lawson and the Mackenzie family, 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 existing building at the corner of James Street and Draper Street in Georgetown in the Town of Halton Hills;
- The scale, form, and massing of the late-19th century, two-storey stone industrial building;
- The materials, namely the stone construction and detailing, including stone quoining at the corners;
- The front (southeast) elevation, including:

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 door and window openings with stone sills and voussoirs at the first and second storeys;
- The second storey loading bay within a segmentally arched opening with wooden doors;
- The side (southwest) elevation, including:
 - Segmentally arched window openings with stone sills and voussoirs at the first and second storeys;
- The rear (northwest) elevation, including:
 - Segmentally arched window openings with stone sills and voussoirs at the first and second storeys;
- The side (northeast) elevation, including:
 - Segmentally arched window openings with stone sills and voussoirs at the first and second storeys; and,
 - The brick chimney as it extends above the concrete block addition above the roofline.

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