



## REPORT

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**TO:** Mayor Lawlor and Members of Council

**FROM:** Laura Loney, Manager of Heritage Planning

**DATE:** April 18, 2024

**REPORT NO.:** PD-2024-030

**SUBJECT:** Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 49 Eastern Avenue

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### RECOMMENDATION:

THAT Report No. PD-2024-030 dated April 18, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 49 Eastern Avenue” be received;

AND FURTHER THAT Council state its intention to designate the property at 49 Eastern Avenue, Acton, known as the Hide House, legally described as “PT LT 309, PL 1098, PT 2 20R14597; 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 49 Eastern Avenue, Acton be brought forward to Council for adoption.

### KEY POINTS:

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

- Staff have undertaken a Research & Evaluation Report for the property at 49 Eastern Avenue in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*.
- The subject property 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 property at 49 Eastern Avenue contains a late-nineteenth-century warehouse building that has been adaptively re-used for commercial purposes. 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 rare surviving example in Acton of a Late Victorian industrial vernacular building, associated with Thomas Maxted and the Beardmore Tannery, and is identified as a landmark.

The property at 49 Eastern Avenue, 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*<sup>1</sup>.

On March 6, 2024, the current property owners were sent 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. An additional notice was delivered via courier on April 4, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the April 17, 2024, meeting of Heritage Halton Hills. The property owners have 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 April 17, 2024.

Following discussion, the following motion was carried:

### Recommendation No. HHH-2024-0022

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 49 Eastern Avenue for designation under the *Ontario Heritage Act*.

The property has been identified as a rare surviving example of a late-nineteenth century Victorian industrial warehouse, the only one of its kind in Halton Hills and the only remaining building associated with the former Beardmore & Company industrial complex. The Hide House is associated with the development of the tanning industry, Beardmore & Co, local bricklayer and builder Thomas Maxted. Contextually, the Hide House is a significant landmark in the community and is physically, functionally, and historically linked to its surroundings, serving to define the character of the area.

As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

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<sup>1</sup> 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 setback, location, and orientation of the existing building along Eastern Avenue and adjacent to the rail corridor in the community of Acton, Town of Halton Hills;
- The scale, form, and massing of the existing one-to-two-storey building on a rubble stone foundation with butterfly or inverted-pitch roof;
- The materials, including red brick cladding and detailing, brick construction in varied patterns throughout, heavy timber frame construction and wooden trusses on the interior;
- On the north elevation:
  - The three-bay elevation with symmetrically placed former loading bays;
  - Segmentally arched brick voussoirs and brick stringcourses;
  - Basket-weave pattern in the tympanum of the central bay;
  - Brickwork in common bond and a variation of English Garden Wall bond;
- On the east elevation:
  - The original brick exterior wall with brick pilasters where visible beyond existing additions;
- On the south elevation:
  - The loading bay opening (currently infilled) with segmentally arched brick voussoirs centered beneath the gable peak at the east end of the elevation;
  - The brick exterior (currently modified openings along this elevation)
- On the west elevation:
  - The brick exterior with brick pilasters along the elevation.
- On the interior, the heavy timber frame roof structure, beams and trusses.

Apart from the internal roof structure, the Hide House's interior spaces and openings that have been modified over time along each elevation have not been identified as heritage 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