



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: May 15, 2024

REPORT NO.: PD-2024-036

SUBJECT: Removal of a Listed Property from the Heritage Register –
13552 10 Side Road

RECOMMENDATION:

THAT Report No. PD-2024-036 dated May 15, 2024 regarding “Removal of a Listed Property from the Heritage Register – 13552 10 Side Road” be received;

AND FURTHER THAT the property at 13552 10 Side Road be removed from the Heritage Register.

KEY POINTS:

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

- The owner of the property at 13552 10 Side Road requested the property be removed from the Heritage Register for the purposes of obtaining a demolition permit on April 25, 2024.
- The existing house at the subject property has been subject to several enforcement actions due to repeated unauthorized access and vandalism to the property despite the owner’s efforts to secure the property.
- Staff have reviewed the submitted Heritage Screening Report (HSR) dated April 23, 2024, prepared by heritage consultants LHC Heritage Planning & Archaeology Inc., with the Heritage Halton Hills Committee.
- Staff concur with the findings of the HSR and recommend that the subject property be removed from the Heritage Register in accordance with this request to facilitate demolition.

BACKGROUND AND DISCUSSION:

13552 10 Side Road

The Town of Halton Hills' Heritage Register was developed in four Phases between 2007 and 2018. The property at 13552 10 Side Road was added to the Heritage Register in Phase 1 (2010) and was identified as the John Wilson House. The listing report for the property (Appendix A) indicates that the subject property was associated with the prominent local Wilson family and that the farmhouse was a good example of Italianate architecture with paired brackets, hipped roof, and arched windows.

Ontario Heritage Act Requirements

Staff received a request to remove the subject property from the Heritage Register on April 25, 2024, along with a Heritage Screening Report, dated April 23, 2024 and prepared by LHC Heritage Planning & Archaeology Inc. (LHC) to support the request.

The *Ontario Heritage Act* (OHA) states that a municipality must keep a register of properties situated in the municipality that is of cultural heritage value or interest, and this list must contain properties that have been designated under Parts IV and V of the OHA. The OHA also states that the register may include properties that have not been designated under the OHA, but that the council of the municipality believes to be of cultural heritage value or interest. These properties are referred to as being listed. Section 27 (3) of the OHA requires that an owner of a property listed on a Municipal Heritage Register provide the Town with at least 60-days notice of their intent to demolish a structure, providing time for consideration of options with respect to heritage conservation (e.g. designation).

While the owner indicated their intention to demolish the existing building, the request was not submitted as part of a demolition application and is therefore not subject to the 60-day period. However, staff have brought this request forward at the first opportunity to ensure that Council can make a decision on the request in a timely manner.

Heritage Screening Report Findings

LHC's evaluation of the subject property under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* finds the existing vacant residence and subject property meets only one of nine of these criteria; recent amendments to the OHA through Bill 23 require a property to meet at least two of the nine criteria to qualify for designation.

The property has some historical and associative value due to its direct associations with the Wilson family (between the 1850s and 1950s), as well as agricultural production and the United Farm Women of Ontario. However, the existing farmhouse has not retained physical or design value and is not identified as having contextual value. LHC does note that additional historical and associative value may be understood following further evaluation of the property.

LHC recommends that, should the demolition of the existing house be permitted, an inventory of potentially salvageable materials be prepared and that these materials be salvaged if feasible.

Heritage Halton Hills Consultation and Staff Comments

Staff consulted with Heritage Halton Hills at its meeting of May 15, 2024 to review the supporting materials submitted as part of the request to remove the property from the Heritage Register. Heritage Halton Hills supported the removal of the property at 13552 10 Side Road and passed the following recommendation:

Recommendation No. HHH-2024-0024

THAT Heritage Halton Hills Committee recommend that Council remove the property at 13552 10 Side Road from the Heritage Register.

Staff concur with the findings of the HSR submitted on behalf of the property owner. While additional research and evaluation could provide a deeper understanding of the property's historical and associative value, the lack of physical/design and contextual value, in addition to the ongoing vandalism and trespassing onto the property, do not make this property a good candidate for designation under Part IV of the *Ontario Heritage Act*. Should Council approve staff's recommendations, the findings of the HSR will be filed as documentation of the property's history and existing condition. Should a demolition permit be applied for following Council's decision, staff will recommend to the owner that any salvageable materials be identified prior to demolition.

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