



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: March 1, 2024

REPORT NO.: PD-2024-020

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9156 Trafalgar Road

RECOMMENDATION:

THAT Report No. PD-2024-020 dated March 1, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9156 Trafalgar Road” be received;

AND FURTHER THAT Council state its intention to designate the property at 9156 Trafalgar Road, known as the Currie Farmhouse, legally described as “PART LOT 6, CON 7 ESQ, PART 1 20R4616 EXCEPT PART 1 20R6108 & PART 1 HR1810257 SUBJECT TO AN EASEMENT OVER PARTS 2,3 HR1810257 AS IN HR1810257 TOWN OF 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 9156 Trafalgar Road be brought forward to Council for adoption.

KEY POINTS:

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

- The property at 9156 Trafalgar Road 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 9156 Trafalgar Road and is an irregular-shaped parcel along the southwest side of Trafalgar Road in Halton Hills. The property contains a one-and-a-half storey farmhouse with rear additions, a contemporary bungalow, and several associated outbuildings within an agricultural landscape. The property is accessed via Trafalgar Road. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register Process (2010) and was identified as an unusual example of Gothic Revival style residence with a segmentally arched window in the gable owned by George Currie and his son George Currie Jr.

The property at 9156 Trafalgar Road 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. The owner has not identified any additional concerns prior to the finalization of this report.

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-2024-0010

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 9156 Trafalgar Road for designation under the *Ontario Heritage Act*.

The property has been identified as having physical and design value as a representative example of a T-shaped, red brick Ontario Cottage farmhouse with cross-gable roof and stone foundation in the Gothic Revival style, associated with the Currie family, Albert Cormier, and AMMA Canada, 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 farmhouse within the subject property;
- The scale, form, and massing of the existing one-and-a-half storey Ontario Cottage farmhouse with cross-gable roof;
- The materials, including red brick exterior and architectural detailing, and cut-stone foundation;

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 front (northeast) elevation of the one-and-a-half storey farmhouse, including:
 - At the first storey, the central entrance at the first storey within a segmentally arched opening with brick voussoirs and decorative brick hood mould, and extant single window openings with segmentally arched openings and brick voussoirs and decorative brick hood moulds on either side.
 - The central gable peak with a round-arched window opening with brick voussoirs and decorative brick hood mould below.
- The side (northwest) elevation of the one-and-a-half storey farmhouse, including:
 - Towards Trafalgar Road, the one segmentally arched window opening with brick voussoirs and decorative hood mould at the first storey and symmetrically placed, segmentally arched window openings with brick voussoirs and decorative hood moulds at the upper storey beneath the side gable roof;
 - Towards the rear, the dual segmentally arched window openings with brick sills, voussoirs, and decorative brick hood moulds adjacent to the side entrance within the segmentally arched openings with brick voussoirs and decorative hood mould;
- The side (southeast) elevation of the one-and-a-half storey farmhouse, including:
 - Towards Trafalgar Road, the two symmetrically placed, segmentally arched window openings at the first and second storeys with brick voussoirs and decorative hood moulds.
- The rear (southwest) elevation of the one-and-a-half storey farmhouse above the existing rear additions, including:
 - Segmentally arched window openings with brick voussoirs and hood moulds on either side of the brick chimney extending 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