



## REPORT

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

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

**DATE:** August 9, 2024

**REPORT NO.:** PD-2024-055

**SUBJECT:** Removal of a Listed Property from the Heritage Register –  
14278 Third Line

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### RECOMMENDATION:

That Report No. PD-2024-055 dated August 9, 2024 regarding “Removal of a Listed Property from the Heritage Register – 14278 Third Line” be received;

AND FURTHER THAT the property at 14278 Third Line be removed from the Heritage Register.

### KEY POINTS:

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

- The property at 14278 Third Line is listed on the Town’s Heritage Register.
- The owner has requested that the property be removed from the Heritage Register and has submitted a complete demolition application for the existing building on the subject property.
- Staff have reviewed the engineer’s report submitted in support of the request for removal, prepared by GDR Structural Engineer (“GDR”) and dated May 29, 2024. Staff concur with GDR’s findings that it is not feasible to salvage the existing structure on the subject property.
- Staff are recommending that the property at 14278 Third Line be removed from the Heritage Register.

### BACKGROUND AND DISCUSSION:

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).

Changes to the OHA through Bill 23 required municipalities to remove properties from the Heritage Register if they have not been designated within two years of being listed, or by January 1, 2025. Further changes to the OHA were recently made through Bill 200, extending this timeline to January 1, 2027. As such, the property at 152 Confederation Street would be automatically removed as of January 1, 2027, if it was not yet designated by Council at that time. Additionally, 14278 Third Line was not one of the properties nominated by Heritage Halton Hills for prioritization as part of the Town's Heritage Strategy in March 2023.

The property at 14278 Third Line was added to the Heritage Register in Phase 3 (2016) of the Town's Heritage Register process (Appendix A). A c.1920s structure was identified on the property as a representative example of vernacular style architecture. The photograph included in the listing report for the property shows the front elevation which appears to be in deteriorated condition at that time.

In July 2023, staff received a formal request from the current property owner of 14278 Third Line to remove the property from the Heritage Register. On July 9, 2024, a complete demolition application was received including an engineering report prepared by GDR Structural Engineer and dated May 29, 2024 (Appendix B). The Town has 60 days from July 9, 2024 to either approve the application to demolish, thereby removing the subject property from the Heritage Register, or to refuse the application by issuing a Notice of Intention to Designate the subject property under Part IV of the *Ontario Heritage Act*. As such Council must decide on this matter by September 7, 2024.

The engineering report submitted in support of the demolition application finds that the early-twentieth-century structure on the property is in very poor to extremely poor condition, with the rear west portion of the building being unsafe to occupy or use due to potential collapse. The report also finds that the remaining structure and foundations are not suitable to be renovated or repaired and that the structure should be demolished.

Staff concur with the findings of the engineering report and brought the matter to the August 14, 2024 meeting of Heritage Halton Hills (HHH) for discussion. HHH agreed with this report and made the following recommendation:

Recommendation No. HHH-2024-0039

THAT Heritage Halton Hills recommend Council remove the property at 14278 Third Line from the Heritage Register.

Based on the findings of the HIA, and with the support of HHH, staff recommend that Council remove the property at 14278 Third Line from the Heritage Register.

**STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town's Strategic plan recognizing the value to preserve, protect and promote our distinctive historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

This report also identifies shaping growth 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,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer