



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: August 30, 2024

REPORT NO.: PD-2024-009

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 14 Main Street South

RECOMMENDATION:

THAT Report No. PD-2024-009 dated August 30, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 14 Main St South” be received;

AND FURTHER THAT Council state its intention to designate the property at 14 Main Street South, known as First Baptist Church, legally described as “LT 5 & PT LT 16, PL 33, AS IN 596897; 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 14 Main Street South be brought forward to Council for adoption.

KEY POINTS:

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

- Staff have undertaken Research & Evaluation of the property at 14 Main Street South in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to changes to the *Ontario Heritage Act* through *Bill 23, More Homes, Built Faster Act, 2022*, with further amendments made through *Bill 200, the Homeowner Protection Act*,

- 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 subject property is located at 14 Main Street South, Georgetown. The property is located along the southwest side of the roadway in Halton Hills and contains a one storey brick church building. The property was listed on the Town's original Heritage Register established prior to the initiation of its four-phase Heritage Register process (2010-2018) and was identified as a good example of a church with Gothic Revival architecture, built by prominent Toronto architect Henry Langley, and associated with the Baptist and Alliance congregations as a place of worship.

The property at 14 Main Street South 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.

On May 25, 2023, the Owner was provided via courier 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. On September 13, 2023, the Owner contacted staff identifying that he was not in support of the proposed designation of the subject property. Staff met with the Owner via Teams on September 22, 2023, to discuss the process and the Owner's concerns, and continued to communicate with the Owner throughout the Research and Evaluation Process. Ahead of the January 17, 2024, meeting of Heritage Halton Hills, the Owner was provided with notice and a copy of the Research and Evaluation Report via email, and the Owner confirmed he would attend Heritage Halton Hills virtually.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of January 17, 2024, and the following motion was carried:

Recommendation No. HERITAGE-2024-0007

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 14 Main Street South (Georgetown) for designation under the *Ontario Heritage Act*.

In February 2024, the Owner advised that the property had been sold. Staff met with representatives from the prospective purchaser to discuss the designation and anticipated plans for the property. Staff advised the Owner that the property would be on the September 16, 2024, Council agenda.

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. On June 6, 2024, Bill 200 (the Homeowner Protection Act) received Royal Assent, extending the 2-year timeline prescribed by Bill 23, giving municipalities, including the Town of Halton Hills, until January 1, 2027, to either issue a NOID for a listed property or to remove it from the Heritage Register.

The property has been identified as a representative example of a mid-nineteenth century Gothic Revival church building in the community of Georgetown, associated with early Christian communities in Georgetown, significant nineteenth-century community members including the Dayfoot family, as well as architect Henry Langley, and is a landmark within the community. As described in the Research & Evaluation Report, the identified heritage attributes of the property include:

- The setback, location, and orientation of the 19th century Gothic Revival church building along Main Street South in Georgetown within the Town of Halton Hills;
- The scale, form, and massing of the one-storey church building with central tower at the front elevation, including its stone foundation, red brick walls, and stone detailing;
- The materials, including brick exterior; stone foundation, sills, hood moulds, lintels, and detailing; wooden brackets, soffit, and louvres within existing openings;
- The central tower, featuring lancet-arched window and door openings, brick buttresses with stone coping, stone detailing and string courses, brick detailing, tower roof with dormers and spire;
- Lancet-arched window openings with stone sills and hood moulds throughout;
- Stepped brick buttresses delineating bays along the side elevations; and,
- Wooden brackets and soffits beneath the eaves.

The interiors and rear elevations have not been identified as heritage attributes of the subject property at this time.

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