



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: August 28, 2024

REPORT NO.: PD-2024-060

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10 Noble Street

RECOMMENDATION:

THAT Report No. PD-2024-060 dated August 28, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10 Noble Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 10 Noble Street, Norval, known as the Noble House, legally described as “PT LT 11, CON 11 ESQ, AS IN 317117; HALTON HILLS/ESQUESING”, 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 10 Noble Street, Norval be brought forward to Council for adoption.

KEY POINTS:

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

- Staff have completed a Research & Evaluation Report for the property at 10 Noble Street in accordance with the Town’s Council-approved Heritage Register Prioritization Strategy to respond to *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 property at 10 Noble Street, contains a late-nineteenth-century, one-and-a-half storey frame Ontario Cottage in the Gothic Revival style. The subject property is located along the northeast side of Noble Street in the community of Norval and features a lancet window beneath the central gable on the primary elevation, two flat-headed window openings on the first storey of the front elevation, as well as sidelights and a transom flanking the doorway. The property was listed on the Town's Heritage Register during Phase 2 of the Town's Heritage Register process (2011) and was identified as an excellent example of Gothic Revival architecture.

The property at 10 Noble Street 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

Staff contacted the property owners in Spring 2024 and requested an opportunity to take photographs of the subject property. An additional notice was sent on June 12, 2024, advising that the Research and Evaluation Report for the subject property would be reviewed at the June 19, 2024, meeting of Heritage Halton Hills. The Owner has identified support for their property to be designated under the *Ontario Heritage Act*.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of June 19, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0032:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 10 Noble Street for designation under the *Ontario Heritage Act*.

The Noble House has been identified as a representative example of an Ontario Cottage in the Gothic Revival style in the community of Norval, associated with the Noble family, who were the owners of the Norval Flour Mill from 1868 to 1919. The Norval Flour Mill was a respected and reputable company, which played an important role in the establishment of Norval.

The subject property also has associations with the Laird family, who were associated with Lucy Maud Montgomery. Montgomery is a famously known Canadian author, who wrote five novels and a third of her personal journals during her time in Norval. Contextually, the Noble House is important in defining and maintaining the late-nineteenth century character of the area and is historically linked to its surroundings.

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.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 10 Noble Street include:

- The setback, location, and orientation of the existing residential building along Noble Street in the community of Norval, Town of Halton Hills;
- The scale, form, and massing of the existing one-and-a-half storey Ontario Cottage featuring a gable roof;
- On the front (southwest) elevation:
 - The porch with gable roof, decorative wood detailing and wood columns;
 - Single entrance flanked by a glass transom and sidelights;
 - Beneath the gable peak, the single lancet window opening;
 - Flat-headed window openings, including the wood frames and glass panes, at the first storey; and,
- On the side (northwest and southeast) elevations:
 - Flat-headed window openings, including the wood frames and glass panes, at the first and second storeys.

The interiors, rear addition, rear elevation, and accessory structure have not been identified as heritage attributes as part of this report.

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