



## REPORT

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

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

**DATE:** August 30, 2024

**REPORT NO.:** PD-2024-056

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

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### RECOMMENDATION:

THAT Report No. PD-2024-056 dated August 30, 2024, and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 29 Bower Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 29 Bower Street, Acton, known as the United Church Parsonage, legally described as “PT LTS 173 & 174, PL 227, AS IN H710861; 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 29 Bower Street, Acton 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 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 29 Bower Street along the north side of the street in the community of Acton in the Town of Halton Hills. The existing residential building within the subject property is a two-and-a-half storey frame building with brick veneer, featuring a hipped roof with bracketed eaves and stone foundation. The property was listed on the Town's Heritage Register during Phase 3 of the Town's Heritage Register process (2016) and was identified as having unique detailed brickwork, and one of three properties created by David Henderson from the Adams' farm property.

The property at 29 Bower Street, Acton has been researched and evaluated by staff at the request of the Owner and as part of the Town's Council-approved Heritage Register prioritization strategy to respond to *Bill 23, More Homes, Built Faster Act, 2022*<sup>1</sup>.

On April 8, 2024, the Owner contacted staff indicating their interest in designation of their property. After back and forth with the Owner regarding the research and evaluation process, notice of the June 19, 2024 meeting was provided to the Owner on June 12, 2024.

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-2024-0033

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 29 Bower Street for designation under the Ontario Heritage Act.

The property has been identified as a representative example of an Edwardian residential building with Arts and Crafts influences within the community of Acton in the Town of Halton Hills, having historical and associative value with connections to the Henderson family and United Church of Acton and Methodist congregations, and with builder J.B. Mackenzie. The property is also contextually significant.

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

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<sup>1</sup> 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 setback, location, and orientation of the existing early-twentieth-century residential building at the corner of Bower Street and Willow Street North in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of the two-and-a-half storey building with hipped roof featuring gable-roofed dormers, bracketed eaves, and brick chimneys, and a stone foundation;
- The materials, including the red brick exterior and architectural detailing, wooden windows, stone sills and lintels, and stone foundation;
- The front (southeast) elevation, including:
  - At the first storey:
    - The covered wooden porch featuring stone piers, stone steps, and paired Corinthian columns;
    - The central flatheaded entrance with stone sills;
    - The large flatheaded window openings on either side of the entrance featuring wooden windows with multiple divisions and leaded glass surrounding a large single pane, with stone lintels and sills;
  - At the second storey:
    - The central window opening featuring a wooden window with multi-divided lites and leaded windows on each side with a similar large single pane within the opening;
    - The flatheaded window openings located on either side of the central window featuring wooden windows with multi-divided lites above a large single pane, both with stone lintels and sills.
  - The paired gable-roofed dormers within the roofline above;
- The side (northeast) elevation, including:
  - The brick chimney extant below the roofline;
  - The flatheaded window openings throughout, featuring wooden windows with multi-divided lites and leaded glass, all with stone sills and lintels;
- The side (southwest) elevation, including:
  - The brick chimney featuring recessed panels at the first and second storeys; and,
  - The flatheaded window openings featuring wooden windows with multi-divided lites and leaded glass, all with stone sills and lintels.

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