



## 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-2024-059

**SUBJECT:** Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 39 Willow Street North

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### RECOMMENDATION:

THAT Report No. PD-2024-059 dated August 30, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 39 Willow Street North” be received;

AND FURTHER THAT Council state its intention to designate the property at 39 Willow Street North, Acton, known as Knox Presbyterian Manse, legally described as “LT 73, PL 227, ALSO SHOWN ON PL 1098; 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 39 Willow Street North, 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 along the east side of Willow Street North in the community of Acton in the Town of Halton Hills. The property contains a single-detached, two-storey brick residential building with a combination hip and gable roof. 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 an example of Queen Anne architecture, contributing to the historic streetscape.

The property at 39 Willow Street North 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*<sup>1</sup>.

On May 9, 2024, the current property owners were mailed 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. The Owner contacted staff on May 15, 2024 and identified that they were not in support of the proposed designation. An additional notice was delivered via courier on June 12, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the June 19, 2024 meeting of Heritage Halton Hills.

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-2024-0036

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 39 Willow Street North for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a late nineteenth-century Queen Anne Revival residential building, with historical associations with the Presbyterian Church, and 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 late 19<sup>th</sup>-century residential building along Bower Street 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 multi-sloped roof with brick chimney, modest brick plinth slightly projecting above the stone foundation, and stone foundation;
- The materials, including the red brick exterior and architectural detailing, stone sills, and stone foundation;
- The front (southeast) elevation, including:
  - The two-storey bay with three flat-headed window openings with brick voussoirs and stone sills, and decorative brick string courses, at the first and second storey;
  - Brick string courses with horizontal and vertical brick patterns between each brick band at the first and second storey;
  - Brick brackets under the window openings along the first storey;
  - Gable peak with decorative wooden bargeboard and wooden brackets beneath;
  - Inset decorative brickwork featuring angled bricks beneath the windows at the second storey, and the gable peak;
  - One-storey wooden porch with classical pediment along the southeast and southwest elevations, with plain wooden columns, wooden dentils beneath the porch eaves, brick pier supports and plain wooden balusters;
  - Front entryway with sidelights and transom;
- The side (northeast) elevation, including:
  - Flat-headed window openings with brick voussoirs and stone sills at the first and second storeys;
  - Brick string courses with horizontal and vertical brick patterns between each brick band at the first and second storey;
- The side (southwest) elevation, including:
  - Flat-headed window openings with brick voussoirs and stone sills at the first and second storeys;
  - Two brick chimneys projecting 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