



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: September 19, 2024

REPORT NO.: PD-2024-065

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Chapel Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2024-065 dated September 19, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Chapel Street” be received;

AND FURTHER THAT Council state its intention to designate the property at 12 Chapel Street, Georgetown, known as the Koyle-McCumber House, legally described as “LT 33, PL 32, AKA MORRIS KENNEDY'S SURVEY, S OF MORRIS ST, EXCEPT 805134; 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 12 Chapel Street, Georgetown 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 current Owner has also requested designation of their property.

- 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 a rectangular parcel located along the east side of Chapel Street and the south side of Morris Street in the community of Georgetown in the Town of Halton Hills, Ontario. The property contains a one-and-a-half storey frame building with a cross-gable roof and rear addition, with a rear detached garage accessed from Morris Street. 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 a good example of Gothic Revival style architecture.

The property at 12 Chapel Street, Georgetown 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, and at the request of the current property owner (the "Owner").

On September 18, 2023, the Owner contacted staff supporting designation for their property. Research and evaluation of the subject property began in Spring 2024, and the Owner was notified of the upcoming process on June 5, 2024. Staff have continued communicating with the Owner since that time. An additional notice was delivered via email on August 6, 2024, advising the owners that the Research and Evaluation Report for the subject property would be reviewed at the September 18, 2024 meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of September 18, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0042

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 12 Chapel Street for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a vernacular Gothic Revival, or Ontario Cottage, residential building, with significant historical and

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.

associative value with the Methodist and United church communities, as well as Kay and Vernon McCumber. The property is also identified as contextually significant.

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

- The setback, location, and orientation of the existing building along Chapel Street in Georgetown;
- The scale, form, and massing of the existing one-and-a-half storey frame building with gable roof with central gable at the front elevation;
- The front (west) elevation, including the central entrance, single flatheaded window openings one either side at the first storey, and existence of a small window opening within the central gable peak;
- The side (north) elevation, including the gable peak and single flatheaded window at the upper storey, and the wooden enclosed sunporch at the first storey; and,
- The side (south) elevation, including the single flatheaded window openings at the first and second storeys.

The interiors, rear elevation, and rear additions 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