



## REPORT

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

**FROM:** Caylee MacPherson – Planner, Development Review & Heritage

**DATE:** September 19, 2024

**REPORT NO.:** PD-2024-066

**SUBJECT:** Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 16 Albert Street, Georgetown

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### RECOMMENDATION:

THAT Report No. PD-2024-066 dated September 19, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 16 Albert Street, Georgetown” be received;

AND FURTHER THAT Council state its intention to designate the property at 16 Albert Street, Georgetown, known as the Johnston-Snyder House, legally described as “LT 69 SAS, PL 37; 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 16 Albert 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 completed a Research & Evaluation Report for the property at 16 Albert 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 16 Albert Street is located along the southeast side of Albert Street in the community of Georgetown and features a two-storey residential building with red-brick cladding, a gable roof, and a rear addition. 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 a representative example of the Edwardian architectural style, and part of the historic residential streetscape of Albert Street.

The property at 16 Albert 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<sup>1</sup>, and at the request of the property owner (the "Owner").

On April 24, 2023, the Owner contacted staff indicating their interest in the designation of their property. A notice was delivered via mail on August 28, 2024, advising the Owner 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-2024-0046:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 16 Albert Street for designation under the *Ontario Heritage Act*.

The Johnston-Snyder House has been identified as a representative example of an early twentieth-century residential building in the Edwardian architectural style, featuring a gable roof, smooth brick façade and tall brick chimney, an American Four-Square layout, numerous flat headed window openings with flat arches, a front porch featuring semi-white painted wood half columns with brick bases, and a dormer along the side elevation.

The subject property is associated with the Johnston and Snyder families, as well as with the development of Albert Street following the construction of the Grand Trunk

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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.

Railway Station. The property serves to define and maintain the late-nineteenth and early-twentieth century character of the residential area surrounding the railway.

As described in the Research & Evaluation Report, the identified heritage attributes of the property at 16 Albert Street include:

- The setback, location, and orientation of the existing building along Albert Street in Georgetown;
- The scale, form, and massing of the existing c.1920s, two-storey Edwardian residential building with gable roof, brick chimneys, and stone foundation;
- The materials, including smooth red brick, wood, and stone;
- The front (northwest) elevation, including:
  - The flat-headed door opening with a brick soldier course lintel;
  - Flat-headed window openings with brick soldier course lintels and stone sills at the first and second storey;
  - Covered wooden porch with square wooden columns and plain eave detailing, brick podiums;
  - Cedar shingles located directly beneath the gable peak;
- The side (southwest) elevation, including:
  - Dormer with a gable roof;
  - Flat-headed window opening with a brick soldier course lintel and stone sill;
- The side (northwest) elevation, including:
  - Three flat-headed window openings with brick soldier course lintels and stone sills;
- The rear (southeast) elevation, including:
  - Cedar shingles located directly beneath the gable peak; and,
  - Flat-headed window openings located at the first and second storey, along the original façade.

The rear addition, attached one-storey garage, and interiors 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,

Laura Loney, Manager of Heritage Planning

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer