



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: October 16, 2024

REPORT NO.: PD-2024-085

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 526 Main St (Glen Williams)

RECOMMENDATION:

THAT Report No. PD-2024-085 dated October 16, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 526 Main Street (Glen Williams)” be received;

AND FURTHER THAT Council state its intention to designate the property at 526 Main Street, Glen Williams, known as the Beaumont Duplex, legally described as “LT 47, RCP 1556; 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 526 Main Street, Glen Williams 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 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 a rectangular parcel located along the northwest side of Main Street in Glen Williams. The property contains a one-and-a-half storey building with steeply-pitched gable roof. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010) and was identified as a pair of semi-detached homes built by Joseph Beaumont of the Beaumont Knitting Mill for workers housing.

The property at 526 Main Street, Glen Williams 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 Owner.

On September 20, 2023, the Owner contacted staff requesting that the property be designated under the *Ontario Heritage Act*. On August 26, 2024, staff notified the Owner that the research and evaluation of the subject property was nearing completion. An additional notice was delivered on September 25, 2024, advising the Owner that the Research and Evaluation Report for the subject property would be reviewed at the October 16, 2024, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of October 16, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0054

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 526 Main Street for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a late-Victorian residential duplex with Gothic Revival influences and is associated with the Beaumont family of Glen Williams. The property is also identified as contextually significant.

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

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.

- The setback, location, and orientation of the existing residential duplex along Main Street in the community of Glen Williams in the Town of Halton Hills;
- The scale, form, and massing of the one-and-a-half storey frame building with stone foundation and gable roof;
- The materials, including stone foundation and wooden porch detailing;
- The front (east) elevation, including:
 - o At the first storey, single flatheaded entrances beneath elaborately carved wooden porches, and single flatheaded window openings on either side;
 - o At the second storey, lancet arched window openings beneath the central gables along the roofline; and,
- The side (north and south) elevations, including the single flat-headed window openings at the first storeys and paired, symmetrically placed, flatheaded window openings at the second storey beneath the gable peak.

The rear elevation and interiors have not been identified as heritage attributes of the subject property.

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,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer