



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: November 21, 2024

REPORT NO.: PD-2024-080

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2 Mill Street East (Acton)

RECOMMENDATION:

THAT Report No. PD-2024-080 dated November 21, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2 Mill Street East” be received;

AND FURTHER THAT Council state its intention to designate the property at 2 Mill Street East, Acton, known as the Secord-Starkman Block, legally described as “LT 1, BLK 14, PL 31, ALSO SHOWN ON PL 227 & MUP 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 2 Mill Street East, Acton 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 lot located at the southeast corner of Mill Street and Main Street in the community of Acton. The property contains a two-storey brick-clad commercial building with flat 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 typical 1920s commercial building with corner entrance and used as a commercial building since 1922.

The property at 2 Mill Street East, Acton 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.

On August 28, 2024, staff notified the Owner that the research and evaluation of the subject property had begun. An additional notice was sent 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-2024-0051

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 2 Mill Street East for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of an early-twentieth-century vernacular commercial building within the community of Acton, with significant historical and associative value due to its connections with Sarah Secord and Abraham Louis Starkman. 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, placement, and orientation of the two-storey, mid-19th century commercial building at the historic intersection of Main Street and Mill Street in Acton;

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 scale, form, and massing of the two-storey building with flat roof, red brick exterior and the existence of a brick parapet;
- The materials, including red brick exterior and detailing throughout;
- The front (northwest) elevation, including:
 - The two-bay composition defined with brick pilasters;
 - At the first storey, the recessed storefront entrance with flatheaded opening and transom window, and storefront windows beneath the projecting wooden cornice;
 - At the second storey, the paired single window openings with stone sills and lintels connecting the openings;
 - Brick parapet;
- The west corner, including:
 - Brick pilasters defining the corner;
 - Recessed entrance at the first storey and single flatheaded window opening with stone sill and lintel at the second storey;
- The side (southwest) elevation, including:
 - Three-bay composition defined by brick pilasters and a brick chimney;
 - At the first storey, three small flatheaded window openings within the first two bays, and a larger single flatheaded window opening within the rearmost bay featuring a stone sill and lintel; and,
 - At the second storey, the three single flatheaded window openings with stone sills and lintels.

The rear elevation and interiors have not been identified as heritage attributes of the subject property. Staff note that there is a significant opportunity to restore the original brick parapet of this building with available photographic evidence.

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