



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: November 22, 2024

REPORT NO.: PD-2024-083

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 and 14 Adamson Street North (Norval)

RECOMMENDATION:

THAT Report No. PD-2024-083 dated November 22, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 and 14 Adamson Street North” be received;

AND FURTHER THAT Council state its intention to designate the property at 12 and 14 Adamson Street North, Norval, known as the Noble-Pomeroy House, legally described as “PT LT 11, CON 11 ESQ, AS IN 699558; EXCEPT PTS 1 AND 3 PL 20R20891; S/T 341253; S/T & T/W 415289; HALTON HILLS/ESQUESING”, 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 and 14 Adamson Street North 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 located at 12 and 14 Adamson Street North in Norval, Town of Halton Hills and is on the east side of Adamson Street North, parallel to the Credit River. The dwelling is set back nine meters from the road and is accessible from a driveway off Adamson Street North. The existing building is a one-and-a-half storey Gothic Revival duplex constructed c.1870.

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 rare example of a Gothic Revival style double residence with symmetrical façade featuring two gables and double hung windows.

The property at 12 and 14 Adamson 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*¹.

On October 9, 2024, staff notified the Owner that the Research and Evaluation Report for the subject property had begun. Staff again notified the Owner on November 6, 2024, that the Research and Evaluation Report for the property would be reviewed at the November 20, 2024, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of November 20, 2024.

Following discussion, the following motion was carried:

Recommendation No. HHH-2024-0062

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 12 and 14 Adamson Street North for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a Vernacular Gothic Revival Style duplex, within the community of Norval, associated with some of Norval's

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.

most prominent residents including Robert Noble, Alexander Laing Noble, and the Pomeroy family. The property has also been identified as being 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 within the subject property on the east side of Adamson Street North, parallel to the Credit River;
- The scale, form, and massing of the existing c.1870, one-and-a-half storey Gothic Revival residential building with a gable roof and stone foundation;
- The symmetrical organization of the façade;
- The front (west) elevation, including:
 - The steeply pitched cross-gable roof with two prominent front-facing gables,
 - Wooden finials and decorative wooden bargeboard;
 - Flat-headed window opening beneath the gables;
 - Centrally aligned entrances beneath the gable peaks;
 - Four flatheaded window openings on first floor, each flanking an entrance; and,
- The side (south and north) elevations, including:
 - The steeply pitched gable ends.

The rear (east) elevation and interiors have not been identified as heritage attributes of the 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,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer