



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: November 22, 2024

REPORT NO.: PD-2024-084

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 15 Mountain Street (Glen Williams)

RECOMMENDATION:

THAT Report No. PD-2024-084 dated November 22, 2024 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 15 Mountain Street (Glen Williams)” be received;

AND FURTHER THAT Council state its intention to designate the property at 15 Mountain Street, Glen Williams, known as the Frances Williams House, legally described as “LT 39, 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 15 Mountain Street 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 15 Mountain Street, Glen Williams, Town of Halton Hills and is along the northwest side of Mountain Street. The property contains a two-storey brick residential building and a one-storey detached garage. The property is an irregularly shaped parcel that fronts Mountain Street and overlooks the Credit River in the rear.

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 good example of Georgian style architecture with Gothic Revival tail, associated with Jacob Williams' widow and the Thompson and Wilson Ginger Beer Bottling Facility.

The property at 15 Mountain 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*¹.

On October 9, 2024, staff notified the Owner that the Research and Evaluation Report for the subject property had begun. The Owner contacted staff expressing support for the proposed designation on October 22, 2024. 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-2024-0063

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 15 Mountain Street for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of mid-nineteenth century Georgian residential architecture, associated with early European settlement of the area, the Williams family, the Reid family, and the Thompson family, including the Thompson & Wilson Beverage Company. The property has also been identified as contextually significant.

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.

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

- The setback, location, and orientation of the residential building along Mountain Street in Glen Williams;
- The scale, form, and massing of the c.1854 two-storey Georgian-style residential building, including its shallow-pitched gable roof and twin chimneys;
- The materials, including brick laid in a common bond pattern, with a raised stone foundation;
- The front (northwest) elevation, including:
 - The original entrance location centered within the symmetrical façade at the first storey;
 - Extant rectangular window openings, including graduated fenestration;
 - Limestone sills and lintels on all window openings;
- The side (northeast) elevation, including:
 - Simple gable end featuring symmetrically placed, evenly spaced rectangular window openings;
 - Limestone sills and lintels on all extant window openings;
 - Brick chimney rising above the roofline of the gable end;
- The side (southwest) elevation, including:
 - Simple gable end featuring symmetrically placed, evenly spaced rectangular window openings;
 - Limestone sills and lintels on all extant window openings; and,
 - Brick chimney rising above the roofline of the gable end.

The rear 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