



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: February 7, 2025

REPORT NO.: PD-2025-008

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9104 Dublin Line

RECOMMENDATION:

THAT Report No. PD-2025-008 dated February 7, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9104 Dublin Line” be received;

AND FURTHER THAT Council state its intention to designate the property at 9104 Dublin Line, known as the Creighton-Moore Farmhouse, legally described as “PT LT 6, CON 1 ESQ, PT 1, 20R6771, EXCEPT PT 1, 20R14515 & PT 1 EXP. PLAN HR1262463 TOWN OF 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 9104 Dublin Line be brought forward to Council for adoption.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Staff have prepared a Research & Evaluation Report for the subject 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-shaped parcel along the southwest side of Dublin Line in Halton Hills. The property contains a one-and-a-half storey farmhouse with c.1950s rear addition and several associated outbuildings. 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 unique example of a cut-stone, Georgian-style farmhouse.

The property at 9104 Dublin Line 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 January 3, 2024, staff notified the Owner that the research and evaluation of the subject property had begun. An additional notice was delivered in March 2024. The owner contacted staff on March 17, 2024, requesting that the work be deferred until the fall. Following further discussions, staff undertook a site visit with the Owner in November 2024, and upon completion of the Research & Evaluation report for the property the Owner was advised that the report would be reviewed by Heritage Halton Hills at its meeting in January 2025.

Heritage Halton Hills reviewed the final Research & Evaluation Report for the property at its meeting of January 15, 2025.

Following discussion, the following motion was carried:

Recommendation No. HHH-2025-0005

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 9104 Dublin Line for designation under the Ontario Heritage Act.

The property has been identified as a representative example of a late-19th century farmhouse in the Ontario Gothic cottage style, with connections to the Creighton, Moore, and Chisholm families. 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 farmhouse within the subject property;
- The scale, form, and massing of the existing one-and-a-half storey Gothic Revival farmhouse with cross-gable roof;
- The materials, including the squared stone and rubble exterior with dressed stone quoining;
- The front (northeast) elevation, including:
 - The central entrance with transom window, stone lintel, and sidelight windows;
 - Four rectangular flat-head window openings with stone lintels and footed by limestone sills;
 - Central gable with a full-centered arched window opening, stone voussoir and wooden bargeboard.
- The side (northwest) elevation, including:
 - Red brick chimney above the gable peak;
 - Six rectangular flat-headed window openings with stone lintels and sills;
 - Central gable with a full-centered arched window opening, stone voussoir, and stone sill.
- The side (southeast) elevation, including:
 - Red brick Chimney;
 - Six rectangular flat-headed window openings with stone lintels and sills;
 - Central gable with a full-centered arched window opening, stone voussoir, and stone sill.
- The rear (southwest) elevation, including:
 - Extended red brick chimney;
 - Rectangular flat-headed window openings with stone lintels and sills.

The rear one-storey addition and the 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,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer