



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning
Caylee MacPherson, Planner – Development Review & Heritage

DATE: March 7, 2025

REPORT NO.: PD-2025-015

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 53 Charles Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2025-015, dated March 7, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 53 Charles Street (Georgetown)” be received;

AND FURTHER THAT Council state its intention to designate the property at 53 Charles Street, Georgetown, Town of Halton Hills, known as Pinegrove Cottage, legally described as “PT LT 148 & 149, PL 27, PART 2 & 3, 20R10644; PT LT 149, PL 27, PART 1 & 2, 20R11480, S/T 115332, 788609; 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 53 Charles Street, Georgetown, Town of Halton Hills be brought forward to Council for adoption.

KEY POINTS:

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

- Staff have undertaken 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 on the southwest corner of Charles Street and Park Avenue, northwest of the Georgetown Fairgrounds entrance in the community of Georgetown within the Town of Halton Hills. The property is a square-shaped lot and features a two-storey brick dwelling with a rear one-storey addition, and a two-bay garage. The property was listed on the Town's Heritage Register during Phase 1 of the Town's Heritage Register process (2010) and identified as a good example of the Italianate style of architecture with hip roof and two-storey bay window, built in 1887 by the McDermids, prominent locals who owned a grocery business, from the bricks of the Knox Presbyterian Church.

The property at 53 Charles 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 30, 2024, the current property owner was mailed a designation information package with covering letter from staff, identifying that this work was being undertaken and encouraging them to contact staff to discuss further. On January 30, 2025, an additional notice was mailed to the owner advising them that the Research and Evaluation Report for the subject property would be reviewed at the February 19, 2025, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the Research & Evaluation report for the subject property at the February 19, 2025, meeting and the following motion was carried:

Recommendation No. HHH-2025-0014

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 53 Charles Street for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a late-nineteenth-century residential building in the Italianate style, associated with the McDermid, Bell,

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.

and Hoddinott families. 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 along Charles Street in Georgetown;
- The scale, form, and massing of the existing c.1887, two-storey Italianate residential building with hipped roof and stone foundation;
- The materials, including brick, stone, and wooden detailing throughout;
- The front (northeast) elevation, including:
 - o The two-storey projecting bay with eight semi-circular window openings with stone sills and hood-mould;
 - o Dog-tooth brick detailing;
 - o Entrance with sidelight windows and transom;
 - o Wooden sunburst pediment in white-painted wood;
 - o A flatheaded rectangular window opening with a soldier-course brick lintel;
 - o Segmentally arched window opening with a rounded arch hood and stone sill;
 - o A header-framed octagonal window.
- The side (southeast) elevation, including:
 - o One-storey bay window featuring four narrow, semi-circular window openings with rounded arch hood moulds and stone sills;
 - o Small segmentally arched window opening with a keystone and rounded hood mould, and stone sill;
 - o Segmentally arched window openings with hood moulds and stone sills;
 - o One-storey polygonal bay with a shallow hipped roof and five semi-circular windows, with rounded arch hood moulds and stone sills;
 - o A flat-headed rectangular window opening with stone sill and stone lintel;
 - o The multi-pane casement window with soldier-course brick lintel above and stone sill.
- The side (northwestern) elevation, including:
 - o Four segmentally arched window openings with rounded arch hood moulds and stone sills;
 - o Two rectangular entrances with stone lintels; and,
 - o Two flat-headed rectangular window openings with stone sills and stone lintels.

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,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer