

REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review &

Heritage

DATE: March 7, 2025

REPORT NO.: PD-2025-016

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario

Heritage Act – 11999 Fifth Line (Limehouse)

RECOMMENDATION:

THAT Report No. PD-2025-016 dated March 7, 2025 and titled "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 11999 Fifth Line (Limehouse)" be received:

AND FURTHER THAT Council state its intention to designate the property at 11999 Fifth Line, Limehouse, Town of Halton Hills, known as the Gibraltar School, legally described as "PT LT 21, CON 6 ESQ, PART 1, 20R9187 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 11999 Fifth Line, Limehouse, 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 along the northeast side of Fifth Line in the community of Limehouse within the Town of Halton Hills. The property is an irregular-shaped lot and features a two-storey limestone schoolhouse with a gable roof, multiple flatheaded window openings with stone sills and lintels, and rectangular cut staggered stone quoins on each corner. The property was listed on the Town's Heritage Register during Phase 3 of the Town's Heritage Register process (2016) and was identified as a representative example of a vernacular rural schoolhouse.

The property at 11999 Fifth 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.

At the Heritage Halton Hills (HHH) meeting of September 18, 2024, staff provided an opportunity for committee members to identify properties for additional prioritization, in light of the extended period of two years (until January 1, 2027) to review the Town's listed properties as a result of Bill 200 (the *Homeowner Protection Act*). HHH provided recommendations that Council direct staff to prioritize the research and evaluation of 11 properties, including the remaining one-room schoolhouses throughout the Town. At the Council meeting of November 18, 2024, Council adopted these recommendations through Staff Report PD-2024-094.

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. To date, staff have not been in contact with the property owner.

Recommendation No. HHH-2025-0012:

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 11999 Fifth Line for designation under the *Ontario Heritage Act*.

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 property has been identified as a representative example of a late-nineteenth century vernacular rural schoolhouse, associated with the early education system in the community of Limehouse, and with former students Reverend John McColl and Dr. James Lindsay. The property has also been identified as contextually significant and has been identified as a local landmark.

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

- The setback, location, and orientation of the schoolhouse along Fifth Line in the community of Limehouse within the Town of Halton Hills;
- The scale, form, and massing of the c.1864 two-storey stone schoolhouse with gable roof and staggered stone quoins;
- Materials, including stone construction, sills, lintels and detailing;
- On the front (southwest) elevation:
 - The central vestibule with a gable roof, flatheaded window opening with limestone sill and lintel, and the flatheaded doorway with limestone lintel;
 - o Multiple flatheaded window openings with limestone sills and lintels; and,
- On the side (northwest and southeast) elevations:
 - Multiple flatheaded window openings with limestone sills and lintels.

The rear elevation, interiors, and rear accessory structure were not investigated as part of this report.

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