



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-2025-017

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2 King Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2025-017 dated March 7, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2 King Street (Georgetown)” be received;

AND FURTHER THAT Council state its intention to designate the property at 2 King Street, Town of Halton Hills, known as the McCuaig-Feller House, legally described as “PT LT 23, PL 37, SE OF EMERY ST, AS IN 616429; 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 2 King 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 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 along the southeast side of King Street (formerly Emery Street) in the community of Georgetown within the Town of Halton Hills. The property is a rectangular-shaped lot and features a two-storey red brick dwelling with a stone foundation, hipped roof, dormer, wooden covered porch, and an addition along the rear (northwest) elevation. 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 representative of the Edwardian style architecture including hip roof, centre dormer, double porch columns, and stone windowsills and lintels.

The property at 2 King 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.

Recommendation No. HHH-2025-0013

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 2 King Street for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of an early twentieth-century residential building in the Edwardian architectural style, associated with Robert John Waldie, the McCuaig family, and the Feller family. The property has also been 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 building along King Street in Georgetown;
- The scale, form, and massing of the existing c.1910s, two-storey Edwardian residential building with hipped roof;
- The materials, including smooth red brick, wood, and stone;
- The front (northwest) elevation, including:
 - o The covered wooden porch with square wooden columns, knee wall, and plain eave detailing;
 - o Flatheaded window openings with stone sills and lintels at the first and second storey;
 - o Dormer located at the second storey with hipped roof and tripartite window opening; and,
- The side (southwest and northeast) elevations, including:
 - o Flatheaded window openings with stone sills and lintels at the first and second storey.

The rear addition 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