



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson – Planner, Development Review & Heritage

DATE: March 7, 2025

REPORT NO.: PD-2025-013

SUBJECT: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 10454 Regional Road 25 (Speyside)

RECOMMENDATION:

THAT Report No. PD-2025-013 dated March 7, 2025 and titled “Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 10454 Regional Road 25 (Speyside)” be received;

AND FURTHER THAT Council state its intention to designate the property at 10454 Regional Road 25, Town of Halton Hills, known as the Dufferin School legally described as “PT LT 13, CON 2 ESQ, AS IN 488762; HALTON HILLS/ESQUESING”, 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 10454 Regional Road 25, 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 southwest side of Regional Road 25 in the community of Speyside within the Town of Halton Hills. The property features an existing one-and-a-half-storey frame building with painted brick veneer cladding, a gable roof, stone foundation, as well as an addition and accessory structure along the rear (southwest) elevation.

The property at 10454 Regional Road 25 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 the HHH 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. After receiving the letter, the property owner contacted staff on December 9, 2024, indicating their support for designation. On December 11, 2024, staff conducted a site visit of the subject property.

An additional notice was delivered via email to the owner on January 30, 2025, 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-2025-0011:

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 10454 Regional Road 25 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 Ontario rural one-room schoolhouse. The property has historical and associative value, due to its associations with the early educational system in the community of Speyside, and former owner John Yaremko. 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 schoolhouse along Regional Road 25 in the community of Speyside within the Town of Halton Hills;
- The scale, form, and massing of the one-and-a-half storey frame schoolhouse with brick veneer cladding, brick plinth, stone foundation, and gable roof;
- The materials, including brick, wood, and stone;
- On the front (northeast) elevation:
 - o The datestone beneath the gable peak, inscribed “D, S.S. No. 10, 1903”;
- On the side (northwest) elevation:
 - o Flatheaded window openings with brick soldier course lintels and stone sills;
 - o Bell and cupola located on the roof;
- On the side (southeast) elevation:
 - o Flatheaded window openings with brick soldier course lintels and stone sills;
 - o Datestone along the stone foundation inscribed “1892”; and,
- On the interior:
 - o Former original rear (southwest) brick veneer façade featuring a flatheaded entryway with brick soldier course lintels.

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

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