



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-2025-014

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 510 Main Street (Glen Williams)

RECOMMENDATION:

THAT Report No. PD-2025-014 dated March 7, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 510 Main Street (Glen Williams)” be received;

AND FURTHER THAT Council state its intention to designate the property at 510 Main Street, Glen Williams, Town of Halton Hills, known as the Moffit Forster House, legally described as “PT LT 51, RCP 1556, AS IN 562442; HALTON HILLS, DESC AMENDED 22 09 99 BY J MENARD”, 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 510 Main Street, Glen Williams, 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 property at 510 Main Street is located along the northwest side of Main Street in Glen Williams. The property is an irregularly shaped parcel extending from Main Street to the Credit River at the rear. The property contains a two-storey brick residential building with rear addition and a one-storey accessory building in the rear. 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 good example of the Georgian style of architecture, built by Dr. Moffit Forster and associated with the Williams family.

The property at 510 Main 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 April 26, 2024, the current property owner was emailed 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-2025-0015

THAT Heritage Halton Hills Committee recommend Council issue a Notice of Intention to Designate for the property at 510 Main Street for designation under the *Ontario Heritage Act*.

The property has been identified as an excellent example of residential Georgian Revival architecture within the community of Glen Williams, associated with miller and later doctor Moffit Forster, as well as the prominent Williams and Korzack families. 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 location, setback, and orientation of the existing two-storey building along Main Street in Glen Williams;
- The scale, form, and massing of the two-storey brick residential building, including the moderately-pitched gable roof with returned eaves;
- The materials, including dichromatic brick work, and stone sills;
- On the front (southeast) elevation:
 - o The central bay with dichromatic brick lintel and flat-headed entrance with a transom window;
 - o Graduated fenestration with two rectangular window openings with stone sills and dichromatic tan brick soldier course lintels on the first storey and three smaller rectangular window openings with stone sills and dichromatic tan brick soldier course lintels on the second storey;
 - o The tan brick quoining at the corners;
- On the side (northeast) elevation:
 - o Two rectangular window openings at the first and second storeys on either side of the central chimney, with stone sills, and dichromatic tan brick soldier course lintels;
 - o The buff brick quoining at the corners;
- On the side (southwest) elevation:
 - o Two rectangular window openings at the second storey with stone sills, and dichromatic tan brick soldier course lintels;
 - o Two rectangular window openings at the first storey of the one-and-a-half storey nineteenth century rear addition with stone sills, and dichromatic tan brick soldier course lintels;
 - o The flatheaded entrance with brick lintel at the first storey;
 - o Quoining at the south corner; and,
- The scale, form, and massing of the one-and-a-half storey rear addition with brick exterior.

The rear elevation of the two-storey structure, modern 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