



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: March 27, 2025

REPORT NO.: PD-2025-020

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 13802 Trafalgar Road (Ballinafad)

RECOMMENDATION:

THAT Report No. PD-2025-020, dated March 27, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 13802 Trafalgar Road (Ballinafad)” be received;

AND FURTHER THAT Council state its intention to designate the property at 13802 Trafalgar Road, Town of Halton Hills, known as Blue Mountain School, legally described as “PT LT 29, CON 7 ESQ, PART 1, 20R1811; 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 13802 Trafalgar Road, 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 side of Trafalgar Road in the community of Ballinafad within the Town of Halton Hills. The property is a rectangular-shaped lot and features a one-and-a-half storey Ontario rural one-room schoolhouse in the Gothic Revival architectural style. 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 good example of a one-room schoolhouse that contributes to the historic rural landscape of Halton Hills.

The property at 13802 Trafalgar Road 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. Staff sent an additional notice on March 10, 2025, advising them that the Research and Evaluation Report for the subject property would be reviewed at the March 19, 2025, meeting of Heritage Halton Hills. The Owner reached out to staff on March 12, 2025, indicating their support for designation. Prior to the meeting of HHH, staff conducted a site visit on March 18, 2025, to take additional photographs of the property.

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.

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

Recommendation No. HHH-2025-0020

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 13802 Trafalgar Road for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a late-nineteenth-century Ontario rural one-room schoolhouse in the Gothic Revival architectural style and displays a high degree of craftsmanship and artistic merit due to the dichromatic brickwork. The property has associations with the early educational system in the community of Ballinafad, and former owner Stewart Bennett. The property has also been identified as being contextually significant in the community of Ballinafad.

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

- The setback, location, and orientation of the schoolhouse along Trafalgar Road in the community of Ballinafad within the Town of Halton Hills;
- The scale, form, and massing of the c.1871 one-storey stone schoolhouse with gable roof, twin double stack chimneys, and dichromatic brick detailing;
- Materials including red and buff brick, and stone;
- Front (northeast) elevation:
 - Buff brick quoins;
 - Flatheaded window openings with stone sills and buff brick soldier course lintels;
 - Front vestibule with buff brick quoins, semi-circular transom, radiating buff brick voussoir, and sidelights;
 - Date stone inscribed “School Section No. 14 A.D. 1871”, surrounded by a buff brick square border and decorative brick lozenge pattern; and,
- Side (southeast and northwest) elevations:
 - Multiple flatheaded window openings with buff brick soldier course lintels and stone sills.

The rear elevation, interiors, and rear accessory structures 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

Damian Szybalski, Commissioner of Community Services and Acting Chief
Administrative Officer