



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: May 7, 2025

REPORT NO.: PD-2025-021

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 99 – 103 Main Street South (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2025-021, dated May 7, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 99-103 Main Street South (Georgetown) be received;

AND FURTHER THAT Council state its intention to designate the property at 99 -103 Main Street South, Georgetown, Town of Halton Hills, known as the Wright Block, legally described as “PT LTS 4 & 5, PL 37, E OF MAIN ST OR S OF MILL ST, AS IN 611469; T/W & S/T 611469; HALTON HILLS ” (99 Main Street South); “PT LT 4, 5 & 8, PL 37, E OF MAIN ST OR S OF MILL ST, AS IN 738944; T/W & S/T 738944. "S/T EASE H698005"; HALTON HILLS. "ADDED 2003 03 31" (103 Main Street South), 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 99-103 Main Street South, 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 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 northeast side of Main Street South in the community of Georgetown within the Town of Halton Hills. The property is a rectangular-shaped lot and contains a two-storey, mid-nineteenth-century commercial building. 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 a commercial building that contributes to the historic streetscape of downtown Georgetown.

The property at 99-103 Main Street South 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 August 4, 2022, the property owners submitted a Site Plan application to construct an expansion to the rear of the existing third floor. Upon review of the application, staff advised the owners of the property's heritage status and provided information on the Town's financial incentive programs offered for designated properties. After further discussions with staff, the owners indicated their support for designation. Additionally, it is staff's understanding from the Owner that the proposed addition associated with the 2022 site plan application is on indefinite hold.

On January 15, 2025, the current property owners were mailed a designation information package with covering letter from staff, identifying that this work was underway. Along with the designation information package, staff confirmed that the Research and Evaluation Report for the subject property would be reviewed at the January 15, 2025, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the Research & Evaluation Report for the subject property at the January 15, 2025, meeting and the following motion was carried:

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.

Recommendation No. HHH-2025-0007

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 99-103 Main Street South for designation under the *Ontario Heritage Act*.

The property has been identified as a representative example of a mid-nineteenth-century commercial structure within downtown Georgetown. The two-storey building height, red brick exterior, vertical second-storey windows with articulated lintels and sills, and recessed entry doors are reflective of commercial buildings constructed along many main streets throughout Ontario during this time. The property has associations with Henry Wright and the Wilson family, and housed several notable businesses, including J.J. Gibbens' bakery. The property has also been identified as being contextually significant as it serves to maintain the heritage character of Georgetown's downtown, and remains physically, functionally, and visually connected to its surroundings, having continuously served as a commercial structure in its original location for over 160 years.

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

- The location, setback, and orientation of the two-storey, mid-nineteenth century commercial building within a commercial row in historic downtown Georgetown;
- The scale, form, and massing of the two-storey building with gable roof and red brick exterior;
- The materials, including red brick laid in a common bond pattern;
- The four symmetrically placed, flatheaded window openings on the second storey of the front (west) elevation;
- The window opening at the second storey of the side (north) elevation; and,
- The chimney on the south end of the gable roof.

The interiors of the buildings and rear elevations 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,

Laura Loney, Manager of Heritage Planning

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer