



TOWN OF  
**HALTON HILLS**  
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## REPORT

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**TO:** Mayor Lawlor and Members of Council

**FROM:** Caylee MacPherson, Planner – Development Review & Heritage

**DATE:** May 27, 2025

**REPORT NO.:** PD-2025-028

**SUBJECT:** Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 13029 Steeles Avenue (Hornby)

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### RECOMMENDATION:

THAT Report No. PD-2025-028, dated May 27, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 13029 Steeles Avenue (Hornby)” be received;

AND FURTHER THAT Council state its intention to designate the property at 13029 Steeles Avenue, Town of Halton Hills, known as Hornby School, legally described as “PT LT 1, CON 8 ESQ, AS IN 234043; 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 13029 Steeles Avenue, 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 property was further prioritized through Council’s adoption of Staff Report PD-2024-094.

- 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.
- This report is identified as requiring immediate action due to legislated timelines for Notices of Intention to Designate under Part IV of the *Ontario Heritage Act*.

## **BACKGROUND AND DISCUSSION:**

The subject property is located on the northwest side of Steeles Avenue in the community of Hornby within the Town of Halton Hills. The property is a square-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 in 2021.

The property at 13029 Steeles Avenue 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*<sup>1</sup>.

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 through 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 April 25, 2025, advising them that the Research and Evaluation Report for the subject property would be reviewed at the May 21, 2025, meeting of Heritage Halton Hills. A third notice was delivered to the Owner on May 23, 2025, following the meeting of Heritage Halton Hills, indicating that staff would be bringing forward a Notice of Intention to Designate for their property to Council. The Owner reached out to staff on May 23, 2025, to obtain a copy of the Research and Evaluation Report (Appendix A).

Heritage Halton Hills reviewed the Research & Evaluation Report for the subject property at the May 21, 2025, meeting and the following motion was carried:

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<sup>1</sup> 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-2025-0026

THAT Heritage Halton Hills recommend Council issue Notice of Intention to Designate for the Property at 13029 Steeles Avenue 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 Hornby, and former pupil Dr. Frank Oliver Gilbert. The property also has associations with the Halton Opportunities Enterprise (HOPE) Workshop, and has been identified as being contextually significant in the community of Hornby.

As described in the Research & Evaluation Report, the identified heritage attributes of the property that contribute to its physical and design value include:

- The setback, location, and orientation of the schoolhouse along Steeles Avenue in the community of Hornby within the Town of Halton Hills;
- The scale, form, and massing of the c.1870 one-and-a-half storey schoolhouse, running bond brick pattern, buff brick foundation and quoins, gable roof, brick chimney, and dichromatic brick detailing;
- Materials, including red and buff brick, and stone;
- Front (southeast) elevation:
  - Projecting former bell tower with datestone inscribed “Erected A.D. 1870”;
  - Flatheaded window openings with limestone keystones, soldier course lintels, and projecting limestone sills;
  - Buff brick banding;
- Side (southwest) elevation:
  - Flatheaded window openings with limestone keystones, soldier course lintels, and projecting limestone sills;
  - Four-bay design with three buff brick buttresses;
  - Buff brick banding;
- Side (northeast) elevation:
  - Flatheaded window opening with limestone keystone, soldier course lintel, and projecting limestone sill;
  - Doorway with limestone keystone and soldier course lintel;
  - Two buff brick buttresses; and,
  - Buff brick banding.

The identified heritage attribute of the property at 13029 Steeles Avenue, Hornby, that contributes to its historical and associative value includes:

- The legibility of the existing property as a late-nineteenth-century Ontario rural one-room schoolhouse along Steeles Avenue within the community of Hornby in the Town of Halton Hills.

The identified heritage attributes of the property at 13029 Steeles Avenue, Hornby, that contribute to its contextual value include:

- The legibility of the existing property as a late-nineteenth-century Ontario rural one-room schoolhouse along Steeles Avenue within the community of Hornby in the Town of Halton Hills;
- The setback, location, and orientation of the c.1870 Hornby School on the northwest side of Steeles Avenue in the community of Hornby; and,
- The scale, form, and massing of the one-and-a-half-storey Ontario rural one-room schoolhouse.

The rear elevation, interiors, and rear accessory structures were not identified as heritage attributes.

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