



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Laura Loney, Manager of Heritage Planning

DATE: May 26, 2025

REPORT NO.: PD-2025-029

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9118 Winston Churchill Blvd

RECOMMENDATION:

THAT Report No. PD-2025-029 dated May 26, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9118 Winston Churchill Blvd” be received;

AND FURTHER THAT Council state its intention to designate the property at 9118 Winston Churchill Boulevard, known as the Miller-McLaughlin House, legally described as “PT LTS 6 & 7, CON 11 ESQ, PTS 1 & 2, 20R3191, EXCEPT PT 6, 20R13485 & PTS 1,2 & 3, 20R14600; HALTON HILLS”, 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 9118 Winston Churchill Boulevard, 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.
- 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 property at 9118 Winston Churchill Boulevard is located along the southwest side of Winston Churchill Boulevard between the historic settlements of the Norval and Hornby communities in the Town of Halton Hills. The property contains a c.1861 residential building, a large church, assembly hall, and several recreational facilities. 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 representative of a Gothic Revival style farmhouse with "L"-shaped floor plan, constructed by carpenter Thomas Ruddell who built many homes within Halton Region.

The property at 9118 Winston Churchill Boulevard 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 February 26, 2025, 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 April 25, 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 May 21, 2025, meeting of Heritage Halton Hills. At this meeting, Heritage Halton Hills made the following recommendation:

Recommendation No. HHH-2025-0027

THAT Heritage Halton Hills recommend Council issue Notice of Intention to Designate for the Property at 9118 Winston Churchill Boulevard for Designation under the Ontario Heritage Act.

The property has been identified as a representative example of a mid-19th-century agricultural residence in the Gothic Revival style, with a tree-lined drive, coniferous windrow, and mature trees towards the rear of the residential building. The property has

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.

significant historical and associative value due to its long-standing connections to early European settlement in the area, is closely associated with the prominent pioneering Miller Family, and is associated with the McLaughlin family who were significant community members during the 19th and 20th centuries. The property has also been identified as contextually significant.

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

- The setback, location, and orientation of the existing building along Winston Churchill Boulevard;
- The tree-lined drive extending to the residential building from Winston Churchill Boulevard, the mature deciduous windrow along Winston Churchill Boulevard, the coniferous windrow located immediately northwest of the residential building, and the mature trees towards the rear (southwest) of the residential building;
- The scale, form, and massing of the existing c.1860s, two-storey L-shaped Gothic Revival residential building with gable roof and stone foundation;
- The materials, including brick, limestone, and detailing throughout;
- The front (northeast) elevation, including:
 - The one-storey projecting bay with a bracketed cornice, as well two flatheaded window openings with stone sills and lintels;
 - Three semi-circular window openings with stone sills and radiating brick voussoirs;
 - Flatheaded window openings with stone sills and lintels;
 - Flatheaded entryway with stone lintel, sidelights, and transom window;
 - Brick chimney extending above the gable peak;
- The side (southeast) elevation, including:
 - Flatheaded window openings with stone sills and lintels;
 - Flatheaded entryway with stone lintel;
- The side (northwest) elevation, including:
 - Flatheaded window openings with stone sills and lintels;
 - Two semi-circular window openings with stone sills and radiating brick voussoirs; and,
 - The late-nineteenth-century summer kitchen.

The church building, rear addition to the c.1861 residential building, accessory structures, and interiors have not been 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 has been 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

Bill Andrews, Commissioner of Transportation & Public Works and Acting Chief
Administrative Officer