



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Caylee MacPherson, Planner – Development Review & Heritage

DATE: May 28, 2025

REPORT NO.: PD-2025-027

SUBJECT: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10421 Fourth Line (Scotch Block)

RECOMMENDATION:

THAT Report No. PD-2025-027, dated May 28, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10421 Fourth Line (Scotch Block)” be received;

AND FURTHER THAT Council state its intention to designate the property at 10421 Fourth Line (Scotch Block), Town of Halton Hills, known as Waterloo School, legally described as “PT LT 13, CON 5 ESQ, AS IN 722382; S/T 53617 TOWN OF 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 10421 Fourth Line, 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 northeast side of Fourth Line in the community of Scotch Block 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 with Italianate influences. 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 10421 Fourth Line 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 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.

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 May 21, 2025, meeting and the following motion was carried:

Recommendation No. HHH-2025-0025

THAT Heritage Halton Hills recommend Council issue Notice of Intention to Designate for the Property at 10421 Fourth Line 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 with Italianate architectural influences, and displays a high degree of craftsmanship and artistic merit due to the decorative brick work. The property has associations with the early educational system in the community of Scotch Block and also has associations with local builders Messrs Hume & Steel, and Acton-based architect John Cameron. The property has been identified as being contextually significant in the community of Scotch Block.

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 Fourth Line in the community of Scotch Block within the Town of Halton Hills;
- The scale, form, and massing of the c.1891, one-and-a-half storey schoolhouse with a gable roof, single brick chimney, and stone foundation;
- Materials, including red brick and stone;
- Front (southwest) elevation:
 - Segmentally arched window openings with limestone sills, hood molds, and voussoirs;
 - Decorative brick banding and squares;
 - Decorative head carving;
 - Circular vent opening with semi-circular voussoir and limestone sill;
- Side (southeast and northwest) elevations:
 - Segmentally arched window openings with limestone sills, hood molds, and voussoirs; and,
 - Two flatheaded entrances with soldier course lintels.

The identified heritage attribute of the property at 10421 Fourth Line, Scotch Block, 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 Fourth Line within the community of Scotch Block in the Town of Halton Hills.

The identified heritage attributes of the property at 10421 Fourth Line, Scotch Block, that contribute to its contextual value include:

- The legibility of the existing property as a late-nineteenth-century Ontario rural one-room schoolhouse along Fourth Line within the community of Scotch Block in the Town of Halton Hills;
- The setback, location, and orientation of the c.1891 Waterloo School on the northeast side of Fourth Line in the community of Scotch Block; and,
- The scale, form, and massing of the one-and-a-half-storey Ontario rural one-room schoolhouse.

The rear elevation, interiors, and rear addition 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