



## REPORT

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

**FROM:** Laura Loney, Manager of Heritage Planning

**DATE:** October 31, 2025

**REPORT NO.:** PD-2025-062

**SUBJECT:** Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 26 Wildwood Rd (Glen Williams)

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### RECOMMENDATION:

THAT Report No. PD-2025-062, dated October 31, 2025, and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 26 Wildwood Rd (Glen Williams)” be received;

AND FURTHER THAT Council state its intention to designate the property at 26 Wildwood Road, known as Norton Cottage, legally described as “PART LOTS 13, 14, 19 & 20, LOTS 15 TO 18, PART PPK 2 & 3, BLK E, PL 10; PT GLEN ST. PLAN 10 (CLOSED BY JUDGES’ ORDER AS IN 378451) 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, legally described above, 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 subject property at the request of the owner and 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 as such Staff are recommending that Council state its intention to designate the property; and,
- 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 26 Wildwood Road is an irregular-shaped parcel located within the community of Glen Williams in the Town of Halton Hills, Ontario. The property is comprised of three village lots, four partial village lots, part of reserve park lots, and a closed road right-of-way. The property features a vernacular stone home with limestone at the first storey and half-timbering at the second storey, a gambrel roof, and stone quoining.

The subject property has been researched and evaluated by staff at the request of the Owners and 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> The property is not currently listed on the Town's Heritage Register, however it has been identified by the owner and staff as having cultural heritage value and worthy of consideration for its long-term conservation.

On September 18, 2025, the Owners were notified that the Research and Evaluation Report for the property at 26 Wildwood Road would be reviewed at the October 15, 2025, meeting of Heritage Halton Hills. Staff sent an additional notice on October 15, 2025, that the matter would be considered by Council on November 17, 2025.

Heritage Halton Hills reviewed the Research and Evaluation Report for 26 Wildwood Road at its October 15, 2025, meeting, where the following motion was carried:

### Recommendation No. HHH-2025-0054

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 26 Wildwood Road (Glen Williams) for designation under the Ontario Heritage Act.

Norton Cottage at 26 Wildwood Road has been identified as a unique example of a c.1942 vernacular residential building with Dutch Colonial Revival and Tudor Revival influences in the Town of Halton Hills. The property has significant historical value due

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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.

to its associations with locally trained quarryman James Norton, and local mason, carpenter, and local hockey coach Gerry Inglis. Norton Cottage has also been described as contextually significant.

The heritage attributes of the property at 26 Wildwood Road that contribute to its physical and design value are identified as follows:

- The setback, placement, and orientation of the existing building along Wildwood Road in the community of Glen Williams, Town of Halton Hills;
- The scale, form and massing of the two-storey building with a gambrel roof, multi-coloured cut stone, stucco, and half-timbering;
- The materials, including multi-coloured cut stone and cherry wood;
- The front (northeast) elevation, including:
  - Flatheaded window openings with stone sills and lintels;
  - Flatheaded entryway with stone sill and lintel;
  - Overhanging gambrel roof with three dormers, each containing a flatheaded window opening;
- The side (northwest) elevations, including:
  - Multi-coloured cut stone base at the first storey;
  - Flatheaded window openings with stone sills and lintels;
  - Central stone chimney extending above the roofline;
  - Stuccoed façade with half-timbering and flatheaded window openings at the second storey;
- The side (southeast) elevations, including:
  - Multi-coloured cut and field stone base at the first storey;
  - Flatheaded window opening with stone sill and lintel;
  - Flatheaded entryway with stone sill and lintel;
  - Stone chimney extending to the roofline;
  - Stuccoed façade with half-timbering and flatheaded window openings at the second storey;
- The rear (southwest) elevation, including:
  - Flatheaded window openings with stone sills and lintels;
  - Overhanging gambrel roof with two dormers, each containing a flatheaded window opening;
- The interior, including:
  - Northwest stone fireplace with original stone mantelpiece;
  - Cherry wood milled beams; and,
  - The ground floor cherry wood window casements and frames.

The heritage attribute of the property at 26 Wildwood Road that contributes to its historical and associative value is identified as follows:

- The legibility of the property as a unique early-twentieth century example of a vernacular residential building with Dutch Colonial Revival and Tudor Revival influences within the community of Glen Williams in the Town of Halton Hills.

The heritage attributes of the property at 26 Wildwood Road that contribute to its contextual value are identified as follows:

- The legibility of the property as a c.1942 example of a unique early-twentieth century example of vernacular residential building with Dutch Colonial Revival and Tudor Revival influences within the community of Glen Williams in the Town of Halton Hills.
- The setback, location, and orientation of the existing building along Wildwood Road in the community of Glen Williams, Town of Halton Hills; and,
- The scale, form, and massing of the existing two-storey multi-coloured cut stone building with gambrel roof, and stone chimneys.

The interiors have not been identified as heritage attributes of the 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 finalization 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

Chris Mills, Chief Administrative Officer