



## REPORT

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

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

**DATE:** October 29, 2025

**REPORT NO.:** PD-2025-063

**SUBJECT:** Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9059 Third Line (Scotch Block)

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### RECOMMENDATION:

THAT Report No. PD-2025-063, dated October 29, 2025 and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9059 Third Line (Scotch Block)” be received;

AND FURTHER THAT Council state its intention to designate the property at 9059 Third Line, Scotch Block, Town of Halton Hills, known as the Boston Presbyterian Manse, legally described as “PT LT 6, CON 4 ESQ, PART 1, 4, 20R920; 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 9059 Third Line, Scotch Block, 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, the

*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 subject property is located on the northeast side of Third Line in the community of Scotch Block within the Town of Halton Hills. The property is a rectangular-shaped lot and features a two-storey red-brick 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 vernacular Queen Anne Revival architecture.

The property at 9059 Third 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*<sup>1</sup>.

On May 8, 2025, the property owner and manager contacted staff, indicating their interest in designation. Staff sent a notice on September 18, 2025, advising the owner that the Research and Evaluation Report for the subject property would be reviewed at the October 15, 2025, meeting of Heritage Halton Hills. To date, staff have not received additional feedback from the Owner.

Heritage Halton Hills reviewed the Research & Evaluation Report for the subject property at the October 15, 2025, meeting, and 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 9059 Third Line (Scotch Block) for designation under the *Ontario Heritage Act*.

The property has physical and design value as a unique, rare, and representative example of a late-nineteenth-century Victorian-era dwelling with Queen Anne Revival influences within the community of Scotch Block in the Town of Halton Hills. The c.1889 two-storey red-brick dwelling features design elements typical of the Queen Anne Revival style, including the steeply pitched roof, asymmetrical façade, two-storey bay, front facing gable peak, stacked brick chimneys, decorative brick banding, as well as the verandah with wooden radiating spindles, decorative brackets, architrave, and frieze. The building also features elements that are common amongst Victorian-era

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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.

buildings and are extant within various styles of the period, including the flatheaded window openings with jack arches, projecting plinth foundation, brick corbelling, limestone sills and stringcourse, and tall stacked brick chimneys. The decorative brick work, such as the brick corbels and banding, display a high degree of craftsmanship and artistic merit. The property has historical and associative value due to its associations with the nearby Boston Presbyterian Church, serving as a manse for ministers and their family for nearly 70 years. The property serves to define and maintain the rural character of Scotch Block and is visually and historically linked to its surroundings as the former Boston Presbyterian Manse.

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 existing c.1889 Victorian-era Queen Anne Revival residential building along Third Line in the Town of Halton Hills;
- The scale, form, and massing of the two-storey building with hipped-gable roof, projecting brick plinth foundation, and brick banding;
- The materials, including brick, stone, and wood;
- The front (southwest) elevation, including:
  - Two storey projecting bay, including:
    - Brick banding at the first and second storey;
    - Flatheaded window openings at the first and second storey with jack arches, hood moulds, and projecting limestone stringcourse sills; and,
    - Hipped roof;
  - Front gable peak with brick corbelling and banding directly beneath the roofline;
  - Flatheaded window opening with a jack arch, hood mould, and stone sill;
  - L-shaped porch with decorative frieze and brackets;
  - Two flatheaded entryways;
- The side (southeast and northwest) elevations, including:
  - Flatheaded window openings with jack arches, hood moulds, and stone sills;
  - Tall brick chimneys; and,
  - Brick corbelling.

The identified heritage attribute of the property at 9059 Third Line that contributes to its historical and associative value includes:

- The legibility of the Victorian-era Queen Anne Revival residential building along Third Line within the community of Scotch Block in the Town of Halton Hills.

The identified heritage attributes of the property at 9059 Third Line that contribute to its contextual value include:

- The legibility of the Victorian-era Queen Anne Revival residential building along Third Line within the community of Scotch Block in the Town of Halton Hills;
- The setback, location, and orientation of the c.1889 Boston Presbyterian Manse on the northeast side of Third Line in the community of Scotch Block; and,
- The scale, form, and massing of the two-storey Victorian-era Queen Anne Revival residential building.

The interiors, rear elevation, and rear additions have not been identified as heritage attributes of the subject property as part of this report.

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