



## REPORT

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

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

**DATE:** April 1, 2026

**REPORT NO.:** PD-2026-038

**SUBJECT:** Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 11309 22 Side Road (Limehouse)

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### RECOMMENDATION:

THAT Report No. PD-2026-038, dated April 1, 2026, and titled “Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 11309 22 Side Road (Limehouse)” be received;

AND FURTHER THAT Council state its intention to designate the property at 11309 22 Side Road, Limehouse, Town of Halton Hills, known as the Ivens House, legally described as “PT LT 23, CON 6 ESQ, PART 2, 20R9558, T/W 732274; 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 11309 22 Side Road, Limehouse, 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, as such, 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 an irregular-shaped parcel located along the northwest side of 22 Side Road in the community of Limehouse within the Town of Halton Hills. The property features an early-20<sup>th</sup>-century, two-storey residential building. 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 representative example of an early-20<sup>th</sup>-century Queen Anne Revival residential building that contributes to the historic streetscapes in the village of Limehouse.

The property at 11309 22 Side Road 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 February 20, 2026, a designation information package with a covering letter from staff was delivered via mail to the property owner, identifying that this work was underway. Staff sent an additional notice on February 24, 2026, advising the owner that the Research and Evaluation Report for the subject property would be reviewed at the March 18, 2026, meeting of Heritage Halton Hills.

Heritage Halton Hills reviewed the Research & Evaluation Report for the subject property at the March 18, 2026, meeting, and the following motion was carried:

### Recommendation No. HHH-2026-0012

THAT Heritage Halton Hills recommend Council issue a Notice of Intention to Designate for the property at 11309 22 Side Road (Limehouse) for designation under the *Ontario Heritage Act*.

The property has physical and design value as a representative example of an early-20<sup>th</sup>-century vernacular residential building with Queen Anne Revival influences in the community of Limehouse in the Town of Halton Hills. The building features several elements characteristic of the style, including its asymmetrical façade, front-facing gable, overhanging eaves, the one-storey projecting side bay, and the two-storey front

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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.

projecting bay. The property has significant historical and associative value due to its associations with several significant local families, including the Ivens, Doughty, Arnold, and Karn families. The property also remains physically, functionally, and visually connected to its surroundings. Located in its original location above 22 Side Road, the property is physically, visually, and historically linked to the early growth of Limehouse, and the expansion of the village beyond the original settlement area.

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 two-storey residential building with a hipped roof along 22 Side Road within the community of Limehouse in the Town of Halton Hills;
- The scale, form, and massing of the existing two-storey residential building with hipped roof;
- The materials, including wood;
- On the front (southeast) elevation:
  - The two-storey projecting bay with flatheaded window openings and an inset gable peak;
  - Flatheaded window and entryway openings;
- On the side (northeast) elevation:
  - One-storey projecting bay with hipped roof;
  - Flatheaded window openings at the first and second storey; and,
- On the side (southwest) elevation:
  - Flatheaded window openings at the first and second storey.

The heritage attribute of the property at 11309 22 Side Road that contributes to its historical and associative value includes:

- The legibility of the existing building as an early-twentieth century vernacular residential building with Queen Anne Revival influences in the community of Limehouse along 22 Side Road.

The heritage attributes of the property at 11309 22 Side Road that contribute to its contextual value include:

- The legibility of the existing building as an early-twentieth century vernacular residential building with Queen Anne Revival influences in the community of Limehouse along 22 Side Road;
- The setback, location, and orientation of the existing two-storey building along 22 Side Road within the community of Limehouse in the Town of Halton Hills; and,
- The scale, form, and massing of the existing two-storey building with hipped roof.

The rear elevation and interiors were not identified as heritage attributes of the subject 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 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