



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Laura Loney, Senior Heritage Planner

DATE: September 16, 2020

REPORT NO.: PD-2020-0046

RE: Alterations to a Designated Heritage Property – 519-521 Main Street, Glen Williams

RECOMMENDATION:

THAT Report PD-2020-0046 dated September 16, 2020 regarding “Alterations to a Designated Heritage Property – 519-521 King Street, Glen Williams be received;

AND FURTHER THAT Council approve the alterations to the designated heritage property at 519-521 King Street, Glen Williams, substantially in accordance with the site plan prepared by Matthews Design & Drafting Services Inc., dated August 19, 2020, in accordance with Section 33 of the *Ontario Heritage Act*.

BACKGROUND:

The subject property at 519-521 Main Street is located at the intersection of Main Street and Prince Street in Glen Williams (Appendix A). The property was designated under Part IV of the *Ontario Heritage Act* by By-law No. 2010-0123 on December 16, 2010 (Appendix B).

Staff met with the applicant in December 2019 to discuss proposed alterations to the subject property for the purposes of increasing the number of available parking spaces towards the rear of the property. Since December 2019, staff has worked with the applicant to reduce the number of trees impacted by the proposal and increased soft landscaping to mitigate the proposed decrease in green space (Appendix C).

Policy Framework

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system. The key objectives include building strong communities,

wise use and management of resources, and protecting public health and safety. Council's decisions are required to be consistent with the PPS. The Planning Act and associated PPS guide development in the Province and include the provincial interest regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent" with the Provincial Policy Statement.

Provincial Policy Statement section 2.6.1 states that "significant built heritage resources and significant cultural heritage landscapes be conserved".

Regional Official Plan

Section 165-167 in Part IV of the Regional Official Plan speaks to the conservation of cultural heritage resources, and identifies the goal to "protect the material, cultural and built heritage of Halton for present and future generations".

Halton Hills Official Plan

Section F2.2.4 of the Town of Halton Hills' Official Plan states that "Development shall be designed to incorporate, conserve and enhance identified cultural heritage resources as distinct elements and/or focal points, and incorporate these features into the overall site and building design. Section F5 provides the policy framework for heritage conservation in the Town and identifies that "it is the intent of this Plan that the Town's cultural heritage resources be identified, conserved and enhanced whenever practical and that all new development occur in a manner that respects the Town's rich cultural heritage".

Glen Williams Secondary Plan

The existing Glen Williams Secondary Plan includes policies that speak to the conservation of heritage resources within the Secondary Plan area. Section H4.2.b) states that the plan's objective is "to preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills". Appendix X6: Hamlet of Glen Williams Design and Heritage Protection identifies specific guidelines relating to the conservation of existing cultural heritage resources for new development within the community. The Town is currently undertaking a scoped review of the existing Glen Williams Secondary Plan with an anticipated project completion of Spring 2021.

COMMENTS:

Staff has worked with the applicant to make revisions to the original site plan for the subject property to reduce proposed impacts to existing mature trees while allowing for increased parking and accessibility at the rear of the existing property, as shown in Appendix C. The proposed alterations to the designated heritage property at 519-521

Main Street will not have a negative impact on the heritage character or identified heritage attributes of the property, which are limited to the existing buildings within the designated property and do not include landscape features. Staff recommends that Council approve the alterations to the designated heritage property in accordance with Part IV, Section 33 of the *Ontario Heritage Act*.

Staff also consulted with Heritage Halton Hills via a Zoom meeting on September 15, 2020 to review the proposed site plan for the subject property. The Heritage Halton Hills committee supported the alterations to the heritage property at 519-521 Main Street, Glen Williams and passed the following recommendation:

Recommendation No. HERITAGE-2020-0017:

THAT the Heritage Halton Hills Committee support the landscaping application submitted for 519-521 Main Street Glen Williams.

CARRIED

RELATIONSHIP TO STRATEGIC PLAN:

This report primarily relates to the implementation of the Preserve, Protect and Promote our Distinctive History Value:

To preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

FINANCIAL IMPACT:

There are no financial impacts associated with this particular report.

CONSULTATION:

Heritage Halton Hills was consulted in the preparation of this report. In addition, the matter was reviewed by Development Review, Development Engineering and Zoning staff.

PUBLIC ENGAGEMENT:

No public consultation was required as part of the preparation of this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the Cultural Vibrancy pillar(s) of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.

COMMUNICATIONS:

Should Council approve staff's recommendations within this report, staff will advise the property owner of 519-521 Main Street, Glen Williams.

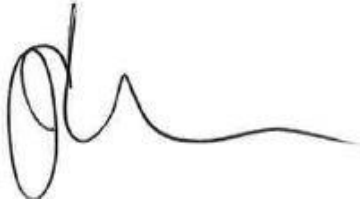
CONCLUSION:

The proposed alterations to the designated heritage property at 519-521 Main Street will not have a negative impact on the heritage character or identified heritage attributes of the property. Staff recommends that Council approve the alterations to the designated heritage property as shown in Appendix C of this report in accordance with Part IV, Section 33 of the *Ontario Heritage Act*.

Reviewed and Approved by,

A handwritten signature in cursive script that reads "Bronwyn Parker".

Bronwyn Parker, Director of Planning Policy

A handwritten signature in cursive script, appearing to be "John Linhardt".

John Linhardt, Commissioner of Planning and Development

A handwritten signature in cursive script, appearing to be "Chris Mills".

Chris Mills, Acting Chief Administrative Officer