



MINUTES

HERITAGE HALTON HILLS COMMITTEE

Minutes of the Heritage Halton Hills Committee held on Wednesday March 23, 2016, at 6:36 p.m., in the Council Chambers of the Halton Hills Civic Centre.

Members Present

D. Brock (left at 8:16 p.m.); R. Denny; C. Donaldson; A. Douglas; L. Nicholson; R. Petkovic; J.M. Rowe

Staff Present

S. Burke, Manager of Planning Policy (left at 8:23 pm); A. Mancuso, Records/FOI Coordinator

Regrets

Councillor T. Brown (Chair); C. Fedchenko; V. Inglis; A. Walker

Others:

Mr. and Mrs. Monckton (left at 7:17 p.m.)

General

1A Disclosure of Pecuniary Interest

D. Brock declared a pecuniary interest with respect to item no. 2B 2016 Heritage Property Tax Refund Program (HPTRP) for the 2015 Tax Year as he owns a heritage designated property and submitted an application for the 2015 Tax Year. He did not partake in any discussion or voting on this item.

1B Receipt of Heritage Halton Hills Committee Minutes dated February 17, 2016

Recommendation No. HERITAGE-2016-0009

THAT the Minutes of the Heritage Halton Hills Committee meeting held on February 17, 2016, be received for information.

CARRIED

1C Interim Control By-law 2016-0009 and Mature Neighbourhoods Character Study

Members received copies of the (a) Comprehensive Zoning By-law Review slide show recently shown to Council, (b) Notice of Passing of Interim Control By-Law

2016-0009, (c) Town of Halton Hills Mature Neighbourhoods Character Study and Interim Control By-Law 2016-0009 **Frequently Asked Questions** March 2016, and (d) March 23, 2016, Media Release: Town Initiates Mature Neighbourhoods Character Study.

S. Burke noted the Town is undertaking a comprehensive review of the zoning by-law which has been in effect since 2010. There is public concern for the impact on neighbourhood character with the demolition of older, smaller homes making way for larger homes. A Mature Neighbourhoods Character Study will “examine the issue of large home rebuilds in older established neighbourhoods of Acton and Georgetown to determine if changes are required to the zoning by-law to better protect the character of these areas. This does not include redevelopment in the form of intensification or infill development in which the number of units increases.”

Section 38 of Planning Act allows a municipality to pass an interim by-law. The Town concerned about the increasing volume of rebuilds of large homes has enacted an interim control by-law (ICBL) to control the erection of, or additions resulting in, any large scale single-detached dwellings within defined areas of the Town of Halton Hills for a period of one year, with a possible extension for one more year. Once passed, another ICBL cannot be passed covering the same geographic area for three years.

The ICBL restricts rebuilds and expansions to no more than a 25% increase in Gross Floor Area (GFA) of the existing dwelling on the lot on the date of passage of the by-law (February 29, 2016). The ICBL is not applicable to a vacant lot. S. Burke added that Council requested staff develop an exemption process that will consider exemptions to the ICBL that are not incompatible with the abutting properties or streetscape. Council has approved an exemption process that staff will use to assess property owner requests for exemption from the by-law.

D. Brock noted there is great interest in preserving Glen Williams and asked if any thought had been given to including it in the defined areas. S. Burke responded Glen Williams is a unique area that should be addressed through the secondary plan in the near future.

J.M. Rowe inquired if the process for removing a Listed property from the Heritage Register was affected by the ICBL. S. Burke, responded all Demolition Clearance Forms will continue to come to the committee for approval.

1D Demolition Clearance Form (DCF) for 32 Churchill Crescent, Georgetown

J.M. Rowe introduced Mr. and Mrs. Monckton who submitted a demolition clearance form on March 11, 2016. Mr. Monckton explained the plan is to demolish the current residence (Victory Home) to construct a two-storey residence.

R. Petkovic noted the property is unfortunately not identified as a landmark on the checklist under Contextual Value. In light of the earlier discussion regarding the ICBL and Mature Neighbourhoods Character Study, J.M. Rowe noted it is not the committee’s role to determine what can go on the property but whether to advise

Council to remove a Listed Property from the Heritage Register or proceed with designation.

Recommendation No. HERITAGE-2016-0010

THAT Heritage Halton Hills supports the request to demolish 32 Churchill Crescent, Halton Hills (Georgetown) and remove it from the Listed Cultural Heritage Property section of the Heritage Register;

AND FURTHER THAT Heritage Halton Hills request staff prepare a report to Council regarding the proposed demolition of 32 Churchill Crescent, Halton Hills (Georgetown);

AND FURTHER THAT Heritage Halton Hills advise Council to remove 32 Churchill Crescent, Halton Hills (Georgetown) from the Listed Cultural Heritage Property section of the Heritage Register and consent to the demolition.

CARRIED

Programs

2A Demolition Clearance Forms (DCF)

Since February 17, 2016, Demolition Clearance Forms were received and approved for the following properties:

February 25, 2016, 315 Maple Avenue, Georgetown (house)

February 26, 2016, 14256 10 Side Road

February 26, 2016, 92 Mill Street West, Acton (house)

March 3, 2016, 8466 Trafalgar Road (house, garage)

March 4, 2016, 17 Ontario Street, Georgetown (house)

The property at 14256 10 Side Road is Listed but the Demolition Clearance Form was for the Barn and Shed **only**). Members expressed concern that the LISTED structure not be demolished. A. Mancuso noted the property owner is aware and emphasized the demolition was for the barn and shed only.

2B 2016 Heritage Property Tax Refund Program: Receipt and Approval of 2015 Tax Year Applications

2B(i) Recommendation No. HERITAGE-2016-0011

THAT Heritage Halton Hills Committee accept the application, received on March 1, 2016, for the 2016 Heritage Property Tax Refund Program – 2015 TAX YEAR for consideration.

CARRIED

2B(ii) **Recommendation No. HERITAGE-2016-0012**

THAT Heritage Halton Hills Committee accept the application, received on March 16, 2016 for the 2016 Heritage Property Tax Refund Program – 2015 TAX YEAR for consideration.

CARRIED

The committee voted on each application:

2B(iii) **Recommendation No. HERITAGE-2016-0013**

THAT Heritage Halton Hills receive the Beaumont Knitting Mill, 586 Main Street (Glen Williams) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Beaumont Knitting Mill, 586 Main Street (Glen Williams) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(iv) **Recommendation No. HERITAGE-2016-0014**

THAT Heritage Halton Hills receive the Craiglea House, 9722 Third Line (Esquesing) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Craiglea House, 9722 Third Line (Esquesing) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(v) **Recommendation No. HERITAGE-2016-0015**

THAT Heritage Halton Hills receive the Forbes House (formerly British Hotel), 401 Draper Street (Norval) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Forbes House (formerly British Hotel), 401 Draper Street (Norval) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(vi) **Recommendation No. HERITAGE-2016-0016**

THAT Heritage Halton Hills receive the Jacob Kennedy House, 16 George Street (Georgetown) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Jacob Kennedy House, 16 George Street (Georgetown) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(vii) **Recommendation No. HERITAGE-2016-0017**

THAT Heritage Halton Hills receive the Laidlaw House & the Frazier Shop, 519 – 521 Main Street (Glen Williams) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Laidlaw House & the Frazier Shop, 519 – 521 Main Street (Glen Williams) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(viii) **Recommendation No. HERITAGE-2016-0018**

THAT Heritage Halton Hills receive the Lilac Lawns, 475 Guelph Street (Norval) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Lilac Lawns, 475 Guelph Street (Norval) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(ix) **Recommendation No. HERITAGE-2016-0019**

THAT Heritage Halton Hills receive the Norval Church of Christ, 9924 Winston Churchill Blvd. (Norval) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Norval Church of Christ, 9924 Winston Churchill Blvd. (Norval) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(x) **Recommendation No. HERITAGE-2016-0020**

THAT Heritage Halton Hills receive the Perkins House, 88 Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Perkins House, 88 Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xi) **Recommendation No. HERITAGE-2016-0021**

THAT Heritage Halton Hills receive the Reid's Hardware (Goodlet's), 86 Main Street South (Georgetown) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Reid's Hardware (Goodlet's), 86 Main Street South (Georgetown) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xii) **Recommendation No. HERITAGE-2016-0022**

THAT Heritage Halton Hills receive the Williams-Holt House, 504 Main Street (Glen Williams) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Williams-Holt House, 504 Main Street (Glen Williams) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xiii) **Recommendation No. HERITAGE-2016-0023**

THAT Heritage Halton Hills receive the Williams Mill, 515 Main Street (Glen Williams) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Williams Mill, 515 Main Street (Glen Williams) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xiv) **Recommendation No. HERITAGE-2016-0024**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **69** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **69** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xv) **Recommendation No. HERITAGE-2016-0025**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **71** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **71** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xvi) **Recommendation No. HERITAGE-2016-0026**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **77** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **77** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xvii) **Recommendation No. HERITAGE-2016-0027**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **79** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **79** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xviii) **Recommendation No. HERITAGE-2016-0028**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **81** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **81** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2(B)xix **Recommendation No. HERITAGE-2016-0029**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **83** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **83** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xx) **Recommendation No. HERITAGE-2016-0030**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **85** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **85** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xxi) **Recommendation No. HERITAGE-2016-0031**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **87** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **87** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2B(xxii) **Recommendation No. HERITAGE-2016-0032**

THAT Heritage Halton Hills receive the Syndicate Housing Heritage Conservation District, **89** Bower Street (Acton) 2016 Heritage Property Tax Refund application for the 2015 TAX YEAR;

AND THAT Heritage Halton Hills approves the Syndicate Housing Heritage Conservation District, **89** Bower Street (Acton) application for the 2015 TAX YEAR;

AND FURTHER THAT Finance – Revenue and Taxation be advised accordingly.

CARRIED

2C Heritage Register – Phase 4

- (i) J.M. Rowe distributed copies of the 2014 Halton Hills ‘Orphans’ Inventory prepared by 2014 Summer Heritage Researcher O. Frayne to members to review and determine which properties should be put forward for Phase 4. The report is compiled of properties in Acton, Georgetown and Norval. Members completed a review of Acton. A. Mancuso will update the list and forward to members. This item will continue with Georgetown and Norval at the April meeting.
- (ii) J.M. Rowe distributed copies of the 2015 Halton Hills Inventory prepared by 2015 Summer Heritage Researcher A. Mior. Members agreed all properties should be put forward for Phase 4.

2D Summer Heritage Researcher Position

A. Mior will start May 9, 2016.

Heritage Designation: Proposed, Committee Report(s), Report(s) to Council, By-Law(s), Plaque Unveiling

3A Designation Plaque Unveiling: Perkins House, 88 Bower St., Acton

Status of Designation Plaque: The original proof contained a couple of errors. A revised proof was returned to the company on March 17.

3B Designation Report: Rolling Hills Farm, 14249 Tenth Line, Ballinafad

J.M. Rowe recently contacted Planning staff member R. de Silva to send an example of a designation by-law to the owner(s) so they can see what is involved in the designation of a property.

Projects, Steering Committee(s), Membership

4A NEW Heritage Halton Hills Brochure

A. Douglas distributed copies of the final version to members and presented the cost for printing 400 copies for \$865.00 versus 1000 for \$940.00. Members discussed distribution of the new brochure and agreed 1000 copies would be advantageous both economically and reaching out to the community.

Recommendation No. HERITAGE-2016-0033

THAT Heritage Halton Hills approve the final version of the new brochure as prepared and presented by A. Douglas;

AND FURTHER THAT 1000 copies of the new brochure be ordered from In-House Print & Graphcs;

CARRIED

R. Petkovic suggested Heritage Halton Hills participate in the Farmers' Market with the new brochure.

For Information, Announcements & Upcoming Events

5A 2016 Ontario Heritage Conference (May 12-14) Stratford / St. Marys

Members were asked to forward their registration information to A. Mancuso by March 30 in order to be registered by the early bird deadline. A. Mancuso will resend the email with the details and forms to members.

5B NOTICE of PUBLIC MEETING scheduled for Monday April 4, 2016 at 6:30 p.m. – Concerning Applications for Amendments to the Town of Halton Hills Official Plan and Zoning By-Law, For lands legally described as: Part Lots 1, 2 & 3, Registered Plan 37, Part Lot 18, Concession 9, Ward 3, Town of Halton Hills; File: D09OPA15.003 and D14ZBA15.010 (69-79 Main Street South & 94-98 Mill Street, Georgetown) was distributed to members for information.

Items for Next or Future Agenda(s)

6A McGibbon Development: D.L. Engineering Inc. Report regarding 79 Main Street South, Georgetown ON

Adjournment

The meeting adjourned at 8:37 p.m.

Next Scheduled Meeting

Wednesday April 20, 2016, 6:30 p.m., Esquesing Room