



BY-LAW NO. 2026-0020

A By-law to designate the Farmers Bank Building, located at 2 Adamson Street South, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O 1990, c.O.18 authorizes the Council of a municipality to enact a by-law to designate real property, including all of the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by the Council for the Corporation of the Town of Halton Hills to designate the property located at 2 Adamson Street South, Norval, Town of Halton Hills, Regional Municipality of Halton, and known as the Farmer's Bank Building, as being of cultural heritage value or interest;

AND WHEREAS the Council for the Corporation of the Town of Halton Hills has caused to be served upon the owners of the land and premises known as the Farmers Bank Building, located at 2 Adamson Street South, Norval, Town of Halton Hills, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused notice of Intention to be published on the Town's website per the Town's "Ontario Heritage Act – Alternate Notice Policy";

AND WHEREAS on January 26, 2026, Council for the Town of Halton Hills approved Report No. PD-2026-004, dated January 7, 2026, in which certain recommendations were made relating to the designation of the subject property.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT the Farmers Bank Building, located at 2 Adamson Street South, and further described in Schedule "A", is hereby designated under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest in the reasons set out in Schedule "B" attached to and forming part of this By-law;
2. THAT a copy of this By-law together with reasons for the designation be registered against the property and served in accordance with Section 29 of the Act;
3. THAT a notice of this By-law be published in accordance with Section 29 of the Act.

BY-LAW read and passed by the Council for the Town of Halton Hills this 9th day of March, 2026.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2026-0020

LEGAL DESCRIPTION

PT LT 11, CON 11 ESQ, AS IN 828066; TOWN OF HALTON HILLS

PIN: 250600029

SCHEDULE “B” TO BY-LAW NO. 2026-0020

REASONS FOR DESIGNATION

Description of Property

The property at 2 Adamson Street South is located at the southeast corner of the main intersection of Guelph Street and Adamson Street South (part of Winston Churchill Boulevard). The existing building within the property is a one-storey square-shaped stuccoed building with hipped roof with a two-storey stuccoed building on the south side. The one-storey building is located along the property line, directly beside the existing sidewalk while the two-storey building is set back a few feet from the one-storey building.

Statement of Cultural Heritage Value or Interest

The Farmers Bank Building at 2 Adamson Street South has design and physical value as a representative example of an early twentieth-century one-storey vernacular commercial building. The one-storey commercial building does not reflect a defined architectural style, and its one-storey massing is unique compared to many buildings along main streets throughout Ontario. The building features segmentally arched window openings with voussoirs and stone sills, an entryway with a segmentally arched transom window and voussoir, and a hipped roof.

The two-storey building towards the rear of the property was constructed at the same time as the Farmers Bank Building and is a representative example of the Edwardian architectural style. The building features elements typical to this style, including the hipped roof, tall brick chimney, multiple flatheaded window openings with lintels and stone sills, and porch encasing the front entryway. The original brick façades and brick detailing have since been clad over with stucco. Despite these interventions, the building has maintained its massing and shape and remains an example of Edwardian architecture.

The Farmers Bank Building at 2 Adamson Street South has significant historical and associative value due to its associations with the Farmers Bank of Canada and the Bank of Nova Scotia. Originally established in Toronto in 1904, the Farmers Bank of Canada provided banking services to Ontario farmers and small-town merchants. The bank then opened branches throughout Ontario, including one in Norval. Among its directors was Robert Noble, proprietor of Noble’s Flour Mills in Norval, a key figure in the Canadian flour industry. The construction of the Norval branch was overseen by Tom Cordingly, with J.J. Steward serving as the contractor.

Following the bank’s closure in 1910, the building was acquired by the Metropolitan Bank of Toronto, which opened a branch there in February 1914. Later that year, in November, the Metropolitan Bank was amalgamated with the Bank of Nova Scotia, which operated until April 1931. The branch closed following a fire that disrupted production at the Norval mill.

The property also has associations with Nelson Robinson, a cattle dealer in Esquesing Township who opened a butcher shop at the subject property. Robinson lived in Norval and operated a farm on Eighth Line, working as a cattle dealer, Reeve of Esquesing Township, a member of the North Halton Curling Club, and member of the Georgetown Fall Fair board. Nelson and wife Laura were members of the Norval Presbyterian Church and involved in the church leadership. In 1950, Robinson was elected president of the Esquesing Agricultural Society. Robinson operated his butcher shop at the subject property for 18 years before selling the property in 1946.

The Farmers Bank Building at 2 Adamson Street South has significant contextual value, as it serves to define and maintain the early-twentieth century character along Adamson Street South in the community of Norval. The property remains physically, functionally, and historically linked to its surroundings as an early-twentieth century vernacular commercial building. The subject property has been identified as a landmark due to its prominent

location at the corner of Adamson Street South and Guelph Street, serving as a visual gateway into Norval.

The heritage attributes that contribute to the physical and design value of the property at 2 Adamson Street South include:

- The setback, location, and orientation of the existing early-twentieth century commercial buildings along Adamson Street South in the community of Norval in the Town of Halton Hills;
- The scale, form, and massing of the one- and two-storey commercial buildings with hipped roofs;
- The materials, including brick and stone;
- The c.1907 one-storey vernacular commercial building, including:
 - Segmentally arched window openings with voussoirs and stone sills;
 - Front entryway with a segmentally arched transom and voussoir;
- The c.1907 two-storey Edwardian building, including:
 - Flatheaded window openings with stone sills;
 - Tall brick chimney about the roofline; and,
- The four square layout.

The heritage attribute of the property at 2 Adamson Street South that contributes to its historical and associative value is identified as follows:

- The legibility of the c.1907 one-storey vernacular commercial building and c.1907 two-storey Edwardian building within the community of Norval in the Town of Halton Hills.

The heritage attributes of the property at 2 Adamson Street South that contribute to its contextual value are identified as follows:

- The legibility of the c.1907 one-storey vernacular commercial building and c.1907 two-storey Edwardian building within the community of Norval in the Town of Halton Hills;
- For the c.1907 one-storey vernacular commercial building:
 - The setback, location, and orientation of the one-storey brick construction commercial building along Adamson Street South in the community of Norval;
 - The scale, form, and massing of the existing building, including its hipped roof;
- For the c.1907 two-storey Edwardian building:
 - The setback, location, and orientation of the two-storey brick construction Edwardian building adjacent to the Farmers Bank Building; and,
 - The scale, form, and massing of the existing building, including its hipped roof.