TOWN OF
HALTON HILLS

BY-LAW NO. 2026-0078

A By-law to designate the Cordiner-Force House, located at 9 Wilbur Street North, 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 9 Wilbur Street North, Acton, Town of Halton Hills, Regional Municipality of Halton, and known as the Cordiner-Force House, 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 Cordiner-Force House, located at 9 Wilbur Street North, 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 the Reasons for Designation are set out in Schedule "B" of this by-law;

AND WHEREAS on July 13, 2026, Council for the Town of Halton Hills approved Report No. PD-2026-070, dated June 18, 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 Cordiner-Force House, located at 9 Wilbur Street North, 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 November, 2026.

Originally Signed By:
MAYOR – ANN LAWLOR

Originally Signed By:
TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE “A” TO BY-LAW NO. 2026-00XX

LEGAL DESCRIPTION

PT LT 33, BLK 7, PL 31, ALSO SHOWN ON PL 1098; PT LT 50, BLK 7, PL 31, AS IN 825452 ALSO SHOWN ON PL 1098; HALTON HILLS

PIN: 250020092

SCHEDULE "B" TO BY-LAW NO. 2026-00XX

REASONS FOR DESIGNATION

Description of Property

The subject property is located along the northeast side of Wilbur Street North in Acton in the Town of Halton Hills, and is located beside two other Edwardian-era residential buildings also built by Stephen Cordiner in the 1920s. The property is a rectangular-shaped parcel and features a two-storey residential building with hipped roof and red brick exterior.

Statement of Cultural Heritage Value or Interest

The Cordiner-Force House at 9 Wilbur Street North has physical and design value as a representative example of an Edwardian Foursquare building in the community of Acton within the Town of Halton Hills. The building features elements typical of this style, including the massing, hipped roof, smooth brick façade, front porch with semi-white painted wood half columns, American Foursquare layout, as well as the segmentally arched window openings with brick voussoirs and concrete sills. Similar to the adjacent residential buildings at 13 and 19 Wilbur Street North, the existing building reflects the transition from elaborate Victorian designs to more functional and modest styles within the existing neighbourhood during the early 20th century. Despite contemporary alterations to the one-storey porch, the Cordiner-Force House remains a representative example of the Edwardian style.

The Cordiner-Force House at 9 Wilbur Street North has historical and associative value due to its associations with Stephen Cordiner. The subject property was purchased from the Lawson family in 1921 by Stephen Cordiner, a local builder, painter, and contractor who worked extensively in the community. Cordiner also constructed the adjacent homes at 13 and 19 Wilbur Street North in the same design and architectural style. Cordiner and his wife Emilia were also significantly involved in the local community; Amelia was a member of both the Ladies' Aid and Women's Missionary Society, and both were members of Knox Presbyterian Church in Acton. Cordiner also served as a member of Acton's Town Council during the early-20th century.

The property also has associations with Harold Rancier (H.R.) Force, a local entrepreneur and businessperson who established Force Electric in Acton during the late-1930s with his brothers. Force Electric manufactured many kinds of small appliances and was a prominent local employer. The Forces were active community members during the mid-twentieth century. Force's second wife, Josephine, was significantly involved in the local community as a member of Trinity United Church's women's group and Women's Missionary Society, and serving as Regent, Treasurer and President of the Duke of Devonshire's chapter of the I.O.D.E. The Force family lived in the extant dwelling for more than 10 years.

The Cordiner-Force House at 9 Wilbur Street North has contextual value as it is important in defining and maintaining the residential, early-twentieth-century character of the northwest side of Wilbur Street. Built adjacent to two additional Edwardian residential buildings also constructed by Stephen Cordiner, the extant building is physically, visually, and historically linked to its surroundings. The Cordiner-Force House is relative in scale to the surrounding buildings and has not been identified as a landmark.

Heritage Attributes

The heritage attributes of the property at 9 Wilbur Street North that contribute to its physical and design value include:

- The setback, location, and orientation of the existing early-20th-century residential building along Wilbur Street North in the community of Acton in the Town of Halton Hills;

- The scale, form, and massing of the two-and-a-half storey Edwardian building;
- The materials, including the red brick exterior, concrete sills, and stone foundation;
- The front (southwest) elevation, including:
    - Covered wooden porch with squared, tapered wooden columns on brick bases across the first storey;
    - Segmentally arched door opening featuring brick voussoirs and larger, segmentally arched tripartite window opening with concrete sill and brick voussoirs at the first storey;
    - At the second storey, two symmetrically placed, segmentally arched window openings with concrete sills and brick voussoirs.
- The side (southeast) elevation, including:
    - Segmentally arched tripartite window opening with concrete sill and brick voussoirs at the first storey;
    - Single segmentally arched window opening with concrete sill and brick voussoirs at the second storey;
- The side (northwest) elevation, including:
    - Segmentally arched door opening with brick voussoirs and horizontally oriented, segmentally arched window opening with concrete sill and brick voussoirs at the first storey;
    - Two segmentally arched window openings with concrete sills and brick voussoirs at the second storey.

The heritage attribute of the property at 9 Wilbur Street North that contributes to its historical and associative value includes:

- The legibility of the existing building as a representative example of an Edwardian Foursquare residential building along Wilbur Street North in the community of Acton in the Town of Halton Hills.

The heritage attributes of the property at 9 Wilbur Street North that contribute to its contextual value include:

- The legibility of the existing building as a representative example of an Edwardian Foursquare residential building along Wilbur Street North in the community of Acton in the Town of Halton Hills.
- The setback, location, and orientation of the existing early-20th-century residential building along Wilbur Street North in the community of Acton in the Town of Halton Hills; and,
- The scale, form, and massing of the two-and-a-half storey Edwardian building.