



**BY-LAW NO. 2026-0035**

A By-law to designate the Fleck House, located at 121 Mountainview Road 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 121 Mountainview Road North, Georgetown, Town of Halton Hills, Regional Municipality of Halton, and known as the Fleck 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 Fleck House, at 121 Mountainview Road 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 March 9, 2026, Council for the Town of Halton Hills approved Report No. PD-2026-026, dated February 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 Fleck House, located at 121 Mountainview Road 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 20<sup>th</sup> day of April, 2026.

Originally Signed By:

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MAYOR – ANN LAWLOR

Originally Signed By:

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TOWN CLERK – VALERIE PETRYNIAK

**SCHEDULE "A" TO BY-LAW NO. 2026-0035**

**LEGAL DESCRIPTION**

PT LT 18, CON 10 ESQ, PART 1, 20R7677; HALTON HILLS/ESQUESING

PIN: 250570007

## **SCHEDULE “B” TO BY-LAW NO. 2026-0035**

### **REASONS FOR DESIGNATION**

#### **Description of Property**

The property at 121 Mountainview Road North is located on the northeast side of Mountainview Road in the community of Georgetown in the Town of Halton Hills. The property is an irregular-shaped parcel located directly adjacent to and south of the CNR rail line. The property contains a single detached dwelling that has been subdivided into apartments, with a paved driveway and parking area to the south and east of the residence.

#### **Statement of Cultural Heritage Value or Interest**

The Fleck House at 121 Mountainview Road North serves as a representative example of a vernacular Italianate residential building within the community of Georgetown in the Town of Halton Hills. Built prior to 1909, the existing building features many characteristics taken from the Italianate style, including its symmetrical design, hipped roof, projecting eaves, strongly accentuated corners, and ornate double chimney (originally one of two symmetrically placed chimneys), with ornate carved wooden brackets along the eaves and at each corner.

The existing porch across the front elevation was first introduced in the early-twentieth century at the upper storey, with the first storey later enclosed as well. The porch features a base clad with shingles, a single flatheaded entryway with a transom divided by lites. Between the existing columns are wooden divided windows featuring multi-pane windows with 12 divided lites. The first and second porch storeys are separated by projecting flat eaves above the first storey. The second storey of the porch, the original portion, mirrors the first storey, however features windows with more, smaller lites (20 per window apart from the centre windows with 15 lites, and narrow 5-lite windows between the columns at each corner).

The Fleck House at 121 Mountainview Road North has significant historical and associative value due to its connections with John A. Willoughby, Levi Edward Fleck, and his family, as well as with the paper coating industry in the community of Georgetown in the Town of Halton Hills. Located within property originally owned by the prominent Barber Family, the existing home was constructed during John A. Willoughby's ownership. Willoughby was a prominent member of the community, real-estate agent, business owner, and politician, who sold the property to the Fleck family in 1913. Levi Edward Fleck moved to Georgetown from Michigan in the early twentieth-century at the Barber Coating Mill with the Barber Family, later establishing Georgetown Coated Papers, which later became known as Domtar Fine Papers. Fleck and his family were prominent community members and are frequently mentioned in local newspapers from that time.

The Fleck House at 121 Mountainview Road North has been in its existing location since its construction in the early-twentieth century along what is known now as Mountainview Road North, just to the south of the existing railway tracks. Although the surrounding context has changed with a contemporary townhouse development immediately to the south, the property remains a landmark along Mountainview Road North just before the railway bridge over the adjacent rail corridor.

The heritage attributes of the property at 121 Mountainview Road North that contribute to its physical and design value include:

- The setback, location, and orientation of the existing two-storey building along Mountainview Road North within the community of Georgetown in the Town of Halton Hills;
- The scale, form, and massing of the existing two-storey building with hipped roof;
- The materials, including brick, wood, and stone detailing;

- On the front (southwest) elevation:
  - The early-twentieth century two-storey porch, including:
    - The hipped roof;
    - Stucco columns and shingles at the first and second storey;
    - Multi-paned windows at the first and second storey;
    - Flatheaded entryway with a transom;
    - Projecting flat eaves at the first storey;
  - Beyond the existing two-storey porch, the existence of single flatheaded window openings at the first and second storeys, with a central entrance at grade;
- On the side (southeast) elevation:
  - Two single-flatheaded window openings with brick voussoirs and stone sills at the first and second storeys;
  - Paired wooden cornice brackets beneath the projecting eaves;
  - Double brick chimney above the roofline at this elevation;
- On the side (northwest) elevation:
  - At the first storey, single flatheaded window openings with stone sill and brick voussoirs;
  - At the second storey, two single flatheaded window openings at the second storey; and,
  - Paired wooden cornice brackets beneath the projecting eaves.

The heritage attribute of the property at 121 Mountainview Road North that contributes to its historical and associative value includes:

- The legibility of the existing building as an early-twentieth century vernacular residential building with Italianate influences in the community of Georgetown along Mountainview Road North.

The heritage attributes of the property at 121 Mountainview Road North that contribute to its contextual value include:

- The legibility of the existing building as an early-twentieth century vernacular residential building with Italianate influences in the community of Georgetown along Mountainview Road North;
- The setback, location, and orientation of the existing two-storey building along Mountainview Road North within the community of Georgetown in the Town of Halton Hills; and,
- The scale, form, and massing of the existing two-storey building with hipped roof.