



## **HERITAGE HALTON HILLS COMMITTEE AGENDA**

**Date:** Wednesday, May 18, 2022, 6:30 p.m.  
**Location:** VIA ZOOM  
**Members:** Councillor T. Brown, Chair, B. Cosper, R. Denny, C. Donaldson, S. Frick, G. Miller, L. Quinlan, M. Rowe, A. Walker

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST
3. RECEIPT OF PREVIOUS MINUTES
  - a. Minutes of the Heritage Halton Hills Committee Meeting held on April 20, 2022.
4. SCHEDULED ITEMS FOR DISCUSSION
  - a. Introductions – Dawn Chan
  - b. Research & Evaluation Report – McNiven-Elliott House (76 Bower Street)
  - c. Research & Evaluation Report – Former Gregory Theatre (72 Mill Street)
  - d. Heritage Property Spotlight Updates
  - e. Upcoming Reports to Council
  - f. Request for Removal from the Heritage Register – 9608 Eighth Line
5. SUB-COMMITTEES AND WORKING GROUPS
6. CLOSED SESSION
7. ITEMS TO BE SCHEDULED FOR NEXT MEETING
8. ADJOURNMENT



## HERITAGE HALTON HILLS COMMITTEE

### MINUTES

Minutes of the Heritage Halton Hills Committee meeting held on Wednesday April 20,  
2022 Via Zoom

**Members Present:** Councillor T. Brown, Chair, R. Denny, G. Miller, L. Quinlan,  
M. Rowe,

**Regrets:** A. Walker, B. Cosper, S. Frick, C. Donaldson

**Staff Present:** L. Loney, Senior Heritage Planner; T. Jayaveer, Planner  
Policy/Development Review; R. Brown, Deputy Clerk

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#### 1. CALL TO ORDER

Councillor T. Brown called the meeting to order at 3:30 p.m.

#### 2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

There were no disclosures of a pecuniary or conflict of interest.

#### 3. RECEIPT OF PREVIOUS MINUTES

Recommendation No. HH-2022-0014

THAT the Minutes of the Heritage Halton Hills Committee Meeting held on March  
30, 2022, be received.

CARRIED

#### **4. SCHEDULED ITEMS FOR DISCUSSION**

##### **4.a Research and Evaluation Report – 26 Queen Street**

L. Loney advised that the owner of the property has requested designation and staff support the request.

Recommendation No. HH-2022-0015

THAT Heritage Halton Hills recommend that Council designate the property at 26 Queen Street under Part IV of the Ontario Heritage Act in accordance with the findings in the Research and Evaluation Report for the property as presented by staff.

CARRIED

##### **4.b Research and Evaluation Report – 76 Bower Street**

L. Loney provided a verbal update that the research and evaluation report is still being worked on and will hopefully be brought forward to the May meeting for final report to Council in June.

##### **4.c Research and Evaluation Update – Limehouse Presbyterian Church**

R. Denny updated the committee on the status of the Limehouse Presbyterian report. He noted that he has completed most of the research including photos and maps. He will complete writing the report shortly and forward to L. Loney for review. He also noted that the board of elders and trustees are in support.

##### **4.d Request for Removal from the Heritage Register – 8140 Hornby Road**

L. Loney advised the committee that the request has been received to remove 8140 Hornby Road from the heritage register. The property falls within the Premier Gateway Secondary Plan and was added to the list in a batch listed as per the CHRA. According to the Heritage Impact Assessment the property is of limited value and therefore can be removed from the list as it does not have enough heritage value under the Ontario Heritage Act for designation.

Recommendation No. HH-2022-0016

THAT Heritage Halton Hills recommend that Council remove property at 8140 Hornby Road from the Heritage Register in accordance with the Heritage Impact Assessment and Structural Assessment submitted by the property owner.

CARRIED

**4.e Summer Student Update – Dawn Chan**

L. Loney advised the committee that Dawn Chan has accepted the position of summer student and will be starting with the Town on May 2, 2022 and will be attending the May Meeting.

**4.f Heritage x Fire Services Video**

In conjunction with Halton Hills Fire Services, Communication and L. Loney, a training video was prepared to educate firefighters about different fire suppression tactics to preserve designated heritage properties. L. Loney played the video for the committee.

**5. SUB-COMMITTEES AND WORKING GROUPS**

NIL

**6. CLOSED SESSION**

NIL

**7. ITEMS TO BE SCHEDULED FOR NEXT MEETING**

- Limehouse Presbyterian Church
- 76 Bower Street

**8. ADJOURNMENT**

The committee determined that the start times for Heritage Halton Hills Committee Meetings should return to pre-pandemic times.

Recommendation No. HH-2022-0016

THAT the Heritage Halton Hills Committee Meeting times return to 6:30 p.m. commencing with the May 18, 2022, meeting.

CARRIED

The meeting adjourned at 4:07 p.m.



# Research and Evaluation Report



(Town of Halton Hills 2022)

## **McNiven-Elliott House**

76 Bower Street, Acton, Town of Halton Hills

May 2022

### **Prepared by:**

Laura Loney, Senior Heritage Planner – Town of Halton Hills  
with

Mark Rowe, Vice-chair – Heritage Halton Hills

Tharushe Jayaveer, Planner – Town of Halton Hills

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## 1.0 Property Description

76 Bower Street	
Municipality	Acton, Town of Halton Hills
County or Region	Regional Municipality of Halton
Legal Description	PT LT 42, BLK 5, PL 31, AS IN 685522 ALSO SHOWN ON PL 1098; HALTON HILLS
Construction Date	c.1909
Original Use	Residential
Current Use	Residential
Architect/Building/Designer	Unknown
Architectural Style	Edwardian Residential
Additions/Alterations	Rear one-storey additions
Heritage Status	Listed on the Town's Heritage Register
Recorder(s)	Laura Loney with Mark Rowe and Tharushe Jayaveer
Report Date	March 2022

## 2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 76 Bower Street in Halton Hills, Ontario. The report includes an evaluation of the property's cultural heritage value as prescribed by the *Ontario Heritage Act*.

### 2.1 Historical Background

In 1856, 1/5 of an acre of Lot 42 was purchased by Charles Hill from Maria Adams. According to available records, Hill was born circa 1840 in the New York State, later moving to the Milton area then to Acton in 1856. Hill is identified in the 1877 *Illustrated Historical Atlas of the County of Halton* as a general merchant on Mill Street. According to *Acton's Early Days*, Hill is described as a fond gardener, and his lot was used as a family garden with an abundance of potatoes, corn, and other vegetables such as white carrots for his blood mare. According to death records, Hill died on April 5, 1901 of old age and "lagrippe", presumably influenza.

In 1907, the subject property was sold by Hill's son John to David Milton Henderson. D.M. Henderson's father, the Hon. David Henderson was born in 1841 and moved to Acton in 1878. Henderson was a storekeeper for many years, later forming a partnership with his wife Alison Christie's family to establish Christie, Henderson & Co., a private bank. Henderson was soon elected to Council and the Board of Education, and in 1888 was elected as the Conservative candidate for the House of Commons. While defeated at a by-election in 1891, Henderson was re-elected in 1893, appointed member of the King's Privy Council of Canada in 1916, and served in the House of Commons until his retirement in 1917. Henderson subdivided the former Adams farmhouse property, creating 29 Bower Street, 35 Bower

Street, and 41 Bower Street. Tragically, Henderson's wife Alison died falling off the balcony of their home in 1914, while Henderson died in 1922.



Figure 1: Hon. David Henderson, c.1900 (MHS 5969)

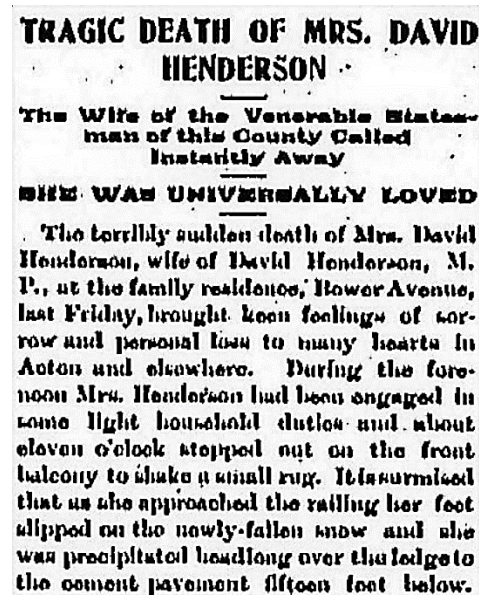


Figure 2: Excerpt from the Acton Free Press, 26 November 1914

D.M. Henderson took out a mortgage on the property in 1908 for \$2000, presumably to build the existing house at 76 Bower Avenue which was constructed c.1909. D.M. Henderson operated the General Store of Henderson and Co. in Acton with his brother Charles until moving to Galt in 1918 to set up his lime enterprises there as part of the Christie Henderson Company. Henderson also conducted the Galt Fuel and Supply Co, was a member of the Kiwanis Club, on the Board of the Central Presbyterian Church, and a Mason. Henderson's wife was a member of the Imperial Order of the Daughters of the Empire, the primary chapter of which was formed in 1916 at the home of a Mrs. Beardmore, wife to Torrance Beardmore of Beardmore & Co. tanners.

In 1917, Dr. J.A. McNiven, a physician and surgeon, purchased the property from D.M. Henderson for \$4200. McNiven lived and worked out of the house at 76 Bower Street, with advertisements for his practice available as of March 1918 in the local paper (Figure 3). McNiven came to Acton in 1916 from Oakville, having previously practiced medicine there. McNiven was appointed Medical Health Officer for Acton in 1936, also serving as the coroner and as a Mason (and master) for 62 years. McNiven left Acton following his retirement in January 1942 and was succeeded by local Acton resident Dr. W.G.C. Kenney. McNiven died in 1952 at the age of 87.



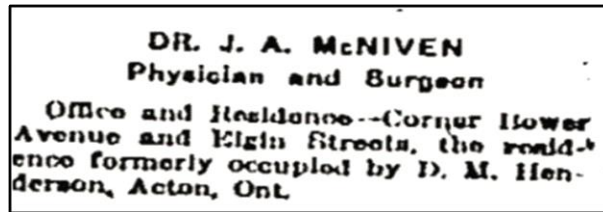


Figure 3: Advertisement in the Acton Free Press, October 30, 1918, p.3

In 1941, McNiven sold the property to Winnifred Elliott, for \$4000, mother to Charles George ("George") Elliott. Elliott was born in Comber and moved with his family to Acton in 1932, first living on Church Street and later moving to Bower Ave following his mother's purchase of the property. Elliott's parents, Hilton and Winnifred (Win) Elliot, owned a dry goods store at Mill Street and Willow Street in Acton.



Figure 4: The existing brick house is identified on the 1934 Fire Insurance Map of Acton

Elliott lived at 76 Bower Street the rest of his life. Named Acton Citizen of the Year in 1973, Elliott was celebrated for his contributions to the community as Acton Citizen's Band Master from 1963 to 2017, organist and choir director of Trinity United Church from 1957 to the early 1990s, participation in the re-development of Acton Town Hall, and an avid historian and member of the Acton Historical Society. Elliott had a Masters degree and PhD and was a Professor of Biochemistry at the University of Guelph from 1962 until his retirement in 1988. Elliott died at the age of 90 on March 6, 2019 (Figure 5 and Figure 6).

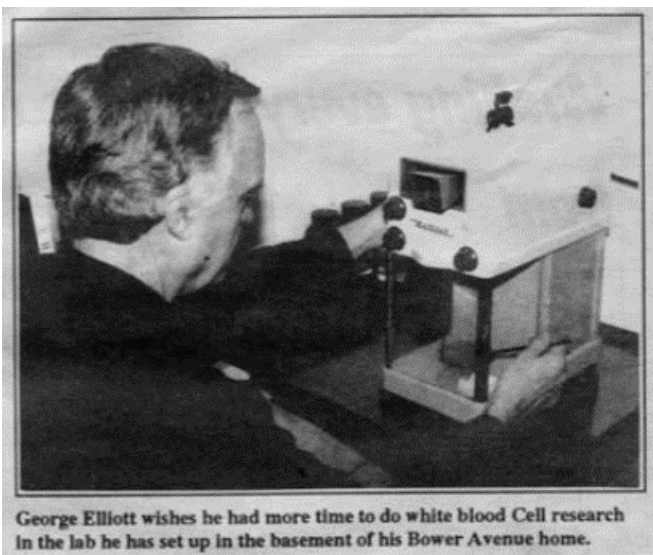


Figure 5: Acton Tanner (Acton, ON), 26 May 1992, p. 16

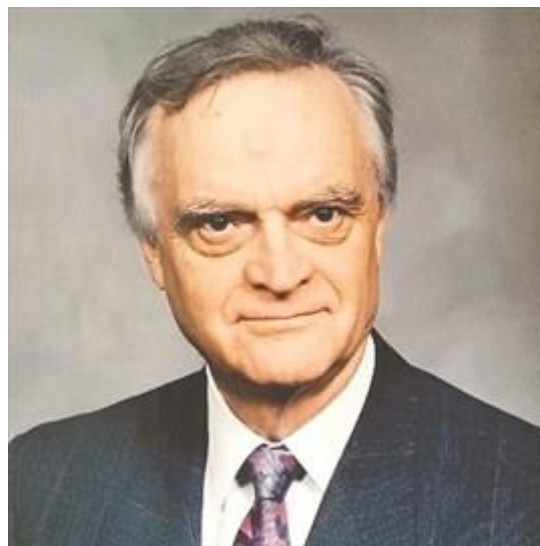


Figure 6: George Elliott, Ph.D. (Obituary 2019)

The property at 76 Bower Street is currently owned by Myles Sloan and Camilla Sloan.



## 2.2 Property & Architectural Description

The property is located at 76 Bower Street, Acton, Halton Hills, and is a rectangular-shaped parcel situated at the southeast corner of Bower Street and Elgin Street North. The property is legally known as PT LT 42, BLK 5, PL 31, AS IN 685522 ALSO SHOWN ON PL 1098; HALTON HILLS. The property is oriented towards the northwest, with the northwest elevation facing Bower Street (Figure 7 and Figure 8).



Figure 7: Looking south towards 76 Bower Street from Bower Street(Town of Halton Hills 2022)



Figure 8: Looking east towards 76 Bower Street from Bower Street (Town of Halton Hills 2022)

The existing house is a two-storey, red brick structure with hipped roof and stone foundation. The roof contains hip-roofed dormers on the west, south, and east slopes, with a brick chimney along the north elevation. A one-storey addition is located to the rear with three distinct components. The side (south) elevation along Elgin Street is flanked by three mature deciduous trees and a portion of the yard is fenced (Figure 9).



Figure 9: Looking north towards 76 Bower Street from Elgin Street (Town of Halton Hills 2022)

The front (west) elevation is symmetrical and is dominated by a one-storey covered porch with hipped roof. The main entrance is accessed from the porch and is centrally-located within the first storey, with

large vertical windows with stone sills and lintels symmetrically-placed on either side of the entrance beneath the porch. The porch features simple squared wooden columns and railing, with a gable peak centered above the entrance. At the second storey, two vertical windows are symmetrically-placed with a smaller single window opening centered on the façade. The dormer window is centered on the roof above (Figure 10).



Figure 10: 76 Bower Street, Front (Northwest) Elevation (Town of Halton Hills 2022)

The front elevation features a centrally-placed, flat-headed entrance with stone lintel at the first storey (Figure 11). The northeast end of the porch is partially screened within the interior with a wooden storm door (Figure 12). The porch ceiling features stained wood paneling (Figure 13).





Figure 11: 76 Bower, Front Entrance Detail (Town of Halton Hills 2022)



Figure 12: 76 Bower Street, Front Porch Detail (Town of Halton Hills 2022)



Figure 13: 76 Bower Street, front porch detail showing wood-panelled ceiling, stone lintels above the entrance and window, and stained glass transom (Town of Halton Hills 2022)

The side (north) elevation contains various flat-headed window openings at the first and second storeys and basement windows within the foundation wall, with the brick chimney extending above the roof. The rear one-storey addition with vinyl siding is visible at the rear from Bower Street (Figure 14 and Figure 15).



Figure 14: 76 Bower Street, Side (East) Elevation from Bower Street (Town of Halton Hills 2022)



Figure 15: 76 Bower Street, Side (East) Elevation from the rear (Town of Halton Hills 2022)

The side (south) elevation along Elgin Street features a pair of oval windows symmetrically-placed beneath a single window opening with stone sill and lintel at the second storey towards the front elevation. Towards the rear elevation, a shallow, two-storey projecting bay features flat-headed window openings with stone sills and lintels at the first and second storeys (Figure 16 through Figure 18).



Figure 16: 76 Bower Street, Elgin Street (West) elevation (Town of Halton Hills 2022)





Figure 17: 76 Bower Street, side elevation detail showing flat-headed window opening with stone lintel and sill, red brick exterior and block stone foundation (Town of Halton Hills 2022)



Figure 18: 76 Bower Street, side elevation detail showing projecting bay with flat-headed window openings at the first and second storey with stone sills and lintels (Town of Halton Hills 2022)

The one-storey red brick addition with block foundation contains a single flat-headed window opening with stone sill and lintel. Along the east elevation of the brick addition is a frame single-storey addition connecting into the one-storey gable-roofed portion of the addition at the east elevation of the main residence (Figure 20 and Figure 21). A single-storey double garage is located to the rear of the house with a large mature deciduous tree to the rear (Figure 19).



Figure 19: 76 Bower Street, front elevation of garage with vinyl siding along Elgin Street with mature deciduous tree to the rear (Town of Halton Hills 2022)



Figure 20: 76 Bower Street, rear one-storey frame addition with vinyl siding (Town of Halton Hills 2022)



Figure 21: 76 Bower Street, rear elevation (Myles Sloan 2022)

### 3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables utilize an 'X' to signify applicable criteria and 'N/A' to signify criteria that is not applicable for this property.

<b>Design or Physical Value</b>	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	<b>X</b>
Displays a high degree of craftsmanship or artistic merit	<b>N/A</b>
Demonstrates a high degree of technical or scientific achievement	<b>N/A</b>

The property at 76 Bower Street has physical and design value as a representative example of residential Edwardian architecture within the historic community of Acton. The existing two-storey, red brick structure with hipped roof and stone foundation features a balanced façade, simple hipped roof with dormers, and smooth, red-brick surfaces. The roof eaves are supported by simple brackets, and several large-paned sash windows are featured throughout. The front porch with squared wood columns on the primary elevation features a gable peak above the central entrance within a balanced façade characteristic of residential Edwardian architecture. Architectural features throughout include oval windows on the side elevation, a two-storey projecting bay, stained glass transoms on the front elevation at the first storey, and stone sills and lintels throughout.

<b>Historical or Associative Value</b>	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	<b>X</b>
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	<b>N/A</b>

The property at 76 Bower Street has historical and associative value due to its associations with the Henderson family, local doctor J.A. McNiven, and George Elliott. The existing house was constructed by D.M. Henderson, local businessman and son of the Honorable David Henderson, who constructed several houses in the immediate area. Dr. McNiven lived in and operated his practice out of the property for several years. Additionally, local musician and one-time Citizen of the Year George Elliott lived in the home for many years, hosting many events at the property.

<b>Contextual Value</b>	
Is important in defining, maintaining, or supporting the character of an area	<b>X</b>
Is physically, functionally, visually, or historically linked to its surroundings	<b>X</b>
Is a landmark	<b>N/A</b>

The property at 76 Bower Street has contextual value as it is important in maintaining the late-nineteenth and early twentieth-century character of Bower Street. The existing house, in its original

location at the corner of Bower Street and Elgin Street, is physically, functionally, visually, and historically linked to its surroundings within the historical streetscape within Acton's core.

**Heritage Attributes:**

- The setback, placement, and orientation of the early 20<sup>th</sup> century Edwardian residential building at the intersection of Bower Street and Elgin Street in Acton;
- The scale, form, and massing of the two-storey brick structure with hipped roof featuring dormers and a brick chimney;
- Materials throughout, including wood architectural detailing, red brick, and stone sills and lintels throughout;
- Stained glass windows on the front elevation at the first and second storeys;
- The front elevation facing Bower Street, including its symmetrical façade, covered one-storey wooden porch with wood columns and bracketed eaves, central entrance with stone lintel and wood surround, and large sash windows;
- The side (south) elevation facing Elgin Street, including oval and large-paned sash windows with stone sills and lintels, two-storey projecting bay and rear one-storey brick addition;
- The side elevation (north) and rear elevations featuring original window openings with stone sills and lintels.

The interiors and frame additions to the rear have not been identified as heritage attributes of the property.

#### **4.0 Summary**

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 76 Bower Street has physical and design, historical and associative, and contextual value and therefore meets Ontario Regulation 9/06 criteria for determining cultural heritage value or interest.

The heritage attributes of the property at 76 Bower Street are identified as follows:

## 5.0 Sources

### Primary Sources:

Archival Photographs, Esqueusing Historical Society Archives and Halton Images (individual citations in-text)

Ancestry.ca - Ontario Land Registry Records; 1901 Census; Death Records

The Acton Free Press:

"At the Churches" (August 23, 1956). *The Acton Free Press*, p.3.

<https://news.haltonhills.halinet.on.ca/88431/page/3?q=bower&docid=OOI.88431>.

"Chapter's history reviews many years of service" (June 9, 1966). *The Acton Free Press*, p. 2.

<https://news.haltonhills.halinet.on.ca/88942/page/2?q=henderson&docid=OOI.88942>.

"Dr. J.A. McNiven Retires After 25 Years Practice Here" (January 22, 1942). *The Acton Free Press*, p.1. <https://news.haltonhills.halinet.on.ca/87627/page/1?q=mcniven&docid=OOI.87627>.

"Hon. D. Henderson Passed Away on Thursday Morning" (December 14, 1922). *The Acton Free Press*, p.1. <https://news.haltonhills.halinet.on.ca/page.asp?ID=86636&po=1>.

"Honor Citizen of the Year Dr. George Elliott" (April 25, 1973). *The Acton Free Press*, p.1.

<http://images.ourontario.ca/Partners/HHPL/HHPL002313839p0011f.pdf>.

"Obituary: D. M. Henderson" (April 27, 1950). *The Acton Free Press*, p.8.

<https://news.haltonhills.halinet.on.ca/88107/page/8>.

"Obituary: Family Doctor, Friend, Counsellor" (March 6, 1952). *The Acton Free Press*, p.1.

"One Block of Mill Street to be Cleared of Snow" (January 23, 1936). *The Acton Free Press*, p.1.

<https://news.haltonhills.halinet.on.ca/3731778/page/2?q=mcniven&docid=OOI.3731778>.

The Acton Tanner:

"Not enough time for George Elliott" (May 26, 1992). *The Acton Tanner*, p. 16.

[http://images.ourontario.ca/Partners/HHPL/HHPL0106744\\_016.pdf](http://images.ourontario.ca/Partners/HHPL/HHPL0106744_016.pdf)

The Independent Free Press:

Hennessey, Melanie. "Elliott remembered as Acton's 'pied piper of music'." (March 12, 2019).

*The Independent Free Press*. <https://www.theifp.ca/news-story/9219087-elliott-remembered-as-acton-s-pied-piper-of-music/>.

**Secondary Sources:**

"Charles George Elliott". May 30, 1928.

<https://www.legacy.com/ca/obituaries/insidehalton/name/charles-elliott-obituary?pid=194989512>.

Kyles, Shannon. "Edwardian". Ontario Architecture. 2010.

<http://www.ontarioarchitecture.com/Edwardian.htm>.



## Research and Evaluation Report



(Town of Halton Hills 2022)

### Former Gregory Theatre

72 Mill Street, Georgetown, Town of Halton Hills

May 2022

### Prepared by:

Laura Loney, Senior Heritage Planner – Town of Halton Hills

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72 Mill Street | PT LT 18, CON 9 ESQ, AS IN PART 1 OF 635584; T/W 635584; S/T EXECUTION 94-02331, IF ENFORCEABLE

## 1.0 Property Description

<b>72 Mill Street</b>	
<b>Municipality</b>	Town of Halton Hills
<b>County or Region</b>	Regional Municipality of Halton
<b>Legal Description</b>	PT LT 18, CON 9 ESQ, AS IN PART 1 OF 635584; T/W 635584; S/T EXECUTION 94-02331, IF ENFORCEABLE
<b>Construction Date</b>	c.1958
<b>Original Use</b>	Theatre
<b>Current Use</b>	Commercial Building
<b>Architect/Building/Designer</b>	J.B. Mackenzie
<b>Architectural Style</b>	Vernacular
<b>Additions/Alterations</b>	Reconstructed in 1958; Alterations to exteriors
<b>Heritage Status</b>	Listed
<b>Recorder(s)</b>	Laura Loney
<b>Report Date</b>	May 2022

## 2.0 Background

This research and evaluation report describes the history, context, and physical characteristics of the property at 72 Mill Street (the former Gregory Theatre) in Halton Hills, Ontario. The report includes an evaluation of the property's cultural heritage value as prescribed by the *Ontario Heritage Act*.

### 2.1 Historical Background

#### Early Theatre in the Area

The Gregory Theatre was not the first theatre to open in Georgetown or the surrounding area. The Rex Theatre was located in Georgetown in the old Wesleyan Methodist Church (now Oddfellows Hall) and is advertised in *The Georgetown Herald* as early as October 1914 (**Error! Reference source not found.**). In Acton, the "Wonderland" moving picture show opened beside Johnstone's hardware store by the Acton Amusement Co. in May 1909.



Figure 1: May 13, 1909



Figure 2: Advertisement for Wonderland Moving Picture Show (Acton Free Press, March 3, 1910)



Figure 3: Advertisement in the Dec 19, 1912 issue of the Acton Free Press

The Wonderland theatre was later purchased by Russell Gregory, a native of New York State who had relocated to the area. Gregory is identified as the proprietor of "New Wonderland" as early as 1914 in *The Acton Free Press*, however a change in management was advertised in 1912 (Figure 3).



Figure 4: Advertisement for the Rex Theatre in *The Georgetown Herald* (The Georgetown Herald, May 9, 1928)

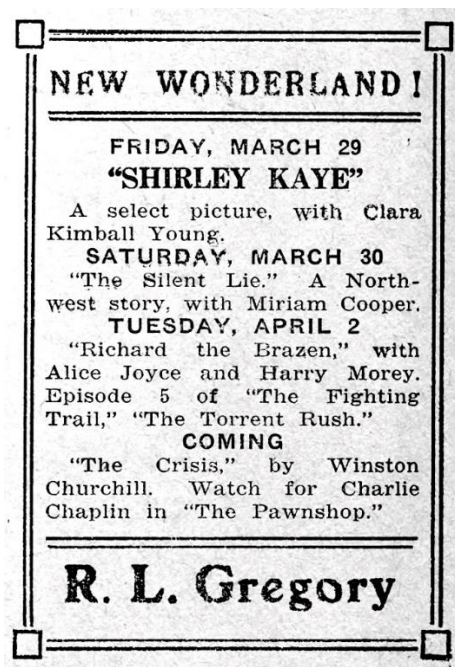


Figure 5: Advertisement for the New Wonderland Theatre (Acton Free Press, March 28, 1918)

Gregory constructed the Roxy Theatre along Mill Street in Acton in 1946, however moved the theatre across the street to its current location in 1948. The Roxy Theatre in Acton closed in 1961 and has since served as a dance hall, pool room, barber shop, tavern, nightclub, and café, and most recently a church (Figure 6).



Figure 6: The former Roxy Theatre at 6 Mill Street East in Acton, c.1955 (EHS25052)

In Oakville, Gregory constructed the Gregory Theatre on Dundas Street, also in the 1920s (Figure 7). The Gregory Theatre featured both live performances and films, closing in 1962 like many local theatres at that time. Gregory is identified in voter's lists in 1940 as living on Dundas Street (now Trafalgar Road) in Oakville. Gregory also reportedly had theatres in Erin, Rockwood, and Brampton.



Figure 7: The Gregory Theatre in Oakville, c.1961 (Oakville Historical Society 1950.3.797)

### The Gregory Theatre

The Gregory Theatre was constructed by local builder J.B. Mackenzie for Russell Gregory and opened on December 19, 1928 (Figure 8). The longitudinal section of the original architectural drawings for the theatre shows the lobby with apartments on the upper floors, and auditorium and stage at the rear. The cross-section shows the original lobby configuration with detailed window and door openings (no longer extant). The Gregory Theatre featured Georgetown's first "talking movies" and, in addition to serving as a cinema, was also used for live theatre and music events, as well as meetings.



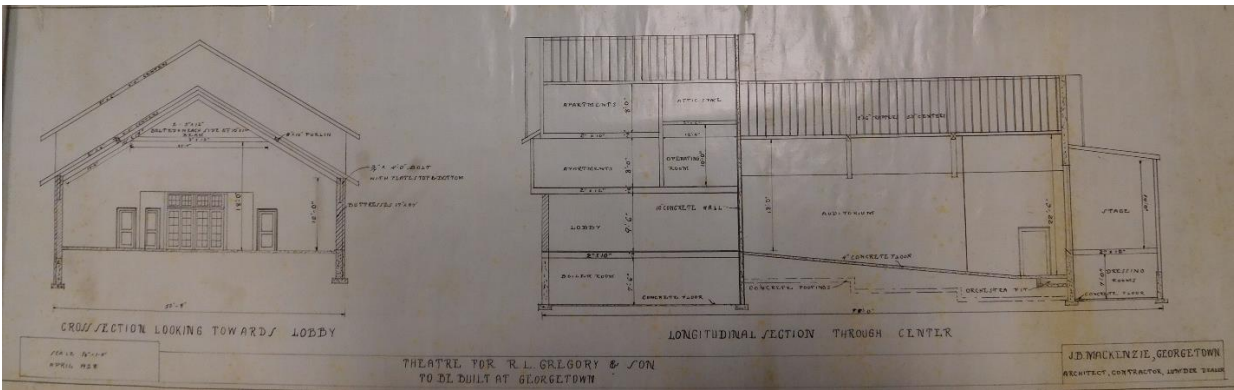


Figure 8: Original drawings of the Gregory Theatre by J.B. Mackenzie (Esquering Historical Society Archives)

Gregory also advertised commercial space within the theatre in the local paper, noting that it had “[t]wo choice stores, steam heated and with all modern conveniences” in the May 8, 1929 edition of *The Georgetown Herald*. His tenants included the offices of E.A. Benham & Son, Real Estate, and Insurance, which advertised in the local paper in 1930. The second floor of the building houses two residential apartment units.

In 1947, Gregory sold the theatre to Odeon Theatres of Canada, which announced new running times and programming in the September 24<sup>th</sup> edition of *The Georgetown Herald* the same year. The announcement also says that improvements to the sound and projection equipment would be ongoing, and that the theatre name would be changed to “Roxy”, as with many other Odeon theatres throughout the country. Russell L. Gregory died in 1958 following a long illness.

On April 26, 1958, a fire broke out in the theatre, believed to be caused by firecrackers (Figure 9). A fire proofing screen saved the equipment in the projection room; however, the theatre roof, screen, stage, curtains, and seats were damaged. The theatre’s tenants at the time, Ernie’s Radio appliance store and the M.E. Manderson law office, were evacuated, as well as the tenants in the building’s apartments upstairs. The damage to the building was estimated at \$30,000. The building was later renovated by the original builders; however, the theatre did not reopen.

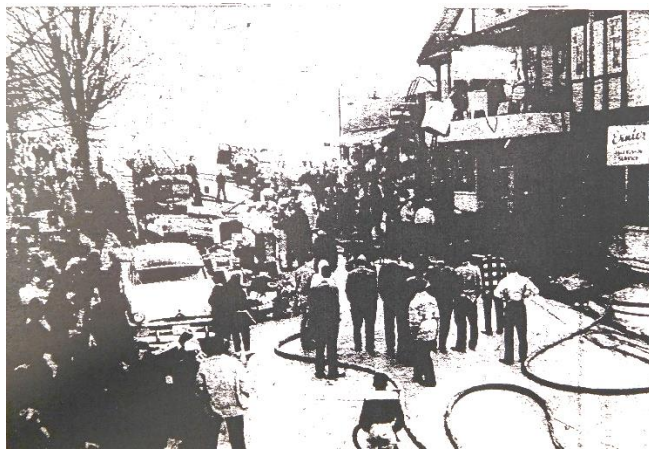


Figure 9: Photograph of the Roxy Theatre Fire, April 30, 1968 (The Georgetown Herald)

In 1963, The Gregory Restaurant opened in the former theatre building, while downstairs the Roxy lounge opened as an entertainment venue (Figure 10). An article in the February 11, 1963 edition of *The Herald* notes that plans were being considered for a piano bar in The Gregory Restaurant, a dinner-theatre at The Roxy, and an outdoor café.



Figure 10: Advertisement for The Gregory/Roxy in *The Herald* (The Georgetown Herald, April 18, 1964, p.11)

A photograph from the 1970s shows the first storey of the theatre with unpainted half-timbering on the upper storeys, prior to modifications to the first storey and subsequent painting of the building (Figure 11).



Figure 11: Photograph of the former Gregory Theatre c. 1970s (The Georgetown Vault 2019)

## 2.2 Property and Architectural Description

The property at 72 Mill Street is located in the community of Georgetown in the Town of Halton Hills and contains one structure. The c.1958 building is comprised of a two-and-a-half storey structure with gable roof and a two-storey flat-roofed portion towards the rear (Figure 12). As previously indicated, the original Gregory Theatre building was reconstructed by original builder J.M. Mackenzie, following a fire that destroyed the original building in 1958. Original architectural features and detailing, including the original front elevation features and original windows, are no longer extant.



Figure 12: Former Gregory Theatre building along Mill Street (Town of Halton Hills 2022)

The building features a recessed, centrally located entrance at the first storey with brick exterior, with half-timbering and stucco above that has been painted. The second storey features a projection above the central entrance. The brick exterior is painted on the front elevation along Mill Street however is unpainted at the first storey on the side elevations. The roof is supported by decorative brackets. The second storey triple windows are located within projecting bays beneath a projection supported by simple brackets. Beneath the eaves of the upper storey is additional half-timbering with decorative brackets (Figure 13).





Figure 13: Front elevation of the former Gregory Theatre (Town of Halton Hills 2022)

Gable-roofed dormers are located along the sides of the roof and feature small rectangular window openings and decorative brackets on the south elevation and a single slider window and bracketed eaves on the north elevation (Figure 14).



Figure 14: Detail of the upper storeys and roof of the former Gregory Theatre (Town of Halton Hills 2022)

The first storey of the northeast (side) elevation facing the Old Post Office and Customs House features unpainted brick that appears to have been infilled in several locations. Simple rectangular window openings are located along the elevation at the first and second storeys within the two-and-a-half storey portion and two-storey rear portion of the building, which is divided into three bays with brick pilasters (Figure 15). The southeast elevation is obscured by the neighbouring building.



Figure 15: Side elevation of the former Gregory Theatre building (Town of Halton Hills 2022)

The rear elevation faces onto a municipal parking lot. The two-storey elevation is stuccoed and features an entrance with double doors beneath a canopy and two rectangular window openings at the second storey (Figure 16).



Figure 16: Rear elevation of the former Gregory Theatre (Royal LePage 2022)

### 3.0 Description of Heritage Attributes and Evaluation Checklist

The following evaluation checklist applies to Ontario Regulation 9/06 made under the *Ontario Heritage Act*: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation of Heritage Properties under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation tables use an 'X' to signify applicable criteria and 'N/A' to signify criteria that is not applicable for this property.

<b>Design or Physical Value</b>	
Is rare, unique, representative, or early example of a style, type, expression, material, or construction method	<b>N/A</b>
Displays a high degree of craftsmanship or artistic merit	<b>N/A</b>
Demonstrates a high degree of technical or scientific achievement	<b>N/A</b>

The property at 72 Mill Street features a former theatre building, originally constructed in 1928 and rebuilt following a fire in 1958. The property has limited physical and design value due to significant alterations to the property and main theatre façade since its original construction in 1928 and later reconstruction.

<b>Historical or Associative Value</b>	
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	<b>X</b>
Yields, or has potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	<b>N/A</b>

The property at 72 Mill Street has historical and associative value due to its direct associations with the history of theatre and entertainment within Georgetown and the surrounding area, as well as with Russell Gregory, a successful theatre proprietor throughout the local area.

<b>Contextual Value</b>	
Is important in defining, maintaining, or supporting the character of an area	<b>N/A</b>
Is physically, functionally, visually, or historically linked to its surroundings	<b>X</b>
Is a landmark	<b>N/A</b>

Although the reconstructed theatre building is physically linked to its surroundings in its original location, the property has diminished contextual value due to significant alterations to the building since its reconstruction in the 1950s.

### 4.0 Summary

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 72 Mill Street has historical and associative value, however, does not meet criteria for design and physical or contextual values. The historical and associative value of the property should be commemorated through documentation of the resource and interpretation of the site should the existing building be demolished.

## 5.0 Sources

### Primary Sources:

Archival Photographs, Esqueusing Historical Society Archives, Oakville Historical Society, and Halton Images (individual citations in-text)

Ancestry.ca

The Georgetown Herald:

“Real Estate and Insurance.” (June 11, 1930) *The Georgetown Herald*, p.2.  
<https://images.ourontario.ca/Partners/HHPL/HHPL000089962p0002f.pdf>.

“Gregory Theatre.” (May 8, 1929) *The Georgetown Herald*, p.3.  
<https://images.ourontario.ca/Partners/HHPL/HHPL000089905p0003f.pdf>.

“Rex Theatre.” (November 28, 1928) *The Georgetown Herald*, p.3.  
<https://news.halinet.on.ca/89882/page/3?q=theatre&docid=OOI.89882>.

“Theatre Announces New Policy.” (September 24, 1947) *The Georgetown Herald*, p.1.  
<https://news.halinet.on.ca/90849/page/294995?q=gregory+theatre>.

“Food in show biz style.” (February 11, 1983) *The Herald Weekend Extra*, p.1.  
<https://news.halinet.on.ca/2325812/page/1005052?q=gregory+theatre>.

“Acton’s opening night featured the first talking movies.” (September 21, 1983) *The Georgetown Herald*. <https://news.halinet.on.ca/2325871/page/1006393?q=gregory+theatre>.

“Town without Theatre as \$30,000 Blaze Guts Roxy.” (April 30, 1958) *The Georgetown Herald*, p.1. <https://news.haltonhills.halinet.on.ca/91420/page/1?q=gregory&docid=OOI.91420>.



# HALTON HILLS INVESTMENT (III) CORPORATION

May 12, 2022

Town of Halton Hills  
Planning & Development  
1 Halton Hills Drive  
Halton Hills, ON L7G 5G2

Attention: Laura Loney  
Senior Heritage Planner

**Re: 9608 Eighth Line, Halton Hills  
Request to Remove from the Heritage Register  
Halton Hills Investment (III) Corp.**

---

Dear Laura,

Please accept this correspondence and the enclosed material on behalf of Halton Hills Investment (III) Corp. to request the removal from the Town of Halton Hills' Heritage Register the Hunter Farm House located at 9608 Eighth Line (Halton Hills, Lot 9, Concession 8, Ashgrove).

Further to our recent discussions and your site visit on April 4<sup>th</sup>, 2022 we have retained a structural engineer to complete a Structural & Building Condition Assessment Report. The report was completed to respond to a Property Standards Order issued by the Town of Halton Hills on April 11<sup>th</sup>, 2022 related to the farm house. The report recommends that there has been extensive damage and deterioration to the building that has affected the structural integrity and therefore cannot be salvaged, is not a good candidate for restoration and recommends demolition. A copy of the report prepared by Lanhack Steelcon Inc. and the Town's Property Standards Order have been included with this submission.

We therefore respectfully ask that a request be brought forward to the Heritage Halton Hills Committee to consider the removal of the property at 9608 Eighth Line from the Heritage Register to allow for the approval of a demolition permit by the Town of Halton Hills.

If you have any questions or require additional information please do not hesitate to contact me at (416) 785 – 8172, ext 232.

Regards,  
Halton Hills Investment (III) Corp



Frank Marchio, MCIP RPP  
Director of Land Development

## **BUILDING CONDITION ASSESSMENT**

9608 Eighth Line  
Halton Hills, Ontario



Prepared For

**Halton Hills Investment (III) Corp.**

Prepared By

**LANHACK STEELCON INC.**

Project No. 22075

May 12, 2022





## **1.0 Introduction**

### **1.1 Scope of Work**

The services of Lanhack Steelcon Inc. were retained by Halton Hills Investment (III) Corp. to perform a visual assessment on the structural condition of the building located at 9608 Eighth Line in Halton Hills. This assessment's procedures and documentation have been conducted in general accordance with the National Research Council Canada's publication "Protocols for Building Condition Assessment".

In this report, a physical deficiency is defined as conspicuous defects or significant deferred maintenance of the subject property's material or component, as observed during the field observer's walkthrough survey. Included within this definition are issues affecting public safety and material systems that are approaching, have reached, or have exceeded their typical expected useful life or which remaining useful life should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied within routine maintenance, miscellaneous minor repairs, etc., and excludes conditions that generally do not constitute a material physical deficiency of the component.

All the reasonably accessible areas were examined during our assessment of the property. Our scope of work did not include non-destructive or destructive testing, core sampling; or opening of roof, floor, or walls assemblies. The building's structure was visually examined, where possible during a walkthrough inspection. The structural components were randomly inspected where accessible, to assess the overall condition. Original design drawings were not available to consult or verify design details.

This report is not intended to address or provide comment on the presence or absence of organic bacterial growth organisms, or asbestos, through statements, inferences, or omissions.

## **2.0 Building Condition Assessment**

### **2.1 Reliance Information**

This report has been prepared for the exclusive use of Halton Hills Investment (III) Corp. and may not be relied upon by any other party without the written concurrence of Lanhack Steelcon Inc.

### **2.2 Procedures and Conditions**

During the on-site assessment, no existing construction drawings or specifications for the building were consulted or made available. No verification or evaluation concerning design details was carried out. Selected photographs are enclosed in the appendices for reference.

Inspection of the building for the condition assessment was conducted by Lanhack Steelcon Inc.'s. qualified building professional. The visit was conducted on Monday, April 25, 2022.

### **2.3 Site and Building Contact**

The following person was contacted during the investigation:

Person	Company	Position	Phone
Frank Marchio	Halton Hills Investment (III) Corp.		(416) 271-9924



## 2.4 **Building Assessment**

The building located at 9608 Eighth Line, in Halton Hills, consists of the original, two storey farmhouse with a basement, and a one-storey addition that was added to the one side and to the back of the original structure. The additions have no basement. The original farmhouse was constructed in the early 1900's and was constructed with a rubble stone foundation; solid multi-wythe, load-bearing exterior, brick walls and rough-sawn timber floor and roof joists; rough-sawn, timber, load bearing interior walls; and rough-sawn timber floor planks. This type of construction used, and materials selected, were typical of this period of construction.

The addition appears to have been constructed in more modern times. From our observations, it appears to have been constructed with a concrete block foundation wall; load-bearing concrete block walls; and conventional wood ceiling joists and roof rafters. This type of construction and the materials used, were typical of this period of construction.

At the time of this visual assessment, the building was unoccupied and has been for a period of time. The former tenant, who had been farming the property for over 20 years informed the writer that the dwelling had been unoccupied for 15 to 25 years. Immediate observations of the property noted several areas of concern as it related to the structural integrity of the structure, due to the effects of water damage, the presence of mold and deterioration over time..

### 2.4.1 **Original Farmhouse**

The original, two-storey farmhouse was in poor condition, at the time of this assessment. In the interior, the infiltration of water was evident throughout the overall space. In addition, there was no working heating or cooling system within the dwelling, and leakage through the roofing system due to deterioration of the shingles, was also evident through-out.

Within the interior, drywall ceilings have collapsed to the floor and in areas where there was the original lath-and-plaster, the ceilings revealed signs of moisture trapped in the wood lath. Similarly, the interior wood walls showed signs of moisture damage, also indicating that mold will be an issue behind the enclosed walls, and also behind the ceiling and floor enclosure. The perimeter walls, from the interior, appeared to be in satisfactory condition. Evidence of water/moisture infiltration was evident from the dark shadows on the wall finishes. Further to the walls, the floor joists appeared to have had exposure to water, therefore affecting their integrity.

In the basement, water has pooled to height of approximately 2'-0". This water has been sitting in the basement for several years, and without heat in the house, the water has gone through freeze-thaw cycles within the upper depth of the pool of water. Also, the interior wood support posts have been submerged in water for a long time, compromising the strength of the posts. Further, the effects of the water on the rubble foundation wall and footing, combined with the localized affects of freeze-thaw, have cause the foundations to shift and will cause the binding in the foundation walls to deteriorate and spall off. In addition, the soil beneath the foundation wall has been over-saturated for an extensive period of time, therefore potentially affecting the bearing strata of the foundation.

On the exterior of the farmhouse, the first notable item of concern was the condition of the roof. It was visually evident that the shingles were deteriorated and that there were some visible signs of the roof beginning to show signs of sagging. As for the load bearing, multi-wythe brick walls, there was evidence throughout, where the clay brick had deteriorated, or cracks has developed in the wall. The deterioration of the structural brick wall is concerning since it is a structural, load-bearing element. The cracks in the walls is also concerning since it reveals the foundation is moving. This is potentially a result of settlement due to poor soils or resulting from the soils being affected by the water in the basement. Either way, the





movement is concerning and the cracks in the wall will continue to grow as moisture penetrates the wall, and the effects of freeze-thaw continue to expand the gap in the walls.

Finally, wood rot on the wood overhang, eaves, and soffit was noted, at several locations. The integrity of the wood in this area was very poor and not structurally sound.

See Appendix A, Figures 10 to 26.0, for photographs of the various deficiencies noted on site, and referenced in the text of this report. Please noted that those are just a random sample of the deficiencies noted.

#### **2.4.2 One-Storey Addition**

The one-storey additions were all found to be in poor condition and structurally compromised. The porch enclosure on the side of the dwelling, adjacent to the one-storey family room, had collapsed due to the deterioration of the wood framing (see fig. 31.0). The family room revealed severe water infiltration, evident by the collapsed ceiling and collapse of the veneer finish on the fireplace. On the exterior, this section was in poor condition and the roof shingles and wood, roof overhangs were completely deteriorated. The attached chimney in this area revealed signs of extensive deterioration, especially at the base, where there were extensive damaged bricks.

The garage addition at the back of the farmhouse, is constructed as a load bearing, concrete block structure, with wood roof framing. The roof of the garage was in poor condition and the shingles, wood overhang and wood sheathing, were deteriorated, compromising their integrity. Settlement cracks were noted in the corners, indicating potential issues with the sub-base below the footing.

The single-storey addition between the original farmhouse and garage, was also in poor condition. The shingles were deteriorated, and water damage on the fascia was evident. Further, the horizontal wood siding was cracked and at the base, wood rot and deterioration of the wood siding and lower wood framing was noted.

### **3.0 Conclusions**

Over the years, the structural and architectural components of the existing buildings have undergone extensive damage and deterioration. The buildings have been exposed to the elements, extreme temperature fluctuations, the infiltration of water, and fatigue. The effects of each of those items or combination of them, have caused extensive and irreversible damage to the structure and its components.

Based on our visual assessment, it is our opinion that the structures have been structurally compromised, due to the deficiencies identified in this report and evident in the enclosed photographs. It is our position that much of the damage that has been caused, has affected the structural integrity of the building components, and therefore cannot be salvaged. The extensive damage done from exposure to the elements, the infiltration of water, temperature fluctuations and fatigue, does not economically permit this structure to be salvaged, and therefore are of the opinion that the building is not a good candidate for restoration and therefore should be demolished.

### **4.0 Legal Limitations**

This report is intended solely for Halton Hills Investment (III) Corp. The material in it reflects our best judgement considering the information available to Lanhack Steelcon Inc. at the time of preparation. No portion of this report should be used as a separate entity, as it is written to be read in its entirety. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the responsibility of such third parties.



The information presented in this report was obtained through photographs and observations of the subject dwelling. Documentation and data provided by the Client, designated representatives of the Client, interested third parties or subcontractors not retained by Lanhack Steelcon Inc. and referred to in the preparation of this assessment, have been used and referenced with the understanding that Lanhack Steelcon Inc. assumes no responsibility or liability for their accuracy.

The findings and conclusions of the Assessment are developed in accordance with generally accepted standards of practice within the industry in the jurisdiction in which the building is located, the information made available, and/or professional judgement. The findings represent the best judgement of the assessor during the time of the inspection and cannot warrant against undiscovered deficiencies. Lanhack Steelcon Inc. will not accept liability for any loss, injury, claim, or damage arising directly or indirectly from any use or reliance on this report by any person or entity other than the addressee.

By this report, Lanhack Steelcon Inc. is merely providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the Condition Assessment be construed as either a warranty or guarantee of any of the components.

We trust this report meets your present requirements. Please do not hesitate to contact us, if any questions arise.

Yours truly,

---

Giancarlo Lancia, P.Eng.  
Consulting Structural Engineer

GL/lg

Enclosures



## **APPENDIX A**

### **Selected Photographs**



Figure 1.0



Figure 2.0





Figure 3.0

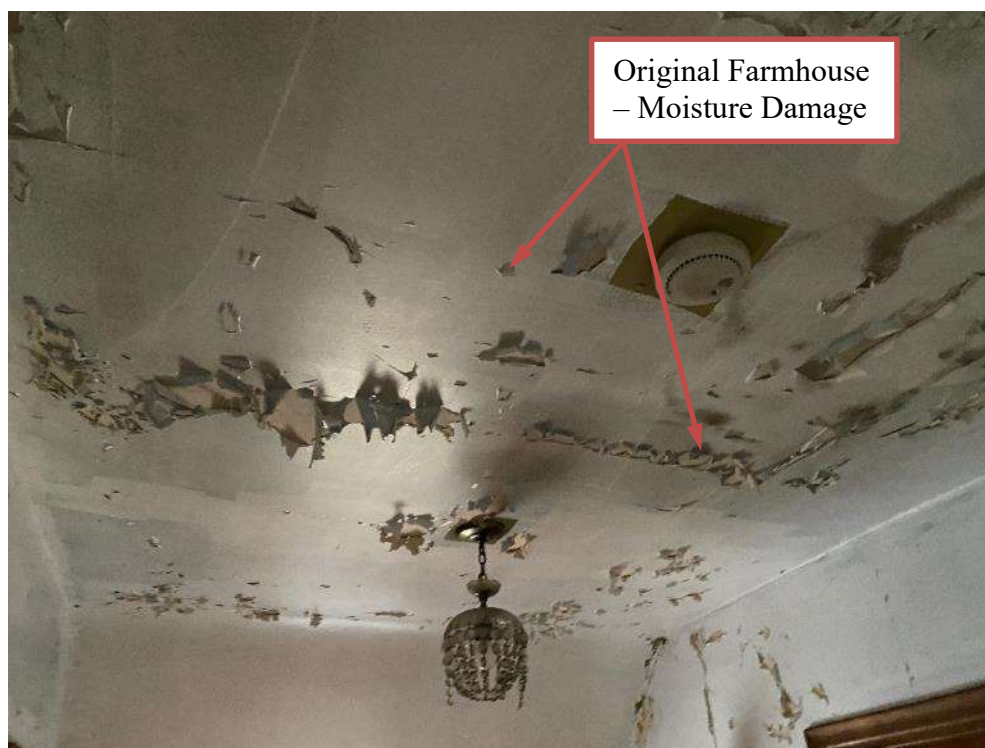


Figure 4.0

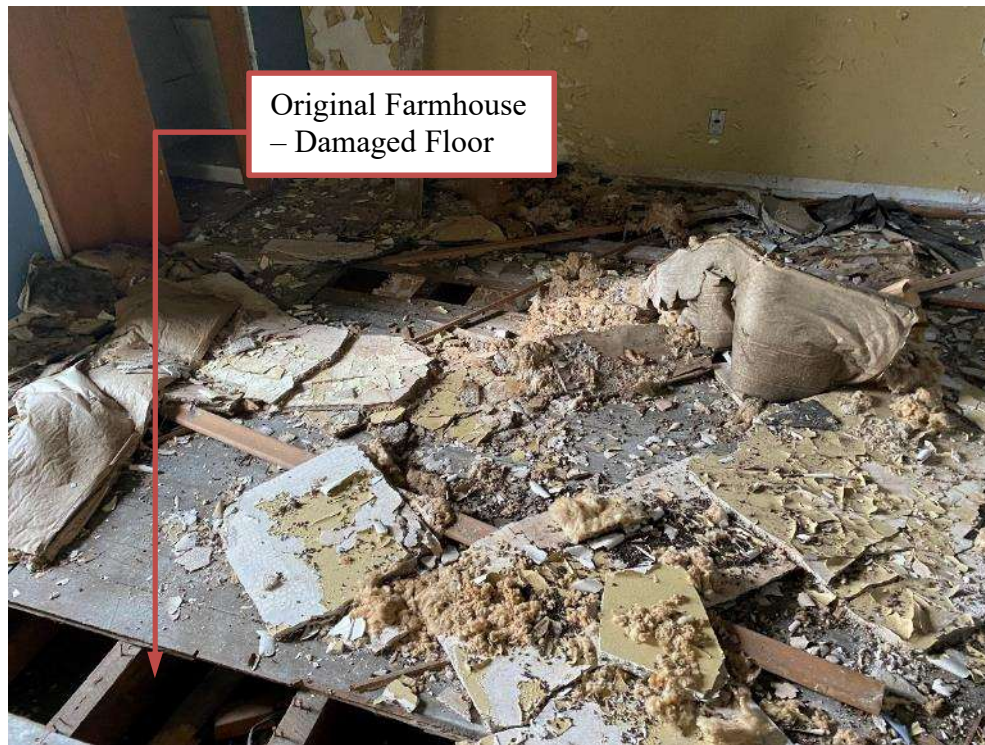


Figure 5.0



Figure 6.0



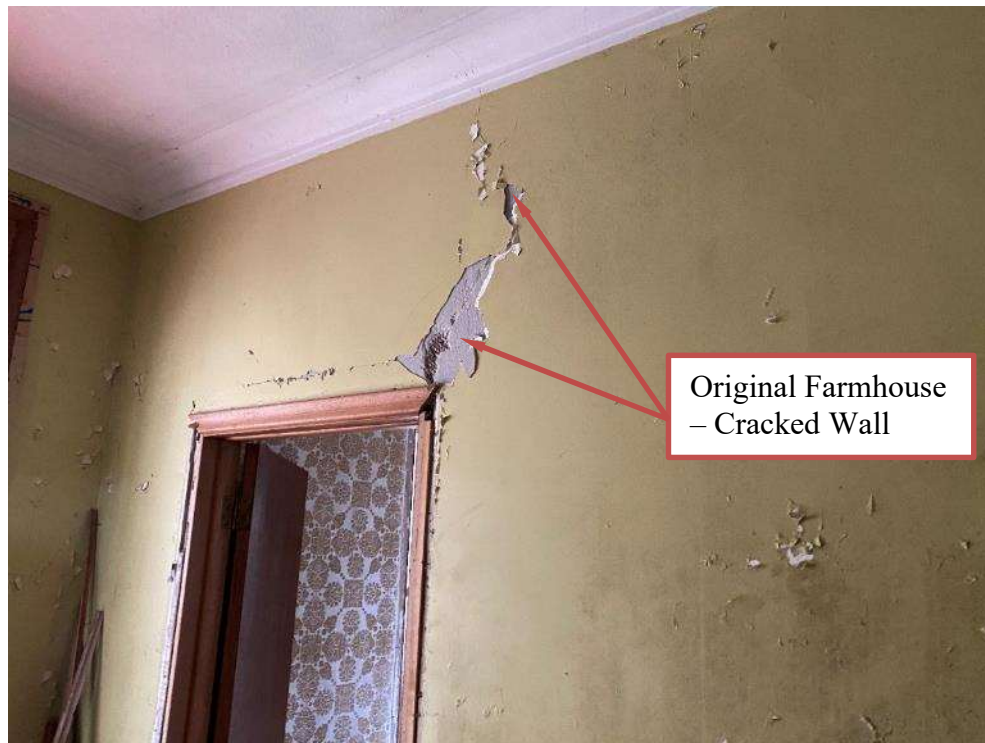


Figure 7.0



Figure 8.0



Figure 9.0



Figure 10.0



Original Farmhouse  
– Cracked Wall



Figure 11.0

Original Farmhouse  
– Cracked Wall



Figure 12.0





Figure 13.0



Figure 14.0





Figure 15.0



Figure 16.0



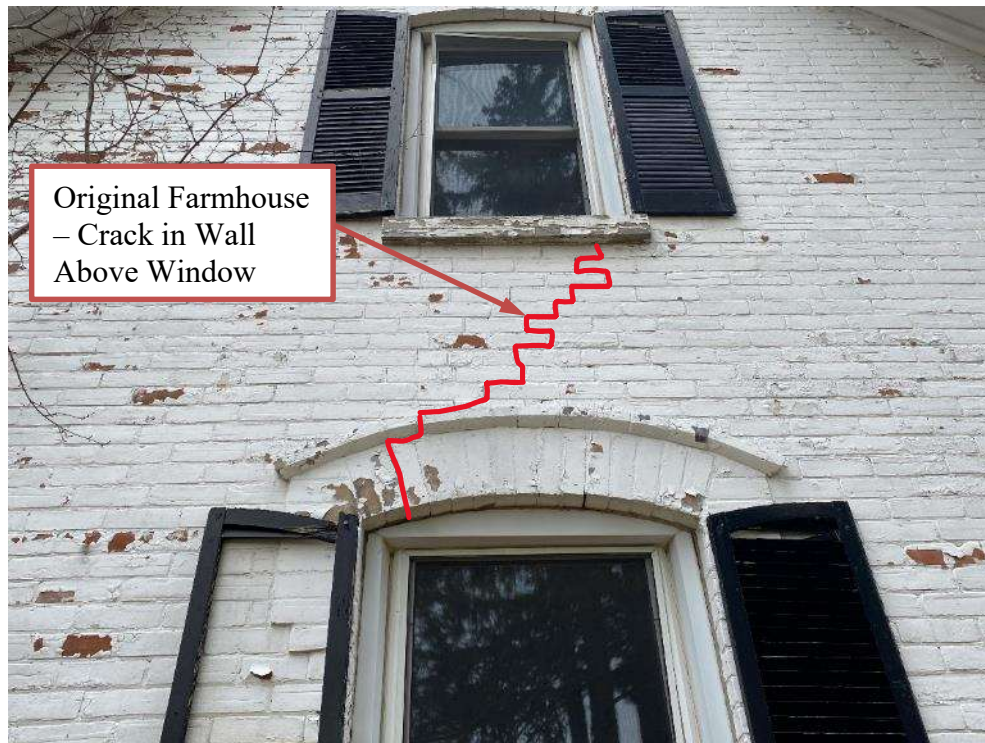


Figure 17.0



Figure 18.0





Figure 19.0



Figure 20.0



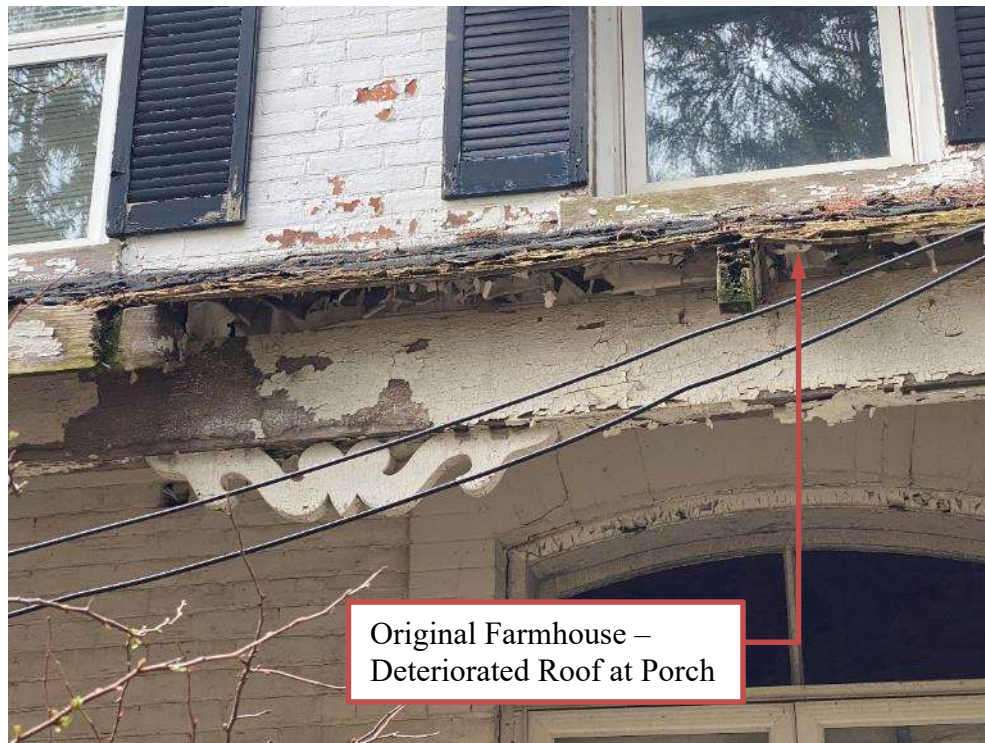


Figure 21.0



Figure 22.0



Figure 23.0



Figure 24.0





Figure 25.0

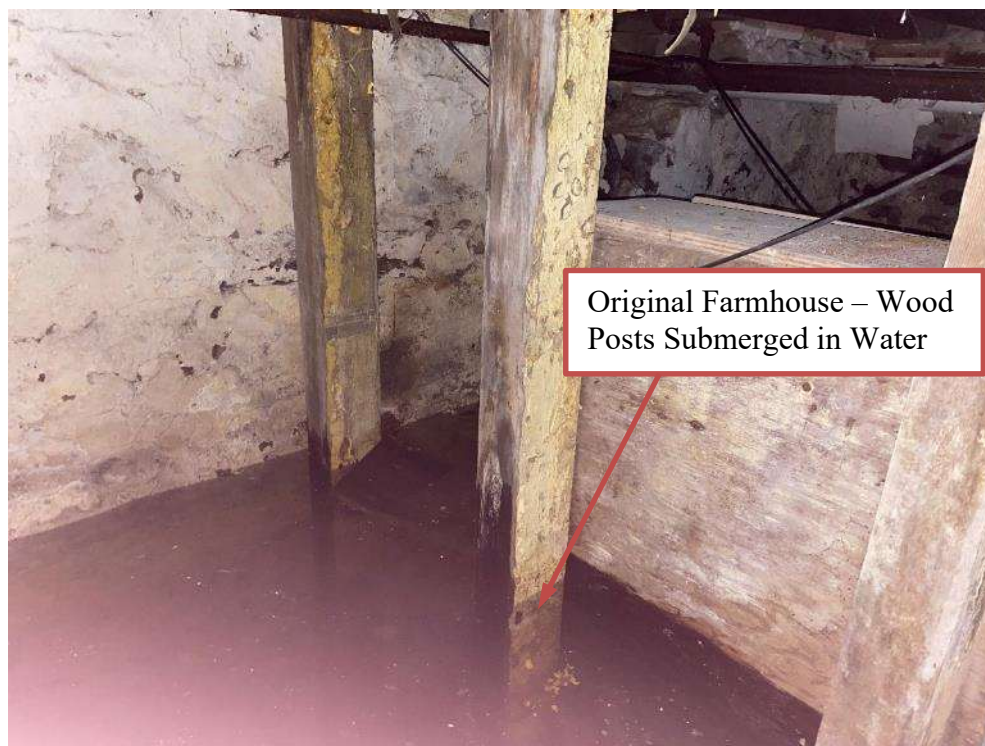


Figure 26.0





Figure 27.0

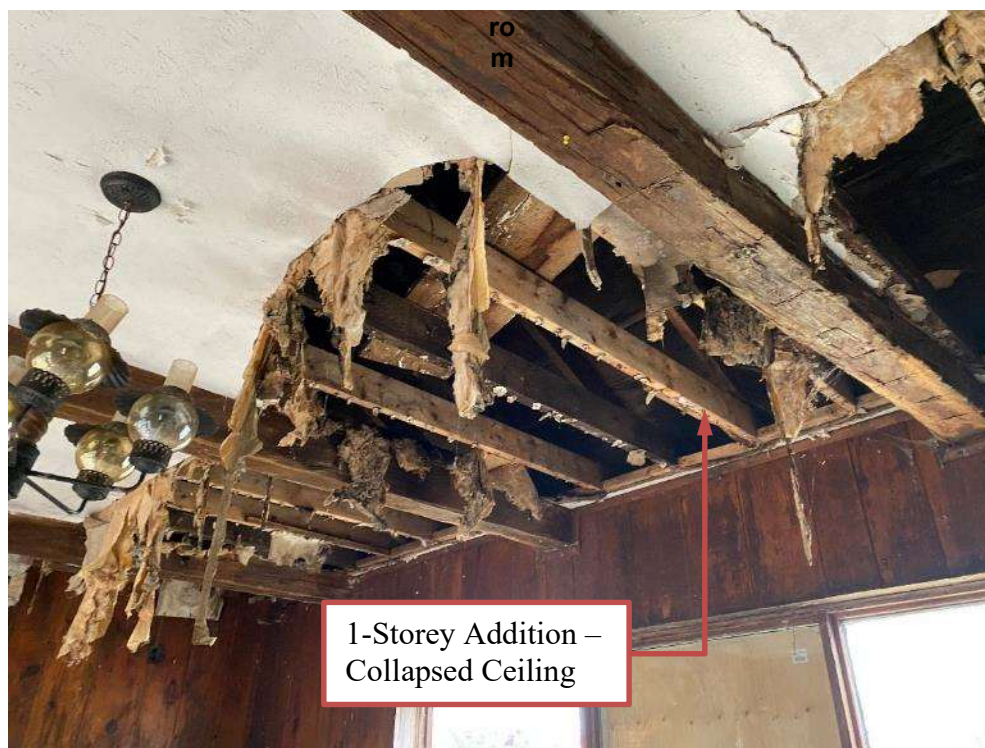


Figure 28.0





Figure 29.0



Figure 30.0



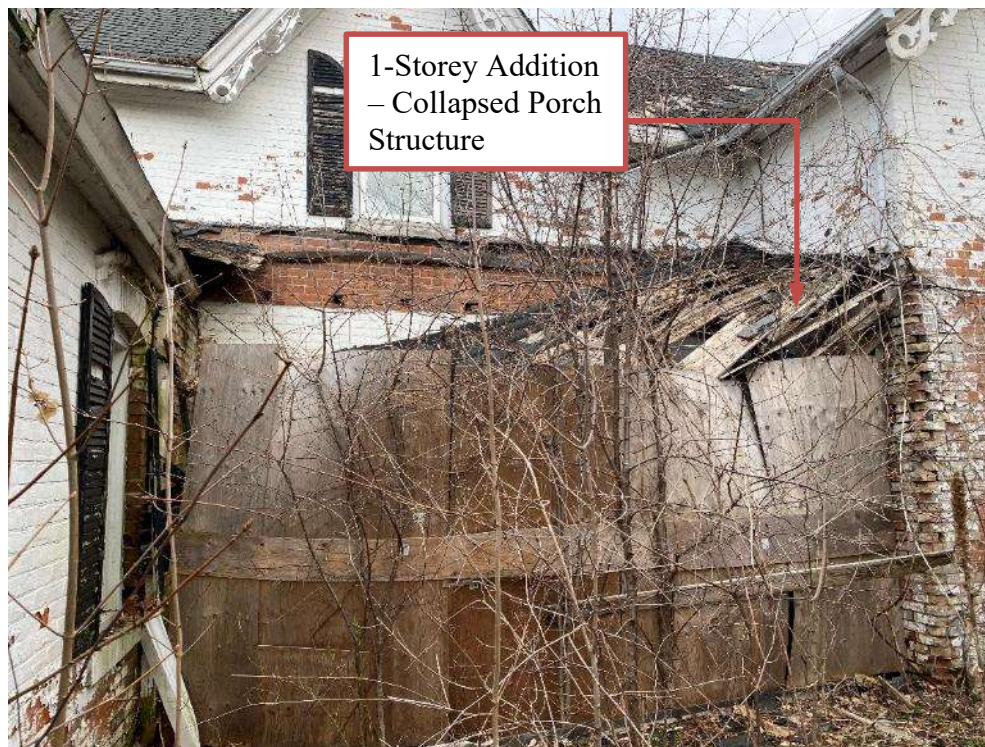


Figure 31.0



Figure 32.0



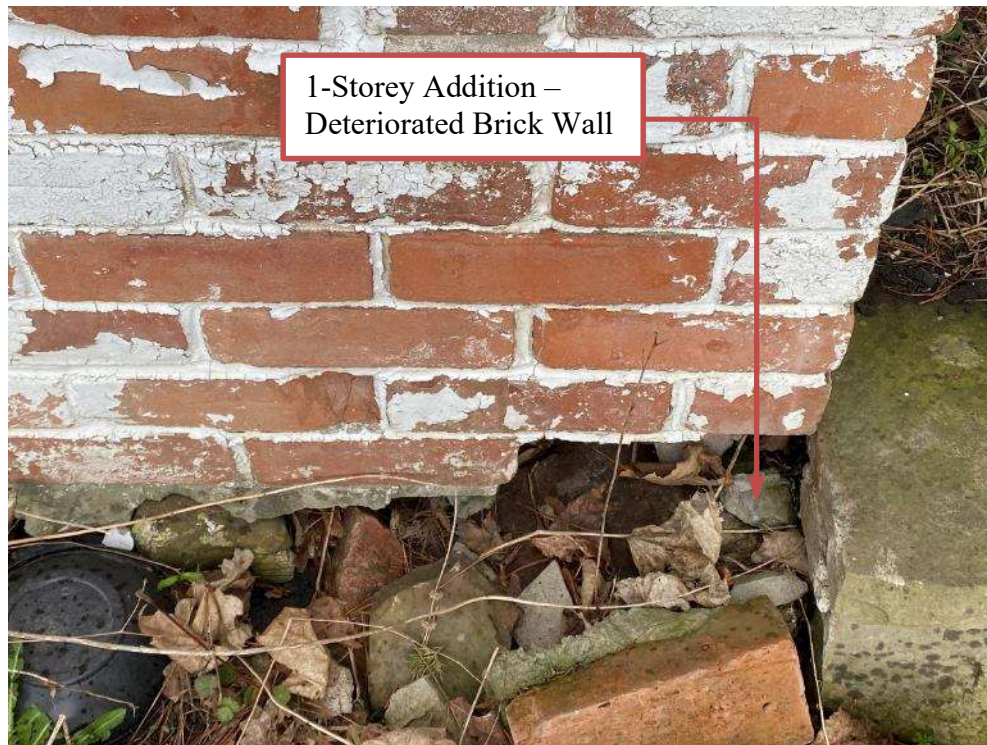


Figure 33.0



Figure 34.0





Figure 35.0

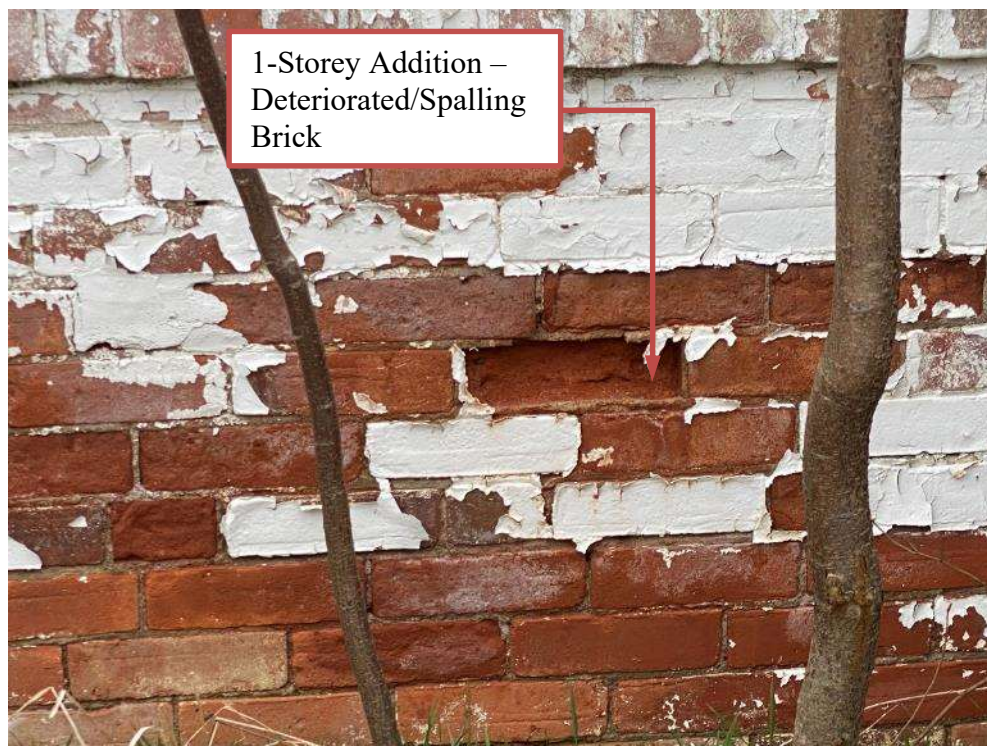


Figure 36.0



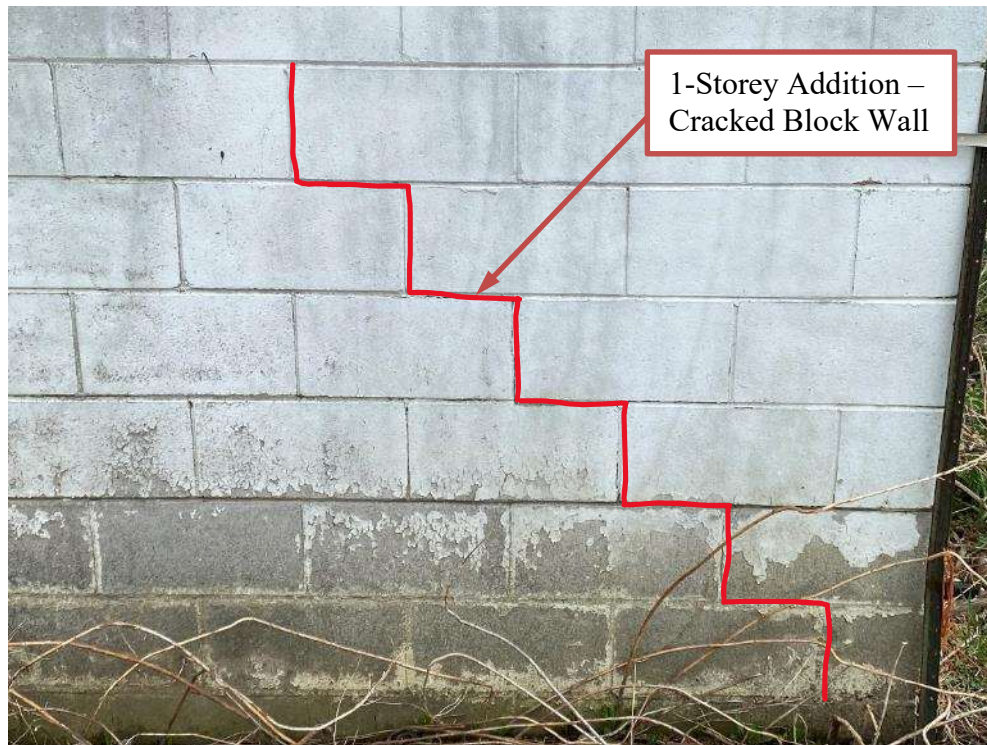


Figure 37.0

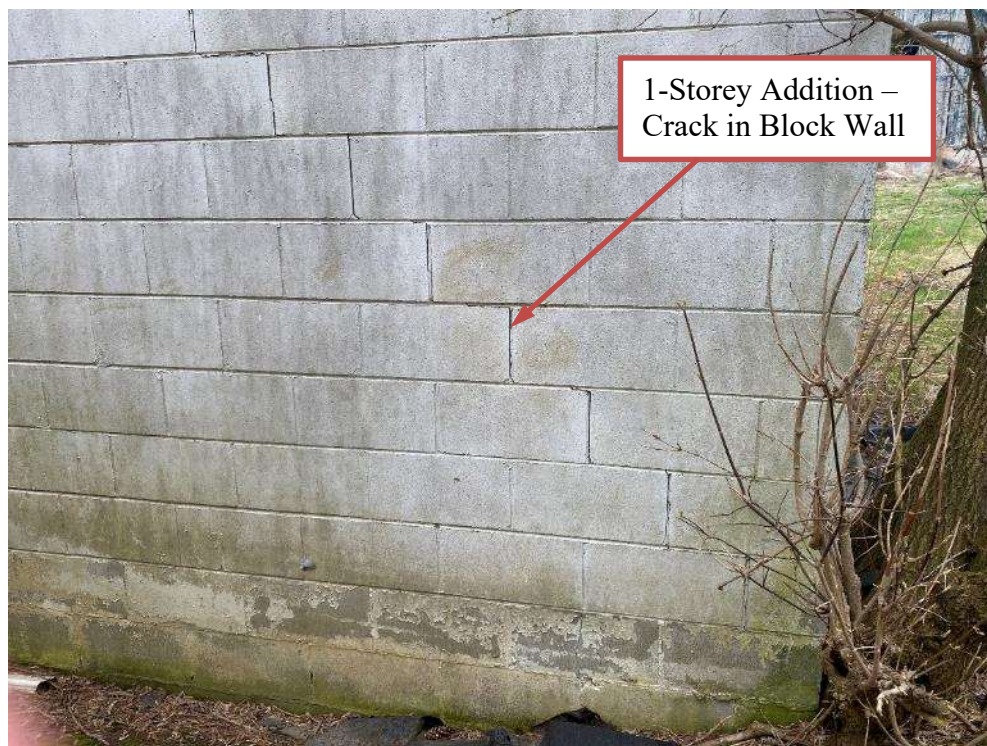


Figure 38.0



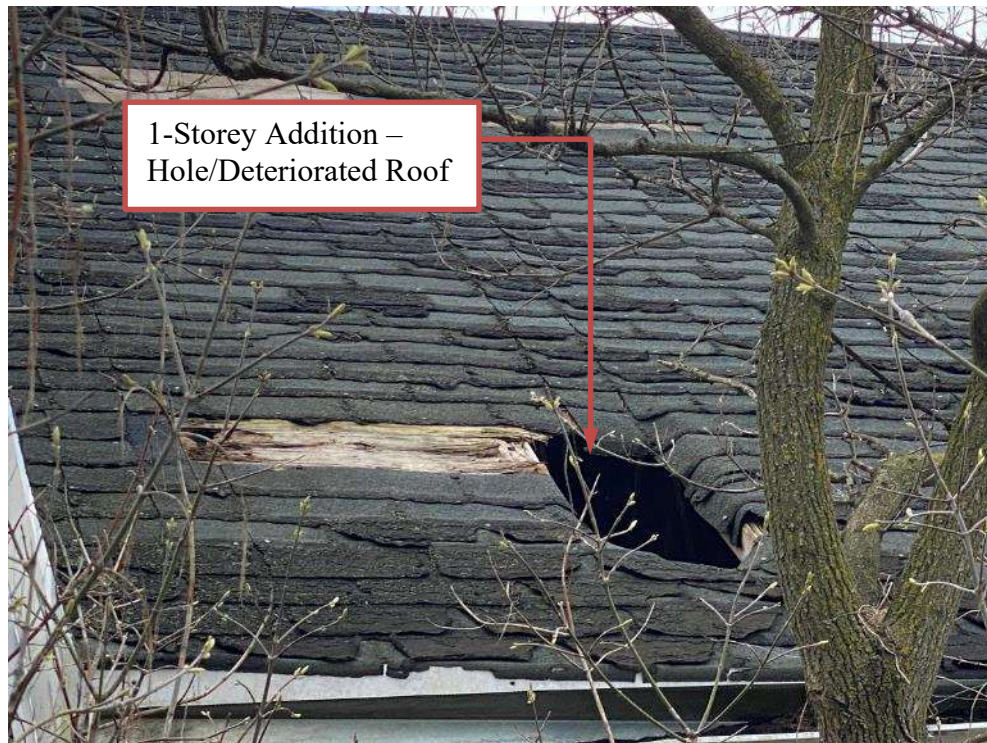


Figure 39.0



Figure 40.0

April 11, 2022

Halton Hills Investment (III) Corporation (Rino Montemarano)  
200 Bridgeland Avenue  
Toronto ON M6A 1Z4

**RE: 9608 Eighth Line ESQUESING ON**  
**CON 8 PT LOTS 8, 9**  
**Zoning: A**

**Issued pursuant to Section 15.2(2) of**  
***The Building Code Act, S.O. 1992, Chap. 23, as amended.***

The property described in the Order, which you own or have an interest, has been inspected by a Property Standards Officer and it has been determined that the property known municipally as **9608 EIGHTH LINE, HALTON HILLS ON L7G 4S5** does not conform to the standards set out in Town of Halton Hills By-law 2008-0137, as amended.

**IT IS HEREBY ORDERED THAT** the following items be remedied to the satisfaction of the Town of Halton Hills Property Standards Officer by **June 13, 2022**.

**Part 20 - Vacant, Unoccupied and Damaged Buildings and Accessory Buildings:**  
**20.1 & 20.4 Preventing Entry to Unoccupied Buildings**

**Violation:** The Owner of any vacant, unoccupied Building or Accessory Building shall protect the Building or Accessory Building against the risk of fire, accident or other peril, by effectively securing the Building or Accessory Building to prevent the entrance of unauthorized persons.

Where the locking of doors, windows and other openings is not sufficient to prevent entry to a Building or Accessory Building damaged by fire, storm or other causes, or to a Building that is unoccupied or partially unoccupied, entry shall be prevented as follows:

(a) By covering all windows, doors and other openings in the Building or Accessory Building that provide a means of entry with plywood or an equivalent material that shall be securely fastened and tight-fitting and said covering shall have a thickness of not less than 1.59 centimetres (5/8 inches) and shall be secured with nails or screws which are not less than 7.62 centimetres (3 inches) in length and which are spaced at intervals of not more than 5.08 centimetres (2 inches).



**Resolution: Cover all windows, doors and all other openings with the described materials and in the manner as described above, in order to secure the building and prevent the entry of unauthorized persons.**

---

#### **Part 24 - Foundations: 24.1 Foundation Walls**

**Violation:** The foundation walls and the Basement or Crawl Space shall be structurally sound and maintained in Good Repair so that they may effectively support all designed loads imposed upon them and where necessary shall be so maintained by shoring of the walls, installing of subsoil drains at the footing, grouting of masonry cracks, parging and water proofing of the walls or floors.

**Resolution: Repair foundation wall cracks and ensure that the foundation walls are structurally sound and maintained in Good Repair so that they may effectively support all designed loads imposed upon them.**

---

#### **Part 28 – Roofs, Chimney, Smoke and Vent Stacks: 28.1 Roof Maintenance**

**Violation:** Every roof shall be maintained:

- (a) in a water-tight and weather-tight condition,
- (b) free from loose and unsecured objects and materials,
- (c) free from dangerous accumulations of snow or ice or both,
- (d) free from other fire, safety or accident hazards, and
- (e) free from conditions causing or contributing to leaks.

**Resolution: Replace the entire roof on the dwelling structure.**

---

#### **Part 28 – Roofs, Chimney, Smoke and Vent Stacks: 28.2 Eavestrough**

**Violation:** Every eavestrough, fascia, soffit, coping, roof gutter, flashing, down pipe, and any similar roof structure shall be:

- (a) maintained free from leaks, defects, obstructions and hazards;
- (b) protected with a suitable finishing material; and
- (c) maintained in good repair.



**Resolution:** Repair and/or replace the eavestrough system around the entire dwelling structure. Ensure that down pipes are adequately installed to direct the water away from the structure.

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**Part 28 – Roofs, Chimney, Smoke and Vent Stacks: 28.5 Chimney/Smokestack**

**Violation:** Every chimney, smoke or vent stack, flue, gas vent and other similar roof structure serving or designed to serve a heating device or Building system shall be:

- (a) installed and maintained so as to prevent the escape of smoke or gases into the Building,
- (b) maintained clear of obstructions,
- (c) maintained free from open joints,
- (d) maintained free from broken and loose masonry,
- (e) securely supported and anchored, and
- (f) maintained in Good Repair.

**Resolution:** Repair chimneys to eliminate open joints and loose masonry.

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**Part 10 – Maintenance of Yards: 10.1 Yard Free of Litter and Salvage**

**Violation:** Every Yard shall be kept clean and free of litter, salvage and from objects or conditions that might create a nuisance, or a health, fire, safety, or accident hazard:

**Resolution:** Remove all debris from the property including but is not limited to fallen shingles and other building material, the collapsed roof on the south side of the dwelling structure and all materials therein on the SE side of the property such as tree debris and yard waste.

Where it has been determined that the necessary repairs or clearing of the site has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the Town of Halton Hills may cause the property to be repaired or cleared and the costs of such action may be added to the collectors roll and collected as a priority lien.

**YOU ARE HEREBY ADVISED** that if you are not satisfied with the terms or conditions of this Order, you may appeal to the Property Standards Committee by completing and submitting the required Application for Appeal before Property Standards Committee form located on the Town's website at [www.haltonhills.ca](http://www.haltonhills.ca), in person or sending by registered mail, to the Secretary of the Property Standards Committee, 1 Halton Hills Drive, Halton Hills (Georgetown), Ontario,

L7G 5G2 within fourteen (14) days after service of the Order. In the event that no appeal is taken, the Order shall be deemed to have been confirmed. **The final date for giving Notice of Appeal from the Order is May 2, 2022.**

Every owner who fails to comply with an Order, shall be guilty of an offence and is liable to a fine of not more than \$50,000 for a first offence and to a fine of not more than \$100,000 for a subsequent offence. If a corporation is convicted of an offence, the maximum penalty that may be imposed upon the corporation is \$100,000 for a first offence and \$200,000 for a subsequent offence.

Should you have any questions with respect to this matter, please contact the undersigned at **905-873-2601 x 2277** or at **[amadonik@haltonhills.ca](mailto:amadonik@haltonhills.ca)**.

Sincerely,



**Adam Madonik**  
**Municipal Law Enforcement Officer**