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**Properties**

*PIN* 03167 - 0162 LT  
*Description* PT LT 48 CON 1 VAUGHAN AS IN R580083; TOWN OF RICHMOND HILL  
*Address* 159 MILL ST  
RICHMOND HILL

**RECEIVED**  
2025/10/09  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF RICHMOND HILL  
*Address for Service* 225 East Beaver Creek Road  
Richmond Hill, ON  
L4B 3P4

This document is being authorized by a municipal corporation David West, Mayor and Stephen M.A. Huycke, City Clerk.  
This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Angela Helen Chamberland 225 East Beaver Creek Road acting for Signed 2025 10 09  
Richmond Hill Applicant(s)  
L4B 3P4

Tel 905-771-8800  
Email angie.chamberland@richmondhill.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

THE CORPORATION OF THE CITY OF RICHMOND HILL 225 East Beaver Creek Road 2025 10 09  
Richmond Hill  
L4B 3P4

Tel 905-771-8800  
Email angie.chamberland@richmondhill.ca

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$70.90  
*Total Paid* \$70.90

**File Number**

*Applicant Client File Number :* BYLAW 4-25

# The Corporation of the City of Richmond Hill

## By-Law 4-25

A By-Law to Designate 159 Mill Street (*Thomas Smith House*) Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill ("City Council") has consulted with Heritage Richmond Hill concerning this matter;

And Whereas City Council thereafter caused the City Clerk to serve on the owner(s) of the property known as 159 Mill Street, Richmond Hill, as well as upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid property and has also caused the City Clerk to publish the Notice of Intention to Designate on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City by-law 12-20, as amended;

And Whereas a Notice of Objection was served upon the City Clerk under subsection 29(5) of the *Ontario Heritage Act*;

And Whereas in accordance with subsection 29(6) of the *Ontario Heritage Act*, City Council considered the Notice of Objection and decided not to withdraw the Notice of Intention to Designate;

And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scaled drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" to this by-law;

### **Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:**

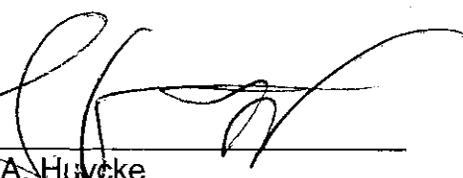
1. That the property located at 159 Mill Street, being Part of Lot 48, Concession 1 (Vaughan) as in R580083; Richmond Hill; Regional Municipality of York [PIN 03167-0162 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner(s) of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of this by-law on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City by-law 12-20, as amended.

The Corporation of the City of Richmond Hill  
By-law 4-25

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3. That the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the Land Registry Office.
4. That Schedule "A" attached to By-law 4-25 is declared to form a part of this by-law.

Passed this 26<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_  
David West  
Mayor  
\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk

File D12-07334

## SCHEDULE "A" TO BY-LAW 4-25

### REASONS FOR DESIGNATION

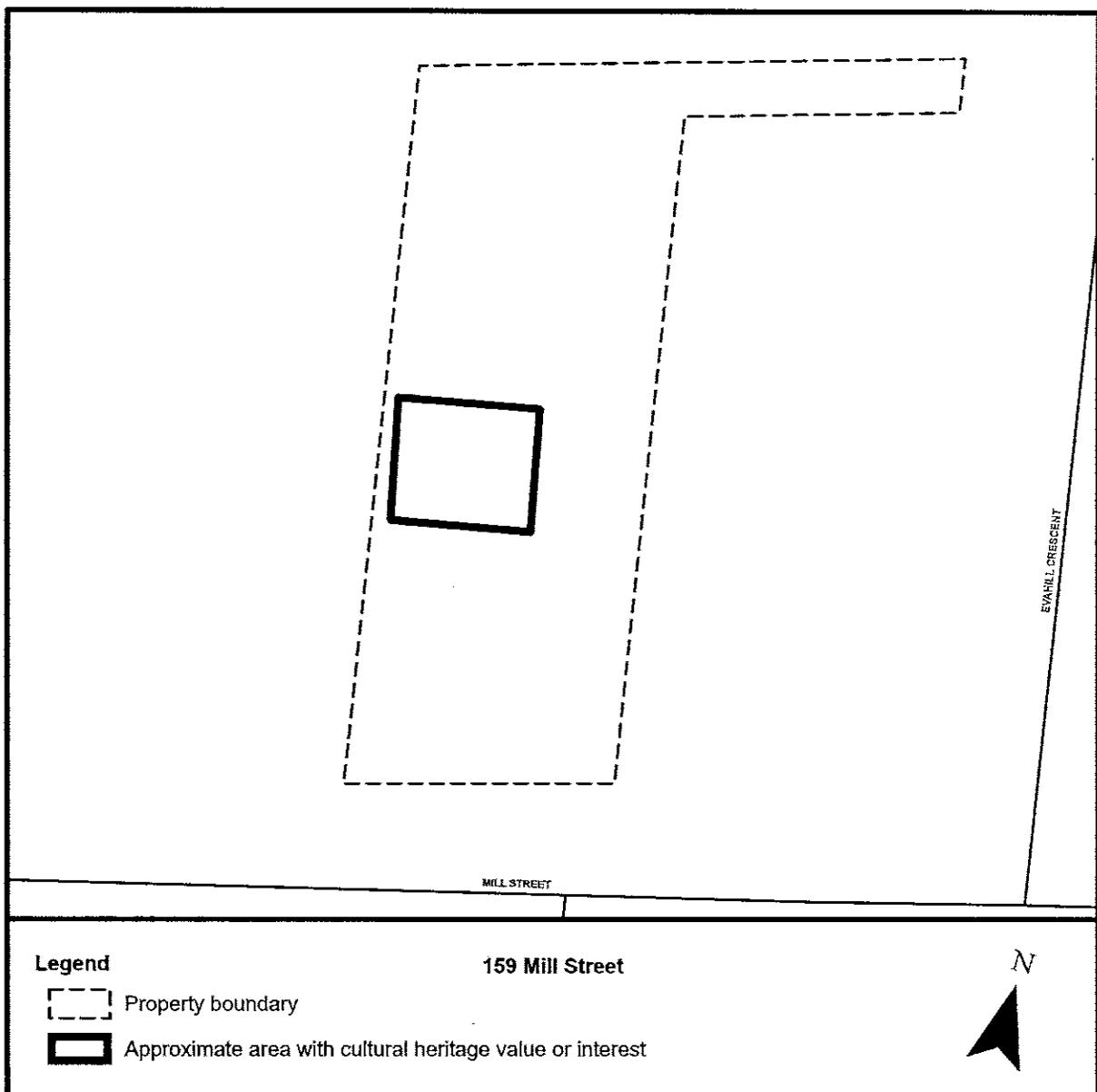
159 Mill Street

Thomas Smith House

#### Description of Property

The Thomas Smith House at 159 Mill Street is a one-storey residential structure in the Ontario Cottage architectural style with an irregular footprint and hipped roof. The property is located on the north side of Mill Street, west of Yonge Street, and within the historic Richmond Hill village core.

#### Area of Cultural Heritage Value or Interest



#### Statement of Significance

##### Design and Physical Value

The Thomas Smith House at 159 Mill Street, built circa the 1850s, has physical and design value as a rare surviving example of the Ontario Cottage style in Richmond Hill. The Thomas Smith House consists of a one-storey frame structure and a rear addition.

Architectural features that contribute to the Ontario Cottage style include its modest one-storey massing, its low, medium-pitched hipped roof with wide eaves, and its symmetrical three bay front façade with a centered doorway.

#### Historical and Associative Value

The Thomas Smith House at 159 Mill Street has historical and associative value for its association with Thomas Smith, who lived on the property between 1852 and 1867. Smith was an early settler in the Richmond Hill community and contributed to its development by building the subject house in the 1850s. Smith was a sawmiller by trade and was elected Pathmaster in Vaughan township in 1861 and 1863. He also ran a small farm during his tenure at the subject property.

The Thomas Smith House at 159 Mill Street also has historical and associative value for its association with the Keall-Empringham family, who owned, lived at, and ran a farm at the subject property from 1881 to 1912. The Keall-Empringham's longstanding agricultural activity is indicative and representative of nineteenth and early twentieth century life on Mill Street, then located on the outskirts of early Richmond Hill village.

#### Contextual Value

The Thomas Smith House at 159 Mill Street has contextual value because it is functionally and historically linked to its surroundings on Mill Street. In the 19<sup>th</sup> and early 20<sup>th</sup> centuries, Mill Street was located on the outskirts of Richmond Hill village and featured residential buildings mixed with industrial and agricultural properties. The Thomas Smith House has historic and functional links to Mill Street because of its longtime use as a farm. As well, the house has links to Mill Street's industrial past as the house was built for Thomas Smith, who worked at the nearby sawmill on the Upper East Don River.

#### **Heritage Attributes**

##### Design and Physical Value

The heritage attributes that contribute to the value of the property as a rare surviving representative example of the Ontario Cottage architectural style in Richmond Hill are:

- The scale, form, and massing of the one-storey historical front (south) portion of the building, featuring a rectangular plan;
- The medium-pitched hipped roof with deep eaves;
- The frame construction;
- The appearance of clapboard siding;
- The symmetrical three-bay composition of the main (south) façade; and
- The window and door openings, including:
  - The centered flat-headed doorway with paneled half-sidelights;
  - The flat-headed window openings with wooden surrounds; and
  - The appearance of 12-over-12 hung window units.

##### Historical and Associative Value

The heritage attributes that contribute to the value of the property for its associations with Thomas Smith are:

- The building's scale, siting, and orientation on the north side of Mill Street; and
- The building's mid-19<sup>th</sup> century Ontario Cottage architectural style.

The heritage attributes that contribute to the value of the property for its associations with the Keall-Empringham family are:

- The building's scale, siting, and orientation on the north side of Mill Street.

Contextual Value

The heritage attributes that contribute to the value of the property for its functional and historic links to Mill Street's nineteenth and early twentieth century agricultural and industrial past are:

- The building's scale, siting, and orientation on the north side of Mill Street; and
- The building's mid-19<sup>th</sup> century architectural expression and material palette.

Note: the building's rear (north) addition and barn are not considered to possess heritage attributes.