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Properties

PIN 25034 - 0033 LT
Description LTS 19 & 20, PL 33 , EXCEPT PART 1, 20R11825 ; HALTON HILLS
Address 8 JAMES ST
HALTON HILLS

RECEIVED
2023/09/03
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF HALTON HILLS
Address for Service 1 Halton Hills Drive
Halton Hills, ON L7G 5G2

This document is being authorized by a municipal corporation Ann Lawlor (Mayor) and Valerie Petryniak (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

Romaine Scott 1 Halton Hills Drive acting for Signed 2024 08 27
Halton Hills Applicant(s)
L7G 5G2

Tel 905-873-2601

Fax 905-873-1431

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

Submitted By

THE CORPORATION OF THE TOWN OF HALTON HILLS 1 Halton Hills Drive 2024 08 30
Halton Hills
L7G 5G2

Tel 905-873-2601

Fax 905-873-1431

Fees/Taxes/Payment

Statutory Registration Fee \$69.95

Total Paid \$69.95

File Number

Applicant Client File Number : HERITAGE BYLAW 2024-0042 8 JAMES ST



BY-LAW NO. 2024-0042

A By-law to designate the Mackenzie Mill, located at 8 James Street, Georgetown, 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 at 8 James Street, Town of Halton Hills, Regional Municipality of Halton, and known as the Mackenzie Mill, 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 Mackenzie Mill at 8 James Street, 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 April 15, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-019, dated March 1, 2024, 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 Mackenzie Mill located at 8 James Street, 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 for 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 27th day of May, 2024.


MAYOR – ANN LAWLOR


for TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0042

LEGAL DESCRIPTION

PIN: 250340033

LTS 19 & 20, PL 33, EXCEPT PART 1, 20R11825; HALTON HILLS

SCHEDULE "B" TO BY-LAW NO. 2024-0042

REASONS FOR DESIGNATION

Description of Property

The property at 8 James Street is located along the northwest side of James Street, west of Main Street South in downtown Georgetown. The existing property contains a two-storey stone building with concrete-block addition on the northeast side which extends to the existing two-storey building at the rear of the property. A fenced-in yard is located at the corner of Draper Street and James Street adjacent to the stone building, with an asphalt parking lot along the rear property line accessed from Draper Street.

Statement of Cultural Heritage Value or Interest

The property at 8 James Street has physical and design value as a representative example of a late-nineteenth-century vernacular industrial building within the historic core of Georgetown. Built in 1897 as a planing mill, the existing two-storey stone building has retained its integrity over the years through its use as a lumber mill and through adaptive re-use over time. The stone construction and quoining, segmentally arched window, and door openings and second-storey loading doors are extant throughout. Although the originally hipped roof has been modified to a flat roof, the character of the original industrial building has remained intact and is a testament to the care of its long-time owners, the Mackenzie family.

The property at 8 James Street has significant historical and associative value as a representative example of one of Georgetown's earliest industries. The existing building was constructed by prominent entrepreneur and land-owner Henry Pratt (H.P.) Lawson, who owned several sawmills and lumbering operations in the mid- to late-nineteenth century. Following Lawson's ownership, the planing mill was purchased by another prominent local, John Boyd (J.B.) Mackenzie. Mackenzie served the community as a member of the Board of Management for Knox Presbyterian Church, the Lions Club, the Ontario Retail Lumber Dealers' Association, the Walker Masonic Lodge, and was a Councillor, Mayor, and Chief Magistrate for the Town. Owned by the Mackenzie family since 1911, the property is an integral part of the downtown and an example of the impact of 19th century European settlement on the development of the community of Georgetown.

The property at 8 James Street has contextual value as it helps to maintain and support the character of the area along James Street within the downtown core west of Main Street. The existing building is in its original location at the corner of James Street and Draper Street and is linked to its surroundings within the commercial and industrial streetscape in Georgetown. The unique stone construction and architectural detailing, along with its prominence on the street as an adaptively-reused historic building, contributes to its landmark status within the community.

Heritage Attributes

The identified heritage attributes of the property at 8 James Street that contribute to its physical and design value include:

- The setback, location, and orientation of the existing building at the corner of James Street and Draper Street in Georgetown in the Town of Halton Hills;
- The scale, form, and massing of the late-19th century, two-storey stone industrial building;

- The materials, namely the stone construction and detailing, including stone quoining at the corners;
- The front (southeast) elevation, including:
 - o Segmentally arched door and window openings with stone sills and voussoirs at the first and second storeys;
 - o The second storey loading bay within a segmentally arched opening with wooden doors;
- The side (southwest) elevation, including:
 - o Segmentally arched window openings with stone sills and voussoirs at the first and second storeys;
- The rear (northwest) elevation, including:
 - o Segmentally arched window openings with stone sills and voussoirs at the first and second storeys;
- The side (northeast) elevation, including:
 - o Segmentally arched window openings with stone sills and voussoirs at the first and second storeys; and,
 - o The brick chimney as it extends above the concrete block addition above the roofline.

The identified heritage attributes of the property at 8 James Street that contribute to its historical and associative value include:

- The property's legibility as a late-nineteenth-century industrial building in the community of Georgetown.

The identified heritage attributes of the property at 8 James Street that contribute to its contextual value include:

- The property's legibility as a late-nineteenth-century industrial building in the community of Georgetown;
- The setback, location, and orientation of the c.1897 industrial building along James Street; and,
- The scale, form, and massing of the existing building along James Street in Georgetown.