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Notice of Passage of Designating By-law: 93 Bower Street

IN THE MATTER OF THE ONTARIO HERITAGE ACT AND IN THE MATTER OF the lands in the Town of Halton Hills known municipally as **93 Bower Street**, Regional Municipality of Halton, and known as the **Harrison-Wolfe House**.

NOTICE IS HEREBY GIVEN that Council for the Town of Halton Hills passed Designation By-law 2024-0111 on **December 9, 2024** which designates the property at **93 Bower Street** under Section 29(1), Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

A copy of the by-law and accompanying schedules may be requested through the Town's Manager of Heritage Planning. Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of this publication, a notice of appeal setting out the objection to the by-law, and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):

An appeal of the Designation By-law for the Property may be made by filing a notice of appeal with the Town Clerk, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills ON, L7G 5G2; Email Laura Loney at lloney@haltonhills.ca within 30 days of **December 13, 2024** which is **January 12, 2025**.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law and;
- (2) set out the reasons in support of the objection to the designation by-law;
- (3) be accompanied by the fee charged by the Ontario Land Tribunal (OLT).

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Dated at the Town of Halton Hills this **13th** of **December, 2024**.

Laura Loney, Manager of Heritage Planning, Planning and Development, The Corporation of the Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, ON L7G 5G2.



Notice of Passage of Designating By-law: 16 Albert Street

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0106, being a by-law to designate the property at 16 Albert Street under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 33 Queen Street

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0107, being a by-law to designate the property at 33 Queen Street under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 14 Main Street South

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0108, being a by-law to designate the property at 14 Main Street South under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 23 Young Street

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0109, being a by-law to designate the property at 23 Young Street under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 39 Willow Street North

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0110, being a by-law to designate the property at 39 Willow Street North under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 93 Bower Street

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0111, being a by-law to designate the property at 93 Bower Street under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 12 Chapel Street

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0112, being a by-law to designate the property at 12 Chapel Street under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.

Notice of Passage of Designating By-law: 75 Mill Street

Notice is hereby given that the Council of the Corporation of the Town of Halton Hills passed by-law 2024-0113, being a by-law to designate the property at 75 Mill Street under Part IV of the *Ontario Heritage Act*, at its meeting of December 9, 2024.



A copy of the By-law and accompanying schedules may be requested through the Town's Manager of Heritage Planning. Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of this publication, a notice of appeal setting out the objection to the by-law, and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the Town of Halton Hills this 13th day of December 2024.

Laura Loney, Manager of Heritage Planning, Planning and Development, The Corporation of the Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, ON L7G 5G2.



BY-LAW NO. 2024-0111

A By-law to designate the Harrison-Wolfe House, located at 93 Bower Street, Acton, 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 93 Bower Street, Acton, Town of Halton Hills, Regional Municipality of Halton, legally described as "LOT 17 PLAN 75, ALSO SHOWN ON PLAN 1098; PART BLOCK A PLAN 345, ALSO SHOWN ON PLAN 1098, AS IN 431875; PART ALLEY PLAN 75, ALSO SHOWN ON PLAN 1098, PART 1 PLAN 20R20521 TOWN OF HALTON HILLS", and known as the Harrison-Wolfe 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 Harrison-Wolfe House, located at 93 Bower Street, Acton, 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 October 7, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-069, dated September 19, 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 Harrison-Wolfe House, located at 93 Bower 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 9th day of December, 2024.


MAYOR – ANN LAWLOR


TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-0111

LEGAL DESCRIPTION

LOT 17 PLAN 75, ALSO SHOWN ON PLAN 1098; PART BLOCK A PLAN 345, ALSO SHOWN ON PLAN 1098, AS IN 431875; PART ALLEY PLAN 75, ALSO SHOWN ON PLAN 1098, PART 1 PLAN 20R20521 TOWN OF HALTON HILLS.

PIN: 250020552

SCHEDULE “B” TO BY-LAW NO. 2024-0111

REASONS FOR DESIGNATION

Description of Property

The property is a rectangular parcel located at located along the northwest side of Bower Street in the community of Acton in the Town of Halton Hills and contains a single detached brick dwelling with a rear detached garage. The existing residence is located adjacent to the Syndicate Housing Heritage Conservation District on Bower Street to the southwest, with a vacant lot located directly northeast. The property is legally known as “LOT 17 PLAN 75, ALSO SHOWN ON PLAN 1098; PART BLOCK A PLAN 345, ALSO SHOWN ON PLAN 1098, AS IN 431875; PART ALLEY PLAN 75, ALSO SHOWN ON PLAN 1098, PART 1 PLAN 20R20521 TOWN OF HALTON HILLS”.

Statement of Cultural Heritage Value or Interest

The Harrison-Wolfe House at 93 Bower Street has physical and design value as a representative example of Edwardian Classical residential architecture due its simple designs and detailing, smooth surfaces, flatheaded windows with plain sills and lintels, simplified massing, a generous front porch (although now enclosed), and simplified roof with dormer and simple brick chimney. The building has maintained significant integrity since its construction in the early twentieth century and is compatible with buildings of a similar vintage along Bower Street, including the Syndicate Housing adjacent to the southwest.

The Harrison-Wolfe House has historical and associative value due to its associations with its early owners through to the mid-twentieth century. The existing home was built on land previously owned by the Honourable D. Henderson by local tradesperson W.D. Anderson for his family. Anderson undertook work throughout the Acton community as a teamster, plasterer, builder, tanner, and stonemason. The property was later owned by Cecil Watson Hartley Harrison, who worked as an auto supplies distributor and was involved with the local United Church, served as YMCA Director, was involved with the local Lodge, served as a Trustee of the School Board, on Council and as Reeve, and served on the Chamber of Commerce and the Acton Fall Fair Board. Cecil's wife Florence Harrison was also very involved in the community, serving on the Welfare Board, and led the Girl Guides and other activities.

In 1950, the property was owned by J. Wesley Wolfe, a leather industry executive who developed the Pers Pro Tan tanning process, operated a turkey farm in the community, and was chairman of the Acton Public School Board, member of the Masonic Lodge and North Halton Golf Club, YMCA member, and an Intercollegiate Wrestling Champion (1936). Helen Wolfe, Wesley's wife, was an active community member and worked raising turkeys and cattle with Wesley, was a member of the Arts and Crafts Guild of Georgetown, the Presto Club in Guelph, the Acton Music Club, the I.O.D.E, and a member of the Acton Women's Institute. Helen was also a Wolfe Cub leader, member of St. Alban's Anglican Church, a representative of the Halton County's Children's Aid, and a member of the St. Andrew's College Ladies' Guild.

The property was also home to long-time owners Donald and Dora Ryder from the 1960s onwards. Both Donald and Dora were WWII veterans who worked for many years at Dills Printing and Publishing (later Metroland Media) and were actively involved community members.

The property at 93 Bower Street has contextual value as it helps to define and maintain the late-nineteenth century and early-twentieth century development of this residential neighbourhood on the periphery of Acton's historic downtown. The residence is physically, functionally, visually, and historically linked to the surroundings in the community along Bower Street. The property is similar in scale and materials to the neighbouring properties and has not been identified as a landmark in the area.

Heritage Attributes

The identified heritage attributes of the property at 93 Bower Street that contribute to its physical and design value include:

- The setback, location, and orientation of the existing residential building along Bower Street in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of two-and-a-half storey frame building with brick exterior with stone foundation, hipped roof, and brick chimney;
- The materials, including brick exterior, concrete sills and lintels, stone foundation, and wooden porch detailing where extant;
- The front (southeast) elevation, including the existing of a covered front porch at the first storey and single flatheaded window openings at the second storey;
- The side (southwest) elevation, including the brick chimney and flat-headed window openings at the first and second storeys; and,
- The side (northeast) elevation, including the flat-headed window openings at the first and second storeys.

The identified heritage attributes of the property at 93 Bower Street that contribute to its historical and associative value includes:

- The legibility of the existing property as an early-twentieth century Edwardian Classical residential building within the community of Acton in the Town of Halton Hills.

The identified heritage attributes of the property at 93 Bower Street that contribute to its contextual value include:

- The legibility of the existing property as an early-twentieth century Edwardian Classical residential building within the community of Acton in the Town of Halton Hills.
- The setback, location, and orientation of the existing residential building along Bower Street; and,
- The scale, form, and massing of two-and-a-half storey frame building with brick exterior with stone foundation, hipped roof, and brick chimney.