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JUNE 2, 2025

### Notice of Passage of Designating By-law: 53 Charles 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 **53 Charles Street**, Regional Municipality of Halton, and known as the **Pinegrove Cottage**.

NOTICE IS HEREBY GIVEN that Council for the Town of Halton Hills passed Designation By-law **2025-0045** on **May 26, 2025**, which designates the property at **53 Charles 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 giving the Tribunal at [OLT.Registrar@ontario.ca](mailto:OLT.Registrar@ontario.ca) and the Town Clerk at [valeriep@haltonhills.ca](mailto:valeriep@haltonhills.ca), a notice of appeal within 30 days of **June 2, 2025** which is **July 2, 2025**.

A Notice of Appeal must:

1. set out the objection to the designation by-law;
2. set out the reasons in support of the objection to the designation by-law; and
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 **2nd of June 2025**.

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.

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**BY-LAW NO. 2025-0045**

A By-law to designate Pinegrove Cottage, located at 53 Charles 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 located at 53 Charles Street, Georgetown, Regional Municipality of Halton, and known as Pinegrove Cottage, 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 Pinegrove Cottage, located at 510 Main Street, Georgetown, Town of Halton Hills, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused Notice of Intention to be published on the Town's website per the Town's "Ontario Heritage Act – Alternate Notice Policy";

**AND WHEREAS** the Reasons for Designation are set out in Schedule "B" of this by-law;

**AND WHEREAS** on March 24, 2025, Council for the Town of Halton Hills approved Report No. PD-2025-015, dated March 7, 2025, 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 Pinegrove Cottage, located at 53 Charles Street, Georgetown, 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 26<sup>th</sup> day of May, 2025.

  
MAYOR – ANN LAWLOR

  
TOWN CLERK – VALERIE PETRYNIAK

**SCHEDULE "A" TO BY-LAW NO. 2025-0045**

**LEGAL DESCRIPTION**

PT LT 148 & 149, PL 27, PART 2 & 3, 20R10644; PT LT 149, PL 27, PART 1 & 2,  
20R11480, S/T 115332, 788609; HALTON HILLS

PIN: 250320173

## **SCHEDULE “B” TO BY-LAW NO. 2025-0045**

### **REASONS FOR DESIGNATION**

#### **Description of Property**

The property at 53 Charles Street is located on the southwest corner of Charles Street and Park Avenue, northwest of the Georgetown Fairgrounds entrance in the community of Georgetown within the Town of Halton Hills. The property is a rectangular shaped lot and features a two-storey brick dwelling with a rear one-storey addition, and a two-bay garage.

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

Pinegrove Cottage at 53 Charles Street has design and physical value, as it is a representative example of a late-nineteenth-century residential building in the Italianate style. The two-storey brick residential building exhibits features typical of this style, a mildly pitched hip roof, projecting bay, segmentally arched and rounded windows, hood-moulds, octagonal window, stone sills and lintels, mixed classical elements, and decorative entryway flanked by transoms and sidelights. The decorative brick patterns, octagonal window, hood-moulds, and structural detailing on the front elevation display a high degree of craftsmanship and artistic merit.

The property holds historical and associative value due to its connections with the McDermid family, notably John McDermid, owner of “The Star Grocery,” a prominent business in late-nineteenth-century Georgetown. The McDermid’s were influential members of Georgetown society, actively participating in both business and community life. In the mid-twentieth century, the Bell family continued this legacy of prominent ownership. Leonard Bell served as manager and part-owner of Georgetown Clay Products Ltd., trained as a flight engineer during WWII, ran for public office, and founded the Kippin Kerr company. Ellen Bell, a biological researcher and chemical engineer, held notable leadership roles within Georgetown’s Imperial Order Daughters of the Empire (IODE), serving as both Regent and President of the Georgetown chapter. Dr. Boyd Clifford Hoddinott and his wife, Jane, were also active community members; Dr. Hoddinott served as a community physician, participated in local politics, and coached several sports teams and community events. The residence holds additional significance as it was constructed using bricks from the first Knox Presbyterian Church, built in 1867 and later demolished in 1887.

Pinegrove Cottage at 53 Charles Street has contextual value as it serves to define and maintain the late-nineteenth century character of the Park District. The property is physically, visually, and historically linked to its surroundings in the residential neighbourhood, within the proximity of the Georgetown Fairgrounds, Georgetown Lawn Bowling Club, and Main Street. The existing building is relative in its scale, form, and massing to the surrounding residential buildings along Charles Street and has been identified as a landmark in the community as the “gatehouse” to the public fair grounds.

#### **Heritage Attributes**

The identified heritage attributes of the property at 53 Charles Street that contribute to its physical and design value include:

- The setback, location, and orientation of the existing building along Charles Street in Georgetown;

- The scale, form, and massing of the existing c.1887, two-storey Italianate residential building with hipped roof and stone foundation;
- The materials, including brick, stone, and detailing throughout;
- The front (northeast) elevation, including:
  - o The two-storey projecting bay containing eight semi-circular window openings with stone sills and hood-mould;
  - o Dog-tooth brick detailing;
  - o Entrance with sidelight windows and transom;
  - o Wooden sunburst pediment in white-painted wood;
  - o A flat-headed rectangular window opening with a soldier-course brick lintel;
  - o Segmentally arched window opening with a rounded arch hood and stone sill;
  - o A header-framed octagonal window;
- The side (southeast) elevation, including:
  - o One storey bay window featuring four narrow, semi-circular window openings with rounded arch hood moulds and stone sills;
  - o Small segmentally arched window opening with a keystone and rounded hood mould, and stone sill;
  - o Segmentally arched window openings with hood moulds and stone sills;
  - o One storey polygonal bay with a shallow hipped roof and five semi-circular windows, with rounded arch hood moulds and stone sills;
  - o A flat-headed rectangular window opening with stone sill and stone lintel;
  - o The multi-pane casement window with soldier-course brick lintel above and stone sill.
- The side (northwestern) elevation, including:
  - o Four segmentally arched window openings with rounded-arch hood moulds and stone sills;
  - o Two rectangular entrances with stone lintels; and,
  - o Two flat-headed rectangular window openings with stone sills and stone lintels.

The identified heritage attributes of the property at 53 Charles Street that contribute to its historical and associative value includes:

- The legibility of the existing property as a late-nineteenth-century Italianate residential building within the community of Georgetown in the Town of Halton Hills.

The identified heritage attributes of the property at 53 Charles Street that contribute to its contextual value include:

- The legibility of the existing property as a late-nineteenth-century Italianate residential building within the community of Georgetown in the Town of Halton Hills;
- The setback, location, and orientation of the existing building along Charles Street in Georgetown; and,
- The scale, form, and massing of the existing c.1887, two-storey Italianate residential building with hipped roof and stone foundation.