



## GEORGINA

### NOTICE OF PASSING OF HERITAGE BYLAW 2026-0034 (HO-1) THE CORPORATION OF THE TOWN OF GEORGINA

**TAKE NOTICE** that the Council of The Corporation of the Town of Georgina passed Bylaw Number 2026-0034 (HO-1) on the **22<sup>nd</sup> day of April, 2026** under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

**AND TAKE NOTICE** that the purpose and effect of this Bylaw is to designate the lands and premises identified as 117-119 High Street in Sutton, Georgina, Ontario; as being of cultural heritage value or interest. A description of the lands to which the Bylaw applies and the reasons for designation are referenced in the Bylaw attached to this notice.

**ANY APPEALS** of the Bylaw must be filed to the Ontario Land Tribunal (OLT) in respect to the Bylaw by filing with the Clerk of The Corporation of the Town of Georgina no later than 4:30pm on June 10, 2026. A copy of the appeal form is available from the OLT website at: <https://olt.gov.on.ca/>.

The Notice of Appeal must:

- 1) Set out the reasons for the appeal and must be accompanied by a completed Ontario Land Tribunal form and a certified cheque or money order made payable to the Minister of Finance. A copy of the OLT fee schedule may be found at: <https://olt.gov.on.ca/fee-chart/> or by contacting the OLT by email at [OLT.General.Inquiry@ontario.ca](mailto:OLT.General.Inquiry@ontario.ca) or by phone at: 416-212-6349 or 866-448-2248 (toll free).
- 2) Be accompanied by the Town's Administrative fee of \$360.00 per application, payable to The Corporation of the Town of Georgina.

Dated at the Town of Georgina this 11<sup>th</sup> day of May, 2026.

Mamata Baykar, Deputy Clerk  
The Corporation of the Town of Georgina

**OWNER:** 1) LIOUTAS, EVA NICOLE 2) LIOUTAS, JOANNA EVELYN

**PROPERTY DESCRIPTION:** 117-119 HIGH STREET

**LT 1 BLK 73 PL 69 SUTTON; GEORGINA 03521-0042 (LT)**

**NOTE:** Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK**

**BYLAW NUMBER 2026- 0034 (HO-1)**

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BEING A BYLAW TO DESIGNATE 117-119 HIGH STREET LOCATED AT LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation have been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

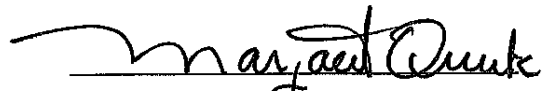
**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby  
**ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

117-119 HIGH STREET, SUTTON

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region

READ and ENACTED this 22<sup>nd</sup> day of April, 2026.

  
Margaret Quirk, Mayor

  
Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0034 (HO-1)**

**LEGAL DESCRIPTION OF 117-119 HIGH STREET LOCATED AT LT 1 BLK 73 PL 69  
SUTTON: GEORGINA 03521-0042 (LT).**

**117-119 HIGH STREET, ASSESSMENT ROLL NO.: 091-600**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 117-119 HIGH STREET  
LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT).

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 - 0034 (HO-1)**

### **REASONS FOR DESIGNATION OF 117-119 HIGH STREET LOCATED AT SUTTON ASSESSMENT ROLL NO.: 091-600**

The property at 117-119 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

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

The building has design value because it is representative of main street commercial style with Italianate influences. While currently clad in stucco, the detailed brickwork at a stepped cornice band with four recessed panels and projecting window arches are still largely legible through the stucco. The principal elevation has a storefront at the ground level, and two symmetrical round headed openings with a plaque in the middle reading "I.O.O.F. No 168, Erected in 1889".

The property has historical value because it has direct associations with the commercial portion of High Street, the Independent Order of Odd-Fellows and Sutton's first newspaper. The building was constructed in 1889 by the Independent Order of Odd Fellows (IOOF) and housed two shops at the ground floor, a Lodge room and Sutton's first newspaper, the Sutton Herald, on the second floor. In 1970, the IOOF chapter was amalgamated with the Mount Albert Chapter and closed. Between 1897 and c.1912, postmaster Henry Treloar operated the post office on the ground floor. Later, businesses including a general store, a jeweller, several grocers, snack bars and a variety store utilized the building.

The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

The property has contextual value as it contributes to the historic main street of Sutton, particularly the section of High Street which is mainly commercial between River and Middle Streets.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of vernacular main street commercial style. The building is currently clad in stucco (covering the original brick), however, the detailed brickwork including the cornice and pronounced brick voussoirs, are still largely legible through the stucco.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it is directly linked to several activities and institutions that influenced the social and commercial development of Sutton. Constructed in 1889 by the Independent Order of Odd Fellows, the building reflects the presence and influence of fraternal organizations within the community. Its dual function as a Lodge room and as the home of Sutton's first newspaper, the Sutton Herald, demonstrates the property's important early role as a centre for civic engagement and local identity. The ground floor continuously supported essential community services, most notably housing the post office under Postmaster Henry Treloar from 1897 to c. 1912. Over time, the property has continued to accommodate a variety of businesses, including general stores, a jeweller's, grocers, snack bars, and a variety store, reinforcing its long-standing association with the

commercial activity along High Street, contributing to the commercial character and social fabric of High Street.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street, High Street, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.

## **DESCRIPTION OF HERITAGE ATTRIBUTES**

### **Design or Physical Value**

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street as a representative example of Georgina's 19th century main street commercial style with Italianate influences:

- The two-storey scale, form, and massing, and masonry construction of the building with a rectangular plan.
- On the principal (west), and north elevations the intricate cornice detailing, round headed window openings, projecting arches above the windows, and projecting sills.

- On the principal (west) elevation, the organization of the commercial storefront with a central entrance flanked by large display windows.
- On the principal (west) elevation, the symmetrical organization of second floor openings, and the sign indicating date of construction in between.
- On the north elevation, the placement of the ground floor door opening and segmental arch.

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the structure on its lot fronting onto High Street.
- On the principal (west) elevation, the commercial storefront at street level.