



## GEORGINA

### NOTICE OF PASSING OF HERITAGE BYLAW 2026-0041 (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 2026-0041 (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 98 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) DEKTER, JOCELYN ELAINE 2) PURCHASE, CHARLES ROSS

**PROPERTY DESCRIPTION:** 98 HIGH STREET, SUTTON

**PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495; GEORGINA,  
03504-0164 (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 2026-0041 (HO-1)**

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BEING A BYLAW TO DESIGNATE 98 HIGH STREET LOCATED AT PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (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 PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (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 PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (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 has 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 PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (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.

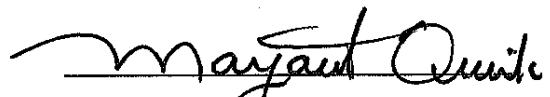
**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby  
**ENACTS AS FOLLOWS:**


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:

98 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 2026-0041 (HO-1)**

**LEGAL DESCRIPTION OF 98 HIGH STREET LOCATED AT PT LT 1, BLK 11, PL 69,  
SUTTON, AS IN R651495, GEORGINA. 03504-0164 (LT).**

**98 HIGH STREET, ASSESSMENT ROLL NO.: 078-700**

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

- 1) 98 High Street  
PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (LT)

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0041 (HO-1)**

### **REASONS FOR DESIGNATION OF 98 HIGH STREET LOCATED AT SUTTON, ASSESSMENT ROLL NO.: 078-700**

The property at 98 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**

Constructed prior to the year 1868 and known informally as the Cuttle House, the building is one-and-a-half-storeys and is clad in buff brick. The property is representative of a mid-19th century Victorian house, situated in a village-like setting. The architectural design is an adaptation of Italianate elements to a Gothic Revival house and represents a combination of the two styles. Gothic Revival elements include the L-shaped plan of the house, with a prominent gable oriented to the street. The decorative vergeboard on the front gable, as well as the brackets at the ground floor bay window, and the paired round headed windows on the second storey above the bay window. The wooden porch with decorative columns, balustrade and brackets, is not original to the house and is not considered a heritage attribute.

The property is important in defining, maintaining, and supporting the character of the historic core of the Village of Sutton. This residential property known as 98 High Street is deeply set back from the street, directly adjacent to a commercial storefront at 100 High Street, which begins to form a street wall along High Street, being located at the lot line. The contrast of the two building types demonstrates the incremental evolution of the historic main street from a rural area to a commercial area as the town grew. The building on its own is important in defining and maintaining the character of this area through its scale and relationship to the street, as a house-form building at the extreme west end of

the residential area of High Street, before it transitions to a commercial area to the west. The building demonstrates the early development of this area, and the residential character of this part of the historic main street of the Village of Sutton, predating further infill along the street which is set closer to High Street.

## **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 residence has design and physical value because it is representative of Victorian style with Gothic Revival and Italianate elements. The building is clad in buff brick and features bargeboards, bay windows, arched windows and shutters, and an ornate front veranda.

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) of the historic village. 98 High Street, together with the adjacent properties at 100 and 96 High Street, define, maintain, and support the mid 19th century small-scale mixed-use character of High Street at an intersection where the commercial strip begins its transition to residential.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings. Set well back from High Street, it

maintains a distinctive spatial relationship with the street and its neighbouring properties. The building demonstrates the early development of this area and reflects the residential character of this portion of the main street of the Village of Sutton, predating later infill that was constructed closer to the street.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 98 High Street as a representative example of Georgina's 19th century Victorian style with Italianate and Gothic revival elements:

- The one and a half storey height, scale, L-shaped form, and massing with a prominent gable.
- On all elevations, the buff brick cladding.
- On the principal (east) elevation facing High Street, the buff brick elevation, with wood brackets, the prominent gable with vergeboard, the segmental arch windows on the ground level three-sided bay, the front door opening with transom, the paired ground floor window openings, and the paired round headed window openings on the second level above the bay window.
- On the secondary (south) elevation, the wooden one-storey square bay window, and the prominent gable with vergeboard.
- On the principal elevation, the arrangement and size of the window openings, and the location and size of the entrance including the transom.
- The red brick chimney.

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 98 High Street as maintaining the historic character of Sutton and as being physically, functionally, visually 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, set back significantly from the street.