



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

HERITAGE COMMITTEE

AGENDA

Tuesday, October 21, 2015
6:00 p.m.
Committee Board Room

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTIONS OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

Pages 1-6

Minutes of Georgina Heritage Committee meeting September 9, 2015.

7. CONSIDERATION OF REPORTS ON THE AGENDA
8. COMMUNICATIONS

(1) General Information Items

Pages 7-14

- (a) Update on Plaquing the Mansion House.
 - Plaque posted on Tuesday October 13, 2015.
- (b) Regarding 481 Lake Drive East, including the Trading Tree Barn and House to protect/preserve the Trading Tree.
 - Committee Services Coordinator Met with inquirer September 23rd. Outcome of Heritage Advisory Committee meeting from September 9, 2015 was discussed. Inquirer was advised the Town was not in procession and could not locate files that verified the history of the property. That the Economic Development had requested designation of the Tree through Ontario Trees. That wood from tree is being held and expected to be repurposed in the future.

- Inquirer confirmed she received the email regarding meeting but was unable to attend the meeting.
- Inquirer advised she would like to be involved in the decision process for the wood from tree. Inquirer was invited make specific asks of the Committee with respect to 481 Lake Drive East in the future.
- Inquirer has not submitted any requests for the Committee at this point.
- Economic Development was advised that inquirer would like to be involved in the process for determining the outcome of the wood from the Trading Tree.

(2) Disposition Items

Pages 15-30

- (a) Update regarding designation process for other municipalities. Committee Services Coordinator contacted, other surrounding municipalities including; Newmarket, Markham, Vaughn, Richmond Hill, Aurora, Witchurch-Stouffville, East Gwillimbury. Newmarket and Richmond Hill and Barrie have responded with the information attached. Attached is a summary of their responses.
- (b) Lytle property (51 High Street) with respect to request made by Brian Lytle to un-designate the property. On September 9, 2015 the Committee passed the following resolution.

RESOLUTION NO. GHC-2015-0023

That after reviewing the property files relating to the designation of 51 High Street the Georgina Heritage Committee has determined that the designation is relevant.

Carried.

In addition, as it relates to this matter, the Committee approved the letter presented by the Committee Services Coordinator. This letter has since been sent to Council for approval. The letter requests the Province consider residents' concerns with respect to the heritage grant program which was rescinded. The inquirer followed up after the meeting advising he was not informed of the meeting date. The Committee Service Coordinator's records indicate the inquirer was called September 1st, there is no record or recollection of a conversation. As the inquirer missed the meeting with the initial resolution did not requested the he requests the Committee re-

consider. Inquirer plans to attend to address any questions the Committee may have.

Resolutions for the Committee to consider:

1. Recommending Council consider introducing a tax incentive for heritage designated properties.
2. Recommend Council amend the grants offered to businesses under the CIPs to include residential properties.
3. Recommend Council amend the grants offered to businesses under the Sutton CIP to include residential properties.
4. The Committee refer this matter to Council, without recommendations.
5. The Committee supports their previous decision in determining that the designation for 51 High Street is relevant.
6. The Committee receive items 8.(2)(b) and (c) as information.

Pages 31-39

- (c) 141 High St. Sutton Mill.
- (d) Elm Grove School/ Elm Grove Hall (577 Catering Road). Sarah Brislin, Committee Services Coordinator emailed Dan Murnaghan, Manager of Parks & Facilities to remind him to provide for information regarding upcoming plans, waiting for response.

Pages 40- 58

- (e) St. James Parish Hall, update from Allan Morton regarding report.
- (f) Consideration for designation. Using funds from 2015 and preparing for 2016. Committee members to discuss potential designation candidates that they researched since previous meeting.
- (g) Ideas for Celebrate Sutton 125.
- The Georgina Heritage Committee discussed option of partnering with the Sutton 125 Committee. The Georgina Heritage Committee was waiting to find out what plans the Sutton 125 group had before deciding on how to proceed.
 - Committee Service Coordinator requested this be considered for 2016 budget.

9. OTHER BUSINESS

(1) 2015/2016 Meeting dates. Committee to set meeting dates for 2015/2016

10. MOTION TO ADJOURN



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

HERITAGE COMMITTEE

MINUTES

Tuesday, September 9, 2015
6:00 p.m.
Council Chambers

1. CALL TO ORDER

At 6:10 pm.

2. ROLL CALL

The following Committee members were present:

Councilor Frank Sebo

Terry Russell

Wei Hwa

Lorne Prince

Lee Schwaderer

The following Committee members were absent with regrets:

Allan Morton

Bruce Whittaker

The following staff members were in attendance:

Sarah Brislin, Committee Services Coordinator

Karyn Stone, Economic Development Officer

The following community members were in attendance:

Wayne Morgan, Heritage Planner - Community Heritage Ontario

Colin Dobell, Executive Director of the Ontario Water Centre.

3. INTRODUCTIONS OF ADDENDUM ITEMS

Wayne Morgan, Heritage Planner requested to speak to the Heritage Committee regarding item 9(2). Mr. Morgan requested the Heritage Committee re-join Community Heritage Ontario.

Moved by Terry Russell, Seconded by Lee Schwaderer

RESOLUTION NO. GHC-2015-0019

That the Georgina Heritage Committee re-join Community Heritage Ontario.

Carried.

4. APPROVAL OF AGENDA

Moved by Terry Russell, Seconded by Lee Schwaderer

RESOLUTION NO. GHC-2015-0020

That the July 21 2015 Georgina Heritage Committee agenda be approved as presented.

Carried.

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

6. ADOPTION OF MINUTES

Pages 1-5

Minutes of Georgina Heritage Committee meeting July 21st, 2015.

7. CONSIDERATION OF REPORTS ON THE AGENDA

8. COMMUNICATIONS

(1) General Information Items

(2) Disposition Items

Pages 6-35

- (a) Update, 481 Lake Drive East, including the Trading Tree Barn and House with respect to request from Joanne Henderson to protect/preserve the Trading Tree.

- Sarah Brislin, Committee Services Coordinator searched hard copy files, there is nothing on record.
- Sarah Brislin contacted Mellissa Matt, curator of Pioneer Village Museum and she has no files. She advised she would need to spend a day at the registry office in Aurora
- Sarah Brislin contacted Gary Sedore, he advised he has no documentation or photos, just folk lore and tales that have been handed down. He also advised the land registry office would be the place to start. He further suggested that there have been newspaper articles over the years.
- Karen Stone, Economic Development Officer and Colin Dobell, Representative from Clean Water Farm to address Committee regarding property.

Committee to discuss next steps.

Colin Dobell, Representative from Clean Water Farm addressed the Committee to explain the progress and purpose of the Clean Water Farm at 481 Lake Drive East.

Karen Stone, Economic Development Officer advised that an application has been made to Trees Ontario for the designation of the Tree, also known as the trading tree.

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0021

That the information presented by Colin Dobel regarding the Clean Water Farm be received with gratitude by the Georgina Heritage Committee.

Carried.

Moved by Councillor Sebo, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0022

That the Georgina Heritage Committee recommend Council register the farmhouse located on the property at 481 Lake Drive East. And that Sarah Brislin, Committee Services Coordinator contact the Chippewa's to learn the oral story of the 'trading tree' and further contact Joanne Henderson to follow up with her request and notify her of the Committee's decision with respect to the property.

Carried.

- (b) Documents from the Property file for Lytle property (51 High Street) with respect to reasoning for designation.

Moved by Councillor Sebo, Seconded by Terry Russell

RESOLUTION NO. GHC-2015-0023

That after reviewing the property files relating to the designation of 51 High Street the Georgina Heritage Committee has determined that the designation is relevant.

Carried.

(c) Elm Grove School/ Elm Grove Hall (577 Catering Road).

- Sarah Brislin, Committee Services Coordinator contacted Dan Murnaghan, Manager of Parks & Facilities for information regarding upcoming plans, waiting for response.

The Committee Services Coordinator will follow up Dan Murnaghan.

(d) Update on Plaque for the Mansion House.

- Owner has agreed to post plaque. Plaque has been dropped off at the Mansion house.
- Waiting for owner to advise us of date for Town to install and unveiling.

(e) MPAC – systematic gathering of properties that are of potential significance. Update from Committee Services Coordinator, Sarah Brislin.

- Staff from Building, Finance, and IT have advised, to their knowledge, the Town does not possess software with these capabilities.

(f) Verbal update regarding designation process for other municipalities. Committee Services Coordinator contacted, other surrounding municipalities including; Newmarket, Markham, Vaughn, Richmond Hill, Aurora, Witchurch-Stouffville, East Gwillimbury. Newmarket and Richmond Hill have responded. Their process is similar to Georgina's, with some differences.

- Other municipalities have a Planner as a liaison to their committees.
- A defined Terms of Reference for what is required in a report. Richmond Hill defines the parameters of what a report must include because if a designation is challenged then there is a clear idea of what is expected in the report of assessment to illustrate why the property may not be of historical significance.
- Some other municipalities use a tax incentive to encourage/support designations. The province has advised they will pay the education portion of the tax incentive.

Sarah Brislin, Committee Services Coordinator, continues to wait for a responses from the other surrounding municipalities.

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0024

That the Sarah Brislin, Committee Services Coordinator, research policies for designations, removal of designations, application fees and report criteria related to heritage processes so that the Georgina Heritage Committee can move to adopt formal procedures at subsequent meeting.

Carried.

- (g) St. James Parish Hall, verbal update from Allan Morton regarding report.

Committee member Allan Morton was not in attendance to provide update.

- (h) Ideas for Celebrate Sutton 125.
 - Lyons Pond Fountain.

The Georgina Heritage Committee discussed option of partnering with the Sutton 125 Committee.

Moved by Lee Schwaderer, Seconded by Terry Russell

RESOLUTION NO. GHC-2015-0025

That the Georgina Heritage Committee defer this discussion until the Sutton 125 Committee moves forward with a plan.

Carried.

- (i) Letter prepared for province, noting Brian Lytle's concerns with respect to the heritage grant's being rescinded.
 - Letter attached for the Georgina Heritage Committee's review, comments and approval to be sent to Council for support.

Moved by Wei Hwa, Seconded by Lee Schwaderer

RESOLUTION NO. GHC-2015-0024

That the letter addressed to Honorable Minister Michael Coteau, regarding 51 High St., drafted by Sarah Brislin, Committee Services Coordinator, be received approved and forwarded to Council for endorsement.

Carried.

9. OTHER BUSINESS

- (1) 2015/2016 Meeting dates. Committee to set meeting dates for 2015/2016

The Committee Service Coordinator will contact absent members to ensure the proposed meeting date of October 21st 2015 works for all members.

- (2) Review of budget for 2015 and suggestions for 2016.

Georgina Heritage Committee

1-2-3563000-1160	Honorariums	2,025	-	3,200	3,200
1-2-3563000-2620	Publications & Subscriptions	60	135	200	200
1-2-3563000-3110	Travel Expenses	368	628	500	600
1-2-3563000-3120	Conferences & Conventions	377	26	750	750
1-2-3563000-3250	Advertising	-	-	500	500
1-2-3563000-3320	Consultants Fees	-	-	6,000	6,000
1-2-3563000-3905	Miscellaneous	788	53	2,750	2,750

The Committee Service Coordinator and Committee members will bring ideas for the 2016 budget to the next meeting and Committee members will discuss further.

10. MOTION TO ADJOURN

Moved by Terry Russell, Seconded by Councillor Sebo

RESOLUTION NO. GHC-2015-0025

That the September 9, 2015 meeting of the Georgina Heritage Committee be adjourned at 8:02 pm.

Carried.

Lorne Prince
Chair

C. Sarah A. Brislin
Committee Services Coordinator







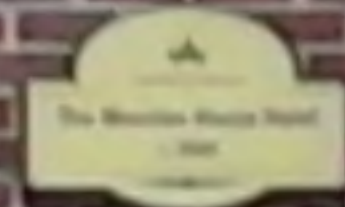
TOWN OF GEORGINA
The Mansion House Hotel
c.1860





The MANSION HOUSE

Restaurant & Bar

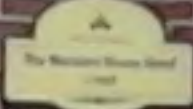






The MANSION HOUSE

Restaurant & Bar



40
BE GONE

6
P
E
R
M
I
T
T
E
D

Heritage Designation: Incentives and Designation Removal – Environmental Scan

City	Incentive	Removal process
Aurora	<ul style="list-style-type: none"> • Incentive under a Community Improvement Plan (CIP). Incentive applies only to commercial and mixed use properties. 	<ul style="list-style-type: none"> • Received requests in the past to un-designate a property from the OHA. • This process involves a request from the Owner and a request is typically supported by structural or heritage report(s) as requested by staff. • The matter is brought to the Town's Heritage Advisory for consideration. • A recommendation to Council is made by the Committee for Council's final decision.
Newmarket	<ul style="list-style-type: none"> • Tax incentive -40% rebate • CIP loans & grants for properties in Heritage Conservation District 	<ul style="list-style-type: none"> • No requests known of. Planner has served on Committee for the past 15 years
Barrie	<ul style="list-style-type: none"> • Grants or Loans under CIP. Includes residential in Allandale CIP. 	<ul style="list-style-type: none"> • If none of the criteria for designation apply (Reg. 09/06) then there may be an case • or if the building has been demolished or lost by fire or something it may be warranted. • No removal's known of for Barrie.

Richmond Hill

- Program permits one grant per property per year
- Must fit within one of the eight categories.
- Grants cover 50% of eligible costs to a maximum amount of \$5000
- Fund established an annual level of \$30,000 a maximum of 6 grants per year at \$5,000
- Fee to repeal designation is \$1020.00

Vaughan

- Currently offers no financial incentives. Currently reviewing the possibility of incentives.
- In terms of removal for designated there are very few and only in the form of demolition requests. Vaughn has only had a handful and most are City-owned.

East
Gwillimbury
New
Committee,
first meeting
held to
September

N/A

N/A

Sarah Brislin

From: JHealey@aurora.ca
Sent: September-04-15 4:52 PM
To: Sarah Brislin
Subject: Heritage Designation Process
Attachments: Guide to Heritage Designation - FINAL - Feb.12.14.pdf

Hi Sarah,

My apologies for my late response. I have attached to this email the Designation process for buildings under Part IV or V of the Ontario Heritage Act within the Town of Aurora. As part of the Designation process, Town Staff evaluate each requested property based off of Ontario Regulation 09/06. A Heritage Designation Brief is prepared and submitted to the Town's Heritage Advisory Committee for review. A recommendation to Council is made by the Committee for Council's final decision. A Designation by-law is then prepared for passing by Council. The owner is notified of the Designation process and must consent to staff to proceed with the designation by-law.

We have received requests in the past to un-designate a property from the OHA. This process involves a request from the Owner and a request is typically supported by structural or heritage report(s) as requested by staff. The matter is brought to the Town's Heritage Advisory for consideration. A recommendation to Council is made by the Committee for Council's final decision. A repeal by-law is then prepared for passing by Council.

In 2014, the Town passed a Community Improvement Plan for the Town's Aurora Promenade (generally described within the core of Aurora Yonge Street and Wellington Street East). The CIP includes a Heritage Tax Relief program, this program provides a 10%-40% reduction of taxes for Municipal and Education purposes for a 5-year period (pending review and approval by Staff).

I hope this is of assistance.

Regards,

Jeff Healey
Planner

Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

Phone: 905-727-3123 ext. 4349
Fax: 905-726-4736
jhealey@aurora.ca
www.aurora.ca

Good afternoon,

I am the Committee Services Coordinator for the Town of Georgina.

I am curious about the designation and registration processes for surrounding municipalities. Could you please advise me on your process? Also please advise me if you have your own removal process, if it has ever come up and how and if your Committee would be prepared to remove a designation.

Also if you could advise me on any and all incentives your municipalities offers such as tax incentives or another form of funding available.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: 905-476-4301 ext 2248
905-722-6516
705-437-2210
E: sbrislin@georgina.ca
www.georgina.ca

Sarah Brislin

From: Ruggle, Dave <druggle@newmarket.ca>
Sent: August-28-15 11:16 AM
To: Sarah Brislin
Subject: RE: Heritage Designation Process

I have not seen any requests to remove a designation in the 15 years I have been here. The committee would evaluate on a case by case basis. We have a register of heritage properties of interest with about 500 properties on it so much of the historical research is already done.

Dave

From: Sarah Brislin [mailto:sbrislin@georgina.ca]
Sent: August-28-15 11:06 AM
To: Ruggle, Dave
Subject: RE: Heritage Designation Process

Oh one other question has any resident brought interest in de-designation and does the Committee take a general stance or evaluate case by case or consider making the designation to more specific features of the property.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: 905-476-4301 ext 2248
905-722-6516
705-437-2210
E: sbrislin@georgina.ca
www.georgina.ca

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: August-28-15 11:03 AM
To: Sarah Brislin <sbrislin@georgina.ca>
Subject: FW: Heritage Designation Process

Hi Sara,

With regard to designation of heritage properties, usually it starts with an interested resident. They would have a discussion with our Municipal Heritage Committee who would make a recommendation to Council. If approved, the required notices would be served on the owner and posted on the paper. Once the legislative time frame has lapsed, we would bring forward a designation bylaw.

Here is a link to our Heritage Conservation page:

<http://www.newmarket.ca/LivingHere/Pages/Planning%20and%20development/Heritage-Conservation-planning.aspx>

We have a 40% property tax rebate for designated properties. Owners are required to apply each year for a rebate on the previous year's Town taxes.

Through our economic development office, we have a number of incentives for property owners within our community improvement plan area (CIP) in terms of loans and grants. The CIP also contains our Heritage Conservation district, so while the incentives are directly related to the CIP, they are focusing on restoration of buildings within the district.

Let me know if you need anything further.

Dave

From: Sarah Brislin [<mailto:sbrislin@georgina.ca>]

Sent: August-28-15 10:36 AM

To: Planning

Subject: Heritage Designation Process

Good morning,

I am the Committee Services Coordinator for the Town of Georgina.

I am curious about the designation and registration processes for surrounding municipalities. Could you please advise me on your process?

Also if you could advise me on any and all incentives your municipalities offers such as tax incentives or another form of funding available.

Thank you.

C. Sarah A. Brislin, BA

Committee Services Coordinator

Clerk's Division | Town of Georgina

26557 Civic Centre Rd., Keswick, ON L4P 3G1

T: 905-476-4301 ext 2248

905-722-6516

705-437-2210

E: sbrislin@georgina.ca

www.georgina.ca

Sarah Brislin

From: Kathy Brislin <Kathy.Brislin@barrie.ca>
Sent: July-23-15 3:35 PM
To: Sarah Brislin
Subject: RE: Heritage Committee

I suggest you contact Bert Duclos of the Ministry he is very helpful see contact information given in earlier e-mails. Bert also has a heritage committee contact information list you can contact those people in those municipalities with a phone survey or e-mail. If you have a student all the better.

1. Repeal of Designation

There is brief mention about dealing with an owner request to repeal a designation by-law, in the Heritage toolkit – see this link page 31.

http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf

Generally it is considered a serious step, and not recommended. Economic hardship is not usually a good reason. If none of the criteria for designation apply (Regulation 09/06) then there may be an case to do so or if the building has been demolished or lost by fire or something it may be warranted. I don't think Barrie has ever repealed a designation by-law. I have not come across this.

It seems that Brampton has done it to remove a partial designation where part of the property without a building was deeded to another owner – (severed or a separate adjacent parcel to start with) the repeal applied to the part with no heritage features or functions the by-law stayed in effect over the balance of the property – in some cases you can amend the designation by-law and reduce the list of designated heritage features – just the façade or a fence etc. Here are some links found on google about repealing designation by-laws

[http://www.woodbull.ca/resources/wood-bull-blog/2013/05/07/ontario-heritage-act-repeal-of-a-designating-by-law-pursuant-to-s.-34.3\(1\)](http://www.woodbull.ca/resources/wood-bull-blog/2013/05/07/ontario-heritage-act-repeal-of-a-designating-by-law-pursuant-to-s.-34.3(1))

<https://www.london.ca/city-hall/public-notices/Pages/Public-Notices---February-19,-2015.aspx>

http://www2.hamilton.ca/NR/rdonlyres/B74B334E-7DE6-49BF-85BF-B6B7859226B6/0/Dec07EDRMS_n100591_v1_PED10239.pdf

<http://app.toronto.ca/tmmis/viewAgendaItemDetails.do?function=getMinutesItemPreview&agendaItemId=46099>

2. Financial Incentives grants or loans (usually forgivable loans)

As you know under the municipal act Council cannot give money or grants etc. to businesses unless there is A Community Improvement Plan in effect – this is done under the planning act and needs quite a process – Other than the tax rebates under the Heritage and Municipal Act, some municipalities offer financial incentives (grants or loans) for heritage restoration or improvements through Community Improvement Plans under the Planning Act they can specify that it only applies to designated buildings in Community improvement project area or listed buildings, or base it on some other criteria – mapping or age –e.g. over 100 years old.)

You would have to go through a process to create a community improvement plan and develop a program – I think Hamilton does or did this at one time – maybe Collingwood does it for listed buildings in their heritage conservation District If you have existing approved community improvement plans covering older areas in the municipality anyway, then you could go through an amendment process to add a program focused on heritage buildings – the planning department would probably be the best one to do this.

This is a link to the Allandale community improvement plan – where we have identified heritage resources and applications for restoration on those buildings are eligible for restoration

loans. http://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Documents/AllandaleCIP_CombinedReportsSept2009-Incentives.pdf

`This is the only area where we do this in Barrie, I am in the process of doing a heritage strategy and it may be something we will be recommending. See page 8, 5.3.1.2 # 4 and Schedule B showing heritage resources
Generally the process for developing a Community improvement plan is quite long and it needs public consultation, and you need something in the Official Plan that enables you to do it in the first place.

Roughly the process is as follows:

Designate the Community Improvement Project Area by by-law, (a map and a by-law)

Draft the programs and eligibility criteria, consult with the ministry and the region if applicable, hold open houses and public meetings, make a recommendation to Council

If Council approves this then a CIP is adopted, standard notification through region and MMAH would apply similar to Official Plans

Then you develop your application processes and budget – usually an amount is budgeted annually to cover off the expected applications for grants or loans then you process them – the Heritage Committee could be involved in reviewing and recommending approval, or the planning department or economic development department (Directors) could have delegated approval if it is set out in the CIP that way

Speak to the planner on staff they can help in explaining the process.

Kathy Brislin

Senior Policy Planner Ext 4440

City of Barrie

Central Ontario's Premier Waterfront Community

Planning Services Department

70 Collier Street

Barrie ON L4M 4T5

Tel: 705-739-4220 Fax: 705-739-4270

 Please consider the environment before printing this email.

From: Sarah Brislin [mailto:sbrislin@georgina.ca]

Sent: Thursday, July 23, 2015 11:38 AM

To: Kathy Brislin

Subject: Heritage Committee

Do you have a copy of the procedure or process (steps involved)

The Committee wants me to research this.

Also they are considering a designation removal at the request of owner... Has Barrie done any removals you have examples, or a policy that outlines what types of circumstances they would do it under...

C. Sarah A. Brislin, BA

Committee Services Coordinator

Clerk's Division | Town of Georgina

26557 Civic Centre Rd., Keswick, ON L4P 3G1

T: 905-476-4301 ext 2248

905-722-6516

705-437-2210

E: sbrislin@georgina.ca

This E-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this E-mail message immediately.

Sarah Brislin

From: Matthew Somerville <matthew.somerville@richmondhill.ca>
Sent: August-31-15 3:16 PM
To: Sarah Brislin
Subject: RE: Heritage Designation Process

Hi Sarah,

Good to speak with you on the phone. This is the link to the report I mentioned that is about an owner wishing to repeal their designating by-law. It may help with understanding the process. The Town introduced the fee for the repeal of a designation after this file was closed.

http://www.richmondhill.ca/documents/meetings/hrh/1_8_2013_19_00/Item%2003.pdf

In terms of incentives, we only provide a heritage grant program. I have included the link below which was a comparative study on grant/incentive programs in other municipalities which led to our update. It may help with informing your discussion

http://www.richmondhill.ca/documents/meetings/cow/5_5_2014_16_30/Item%205%20-%20Heritage%20Grant%20Program.pdf

Good luck and feel free to contact me if you have any other questions.

Matt

Matthew Somerville MCIP, RPP, LEEDAP
Heritage and Urban Design Planner
Town of Richmond Hill
t. 905-771-5529



From: Sarah Brislin [mailto:sbrislin@georgina.ca]
Sent: Friday, August 28, 2015 3:34 PM
To: Matthew Somerville
Subject: Heritage Designation Process

Good afternoon,

I am the Committee Services Coordinator for the Town of Georgina.

I am curious about the designation and registration processes for surrounding municipalities. Could you please advise me on your process? Also please advise me if you have your own removal process, if it has ever come up and how and if your Committee would be prepared to remove a designation.

Also if you could advise me on any and all incentives your municipalities offers such as tax incentives or another form of funding available.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: 905-476-4301 ext 2248
905-722-6516
705-437-2210
E: sbrislin@georgina.ca
www.georgina.ca

Sarah Brislin

From: Rende, Daniel <Daniel.Rende@vaughan.ca>
Sent: October-08-15 11:10 AM
To: Sarah Brislin
Cc: Guy, Katrina
Subject: RE: Heritage Designation Process
Attachments: Notice of Receipt.doc

Hi Georgina,

Currently our City does not have any financial incentives for heritage properties but it is something that we are currently studying. It's a long-term project, so I don't have a date for when we would bring a report to Council.

In terms of removal for designated properties, we do not deal with too many of those, but when we do they come in the form of demolition requests. With Part IV properties, we only have a handful and most are City-owned. With Part IV and Part V demolition requests we have to follow the process laid out in the Ontario Heritage Act and when it says "shall be accompanied by any plans and set out any information the council may require" this would include the applicant to submit a Heritage Impact Assessment. On staff's end, we conduct our own Built Heritage Evaluation. Our Official Plan sets out instances when we request a Heritage Impact Assessment.

A word of advice, when an owner applies for a demolition of a registered property of designated property there are timelines under the Ontario Heritage Act that must be followed and are rather short. Make sure you have all the materials you require because only then would you provide the owner a "notice of receipt" (see attached) and that is when the clock starts ticking. We firmed up that practice once we were questioned on when an application was submitted and complete and staff had a difference of opinion with the applicant.

Cheers,

Daniel Rende, M.Pl.
Cultural Heritage Coordinator
905-832-8585 ext. 8112 | daniel.rende@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Sarah Brislin [mailto:sbrislin@georgina.ca]
Sent: Friday, October 02, 2015 2:03 PM
To: Rende, Daniel
Subject: FW: Heritage Designation Process

Good afternoon Daniel,

Can you please advise me if you have your own removal process, if it has ever come up and how and if your Committee would be prepared to remove a designation.

Also if you could advise me on any and all incentives your municipalities offers such as tax incentives or another form of funding available.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: 905-476-4301 ext 2248
905-722-6516
705-437-2210
E: sbrislin@georgina.ca
www.georgina.ca

From: Bartolomeo, Julia [<mailto:Julia.Bartolomeo@vaughan.ca>]
Sent: September-09-15 9:05 AM
To: Sarah Brislin <sbrislin@georgina.ca>
Subject: RE: Heritage Designation Process

Good morning Sarah:

I apologize for the delay in response. Our contact at the City of Vaughan for this type of inquiry is Daniel Rende, who can be reached at daniel.rende@vaughan.ca.

Thank you,

Julia Bartolomeo
Secretary/Administrative Assistant to the City Clerk
City Clerk's Office
City of Vaughan
T: 905.832.8504 x8280 F: 905.832.8535
julia.bartolomeo@vaughan.ca

From: Sarah Brislin [<mailto:sbrislin@georgina.ca>]
Sent: Friday, August 28, 2015 3:10 PM
To: Clerks@vaughan.ca
Subject: Heritage Designation Process

Good afternoon,

I am the Committee Services Coordinator for the Town of Georgina.
I am curious about the designation and registration processes for surrounding municipalities. Could you please advise me on your process? Also please advise me if you have your own removal process, if it has ever come up and how and if your Committee would be prepared to remove a designation.
Also if you could advise me on any and all incentives your municipalities offers such as tax incentives or another form of funding available.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: 905-476-4301 ext 2248
905-722-6516
705-437-2210
E: sbrislin@georgina.ca
www.georgina.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Sarah Brislin

From: Lajevardi, Tara <tlajevardi@eastgwillimbury.ca>
Sent: September-08-15 12:39 PM
To: Sarah Brislin
Subject: RE: Heritage Designation Process

Good afternoon Sarah:

The Heritage Designation Process at the Town of East Gwillimbury is aligned with the *Heritage Act*.

We have recently appointed a Heritage Advisory Committee and their first formal meeting is to be conducted in mid-September.

I hope this helps.

Best,

Tara Lajevardi
Municipal Office Assistant
Town of East Gwillimbury
19000 Leslie Street, Sharon, Ontario L0G 1V0
905-478-4283 Ext. 3855 | Fax: 905-478-2808



www.eastgwillimbury.ca

This electronic transmission is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed. If you have received this transmission in error, please reply to this transmission advising us of the error and delete the message without making a copy.

From: Sarah Brislin [mailto:sbrislin@georgina.ca]
Sent: September-04-15 11:07 AM
To: Lajevardi, Tara
Subject: RE: Heritage Designation Process

Thank you.

From: Lajevardi, Tara [mailto:tlajevardi@eastgwillimbury.ca]
Sent: September-04-15 11:06 AM
To: Sarah Brislin <sbrislin@georgina.ca>
Subject: RE: Heritage Designation Process

Good morning Sarah:

Please be advised that I have received your e-mail will provide you with the requested information next week.

Best,

Tara Lajevardi
Municipal Office Assistant

Town of East Gwillimbury

19000 Leslie Street, Sharon, Ontario L0G 1V0

905-478-4283 Ext. 3855 | Fax: 905-478-2808



www.eastgwillimbury.ca

This electronic transmission is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed. If you have received this transmission in error, please reply to this transmission advising us of the error and delete the message without making a copy.

From: Sarah Brislin [<mailto:sbrislin@georgina.ca>]

Sent: August-28-15 4:21 PM

To: Lajevardi, Tara

Subject: Heritage Designation Process

Good afternoon,

I am the Committee Services Coordinator for the Town of Georgina.

I am curious about the designation and registration processes for surrounding municipalities. Could you please advise me on your process? Also please advise me if you have your own removal process, if it has ever come up and how and if your Committee would be prepared to remove a designation.

Also if you could advise me on any and all incentives your municipalities offers such as tax incentives or another form of funding available.

Thank you.

C. Sarah A. Brislin, BA

Committee Services Coordinator

Clerk's Division | Town of Georgina

26557 Civic Centre Rd., Keswick, ON L4P 3G1

T: 905-476-4301 ext 2248

905-722-6516

705-437-2210

E: sbrislin@georgina.ca

www.georgina.ca



Corporation of the Town of Georgina
REGISTER OF HERITAGE PROPERTIES

Prepared by the Town of Georgina Heritage Committee



Roll Number:	080-053
Ward Number:	
Map Page No:	
By-law Designation No.:	82-112 (HD-1)
Date Designated:	September 16, 1982
Completed by:	
Property Address:	141 High Street, Sutton
Legal Description:	Plan 69, Pt. Block 72, RS65R2669, Pts. 1 to 4 & Pt. of Pt. 5
Name of Current Owner(s)	(Sutton Country Depot) 1151754 Ontario Inc.; 1245349 Ontario Inc.
Description:	
Last Updated (date):	
Brief Reason for Listing:	Built 1820, rebuilt 1835 "Bourchier Grist Mill, or "Sutton Mill", Grist Mill built by James O'Brien Bourchier – founder of Bourchier Mills, now called Village of Sutton

Date Listed:

I. CATEGORY OF HERITAGE RESOURCE

Type of Heritage Resource (circle)	archeological / building / cemetery or burial site / structure (e.g. bridge, fence, shed, etc), historic site (i.e. location of important event), cultural heritage landscape (e.g. park, garden, trail, etc.)
---------------------------------------	---

II. BUILT HERITAGE DESCRIPTION

Scope of Heritage Significance	local / provincial / national
Construction Date	Actual: Estimated:
Historical Uses	
Landscape Use	
Names of Historical Owners or Occupants	
Historical Events (list)	
Name of Architect, Builder, etc.	
Architectural Style	
Roofing Material	
Roof Shape	
Exterior Construction Materials (e.g. brick, stone, clapboard, etc.)	
Building Type (detached, etc.)	Detached
Number of Storeys	
Building Footprint	
Window Types (describe)	
Windows and/or Doors Replaced?	yes / no partial replacement / complete replacement
Types and Number of Secondary Structures	
Notes on Secondary Structures	

III. CULTURAL HERITAGE LANDSCAPE DESCRIPTION

Types	defined by humans / evolved or evolving / associative or symbolic / scenic or natural
Overall Significance	distinctive / noteworthy / common
Class	archeological / sacred / cultural / historic / natural / scenic and visual
Significant Landscape Features on Subject Property (e.g. fences, trees, orchard, trails, etc.)	
Significant Natural Features on Subject Property (describe)	
Significant Natural Features on Adjacent Properties (describe)	
Heritage Site Visible to Public?	yes / no
Acreage or Lot Size	
Landmark Status?	yes / no
Overall Setting and Settlement Patterns (e.g. rural, agricultural, commercial, etc.)	
Notes on Landform / Spatial Order / Vegetation / Views / Character / Misc. Comments	

IV. CURRENT STATUS / CONDITION OF RESOURCE

Threat(s) (e.g. alterations, vandalism, derelict, etc.)	
Rating of Unsympathetic Alterations	low (0% - 29%) / moderate (30% - 59%) / high (60% - 100%)
Opinion of Overall Heritage Integrity	
Current Function (describe)	

V. HERITAGE INVENTORY DESCRIPTION

Statement of Significance	
Heritage Attributes and Other Character Defining Elements	
General Comments	

ADDENDUM:

Attach area maps, property map / archival images / additional current images /
survey of property

THE CORPORATION OF THE TOWNSHIP OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 82-112(HD-1)

Being a By-Law of The Corporation of
the Township of Georgina to designate
the Sutton Mill to be of historical and
architectural value or interest.

WHEREAS the Ontario Heritage Act, R.S.O., 1980, c. 337 authorizes the Council of the Municipality to enact By-Laws to designate real property, including all the buildings and structures thereon to be of historical and architectural value or interest;

AND WHEREAS the Council of the Corporation of the Township of Georgina has caused to be served upon the owners of the lands and premises known as the Sutton Mill, Sutton, Ontario, (owned by the United Co-Operatives of Ontario), more particularly described in Schedule "A" hereto, and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in the Georgina Advocate newspaper having a general circulation in the Township of Georgina, once a week for three consecutive weeks namely on May 5th, 1982, May 12th, 1982 and May 19th, 1982;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS works to be carried out by the owners are agreed to consist of replacing the concrete loading dock, expanding the wood dock in front of the store and possibly enlarging the retail sales area within the building. The expansion of the retail sales area would only involve the moving of wood partitions and would not involve structural changes to the building;

-2-

AND WHEREAS no Notice of Objection to the said proposed designation has been served upon the Clerk of the Township of Georgina;

THEREFORE, the Council of the Corporation of the Township of Georgina enacts as follows:

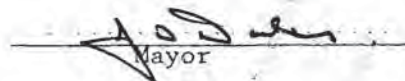
1. There is designated as being of historical and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as Sutton Mill, Sutton, Ontario.
2. The Township Solicitor is hereby authorized to cause a copy of this By-Law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The Township Clerk is hereby authorized to cause a copy of this By-Law to be served upon the owners of the property described in Schedule "A" and upon the Ontario Heritage Foundation, and to cause Notice of this By-Law to be published in a newspaper having a general circulation in the Township of Georgina.
4. The Schedule attached hereto and marked Schedule "A" and Schedule "B" form part of this By-Law and all notations, references and other information contained therein shall be as much a part of this By-Law as if all the matters and information set forth by the said Schedules were all fully described herein.

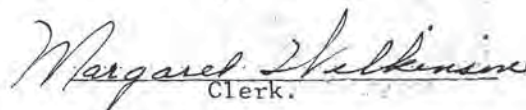
READ a first and second time this 16th day of September, 1982.


Mayor


Clerk.

READ a third time and finally passed this 16th day of September, 1982.


Mayor


Clerk.

SCHEDULE "A" TO BY-LAW NO. 82-112(HD-1)

PROPERTY DESCRIPTION

Plan 69, Block 72, Main Street, North Side, Sutton, Ontario.

In the Village of Sutton being composed of all of Block 72 according to Plan filed in the Registry Office for the Registry Division of the North Riding of the County of York as Plan No. 69;

Together with all rights, privileges and benefits appertaining and belonging to the Mill Pond and the use thereof.

SCHEDULE "B" TO BY-LAW NO. 82-112(HD-1)

REASONS FOR DESIGNATION

Sutton Mill was built by James O'B. Bouchier on the Black River, Sutton. It is essentially the beginning of Sutton and it was around this mill and the above store that the Village grew. The mill seems drastically changed from the road but around the back the original siding and windows give a good idea of how it once was and could be again. The interior is not much changed except for removal of the machinery. The workmanship visible on the supporting beams is quite beautiful. Another building essential to the historical core of Sutton.

Sarah Brislin

From: Allan Morton <AMorton@psaltd.com>
Sent: October-13-15 5:53 PM
To: Sarah Brislin
Subject: St James Parish Hall Designation Report
Attachments: SJPH DESIGNATION REPORT.pdf

Sarah

Please see MOSTLY complete report attached. It still needs some attention to the sources and bibliography sections. If any of the heritage committee members have any comments concerns r questions, please let me know.

I am currently researching and excavating a historic house in Stonington, Connecticut. Will be here for another two weeks.

Allan

Dr. Allan Morton RPA
Associate Partner
Director of Archaeology and Architectural History
Paciulli Simmons and Associates, Ltd.
3975 Fair Ridge Drive, Suite 300 South
Fairfax, Virginia 22033
T: 703.934.0900
Cell: 905 806 6859
www.psaltd.com

On Tue, Oct 13, 2015 at 2:52 PM, Sarah Brislin <sbrislin@georgina.ca> wrote:
Hello Allan,

Just a friendly reminder that I am publishing our next agenda Tomorrow. Please send me any update with respect to the report on St James Parish Hall. Even a brief email of where you are at so that I may report the progress to the Committee.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: [905-476-4301](tel:905-476-4301) ext 2248
[905-722-6516](tel:905-722-6516)
[705-437-2210](tel:705-437-2210)
E: sbrislin@georgina.ca
www.georgina.ca

HERITAGE DESIGNATION REPORT

ST JAMES PARISH HALL SUTTON TOWN OF GEORGINA

PREPARED FOR THE

TOWN OF GEORGINA HERITAGE COMMITTEE

ALLAN MORTON, Historical Consultant

161 Lake Drive North, Keswick, ON L4P 3C8

905 476 4513

allanmorton@gmail.com

July 2015

Contributors

Diana Rowney

Kim Gallagher

CONTENTS

1.0 BACKGROUND

1.1 CURRENT STATUS

1.2 BACKGROUND

2.0 REPORT OBJECTIVE AND METHODOLOGY

3.0 SUBJECT PROPERTY

3.1 PROPERTY DESCRIPTION

3.2 CULTURAL HERITAGE INVENTORY

3.3 HERITAGE CONSERVATION DISTRICT

4.0 EVALUATION CRITERIA

5.0 HISTORICAL OR ASSOCIATIVE VALUE

5.1 OVERVIEW HISTORY OF SUTTON

5.2 SUBJECT PROPERTY HISTORY

5.2.1 HISTORY OF THE SPECIFIC LOT

6.0 ARCHITECTURE (DESIGN OR PHYSICAL VALUE)

6.1 DATE OF CONSTRUCTION

6.2 STYLE AND FORM

6.3 CONSTRUCTION MATERIALS OF EXTERIOR

6.4 ROOF

6.5 ENTRYWAYS

6.6 WINDOW OPENINGS

6.7 INTERIOR

7.0 CONTEXTUAL

8.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

9.0 RECOMMENDATION

..

HERITAGE DESIGNATION REPORT
ST . JAMES HALL, 35 RIVER STREET, SUTTON
BLOCK 1 , RESERVE BLOCK D, PLAN 6 9

1.0 BACKGROUND

The Anglican Diocese of Toronto owns the subject property known municipally as 35 River Street and locally as the St. James Parish Hall (SJPH) in the village of Sutton. The Anglican Diocese of Toronto closed all access to the SJPH after their Engineers Report deemed the building unsafe. The SJPH is listed by The Georgina Heritage Committee as being potentially eligible for designation as a heritage property. The Georgina Historical Society recommends that the subject property be designated. The Anglican Diocese of Toronto cannot afford the necessary structural repairs at the SJPH. It continues to sit vacant and to deteriorate further structurally.



Map 1. St. James Parish Hall situation within the Village of Sutton.

2.0 REPORT OBJECTIVE AND METHODOLOGY

This Heritage Designation Report is intended to provide the Town council with the research necessary to do a final evaluation of the property known municipally as 35 River Street for cultural heritage purposes and to consider its potential for protection under section 29 of the Ontario Heritage Act.

The findings and recommendations of this Report are based on extensive historical documentary research, property title searches with visits to the Land Registry Office in Aurora, visit to the Archives of Ontario, The Georgina Archives, consultation with the Anglican Diocesan Archives, National Church Archives, meetings and consultation with the Anglican Diocese representatives and The Area Bishop.

3.0 SUBJECT PROPERTY

3.1 PROPERTY DESCRIPTION

-

The parcel of land considered in this Report is Reserve Lot D, Lot 5, Block 1, Plan 69, Sutton, Georgina Township, now known as the Town of Georgina. This is northwest of the downtown core of the village of Sutton. The west boundary of the property is River Street and the East boundary is Fairpark Lane, North boundary being on St. James Street and is close to the main intersection of High and River Street. There is a path formerly used by buggies and horses by the Anglican Church.

Originally the property was Clergy Reserve (Reserve Block D), but this Reserve was traded and the land became privately owned. It eventually contained not only the SJPH but St. James' Anglican Church and The Presbyterian Church fronting onto Market Street (Now known as Knox United Church). The SJPH is still situated in its original position on the original property, with very little change to the green space and the mature trees surrounding it.

The main building facade has been altered little from its original design when it was built as a school over 174 year ago. The original two doors - one as a girls entrance and one as a boys entrance, as was customary at that time, with a window between them, was changed to two windows and a main door in the middle likely when it became the Parish Hall. It is unsure whether the small room to the west of the main building is original or was added on at a subsequent date, but it is seen in the 1800's photograph (Illustration 1) The addition which was added in the early 1970's to the north side consisting of a kitchen, hallway, furnace-room, washrooms is in keeping with the original architectural style.

3.2 CULTURAL HERITAGE INVENTORY

The Georgina Heritage Advisory Committee list of properties of interest includes 35 River Street. The town's Cultural Heritage Inventory lists 35 River Street as a 'flagged' property, meaning it may have cultural heritage value or interest. The inventory entry reads: "Built 1842, St. James Parish Hall, Overall Significance: distinctive / noteworthy / common."

3.3 HERITAGE CONSERVATION DISTRICT

Since about 2006, the Town has considered the protection of the High Street corridor as a Heritage Conservation District (HCD) under Part V of the Act. The 2007 Inventory flags High Street as an, “area which is under active consideration by Heritage Georgina for designation as a heritage district.” As no geographical boundaries for the potential HCD have been set, the subject property at 35 River Street could be a candidate for inclusion.



Illustration 1: Saint James Parish Hall as a school in the 1880's.

4.0 EVALUATION CRITERIA

Ontario Heritage Act Regulation 9/06 sets the minimum standard for criteria to be used by a municipality when evaluating the cultural heritage value or interest of a property being considered for protection under s.29 of the Act. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated.

According to the Act, a property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

The role of the Georgina Municipal Heritage Committee in the designation process is to apply Regulation 9/06 and decide whether the property meets one or more of the criterion. Georgina Town Council will make the final decision on whether to designate or otherwise conserve the property for cultural heritage reasons.

5.0 HISTORICAL OR ASSOCIATIVE VALUE

5.1 OVERVIEW HISTORY OF SUTTON

The village of Sutton is on the Black River, about ten kilometers south of Lake Simcoe. In October 1819, William Bouchier acquired from the Crown, Lots 1 and 2, Concession 7, Georgina Township. The division line between these lots now intersects the village of Sutton. In August 1821, William sold his holdings to his brother, merchant James O'Brien Bouchier. James built a dam on the Black River and established a sawmill, followed by a gristmill, and a woollen mill. He had his property surveyed into building lots in 1848. The result was that most of the village is east and north of the Black River along High Street, North Street, River Street, and the intersecting crossroads.

James Bouchier conducted a property sale on July 9, 1857. By then, St. James Church had already been built on property now privately owned by James O' Brien Bouchier which he had donated. The Plan of the Village of Sutton prepared to illustrate the lots for sale indicates that all Blocks and Lots in the village, including Block D (the subject parcel) were numbered by that date. Plan 69 was registered in 1893 as a subplan of this original survey.

In 1877, Sutton became the terminus of the Lake Simcoe Junction Railway, connecting with the Toronto and Nipissing Railway at Stouffville to the South. In June 1905, the Toronto and Radial Railway, Metropolitan Division, bought the rights of way needed for the extension of the Yonge Street electric radial line north from Newmarket. The section from Newmarket to Jackson's Point opened in 1906-1907. The line was extended to Sutton in 1909. This connected the village directly with the City of Toronto via electric trolley cars that made the two to three hour journey on a regular schedule. The Metropolitan radial line was closed on March 15, 1930. Sutton today retains many of its 19th century buildings and street patterns, picturesquely set against the backdrop of the Black River (Murdoch 2013: 13).

5.2 SUBJECT PROPERTY HISTORY

The Plan of the Village of Sutton in 1893 shows the property as PLAN 69 BLOCK D.

5.2.1 HISTORY OF THE SUBJECT PROPERTY

In 1819 William Bouchier received a Crown Grant of land of 1200 acres in Georgina. William then requested in a letter to Thomas Ridout, Surveyor General, that Clergy Reserve Lot 2 Concession 7 be given to him as a mill seat in exchange for Lot 2 Concession 6 becoming Clergy reserve. This was granted to William Bouchier in a form dated October 12th, 1819 from Thomas Ridout, Surveyor General (Illustration 2).

GRANT to *William Bouchier*
of the Township of *York*
in the county of *York*
in the *Homes* District *Reguere*
all that parcel of Land
in the Township of *Georgina*
in the County of *York*
in the *Homes* District
being
The Broken Lots Nos 1 and 2 in the 8th Concession
of the Broken Lot Number *one*
in the *seventh* Concession } that is to say,
commencing in front of the said *seventh* Concession *in the Eastern*
limit of the allowance for road between the Townships of
North Wellington and Georgina
at the South-East Angle of *the* said Lot *N^o 1* in the *seventh*
Concession; then North *74* degrees East *20* chains more or less to the limit
between Lots *N^o 1* and *two*; then North *16* degrees West *70* chains *40* links
more or less to the North-West limit of the allowance for road between the *7th & 8th*
Concessions
then South *74* degrees East *minutes West* *29* chains *Links*
more or less, to the limit between Lots *No. 2* and *3*
then *North* *16* degrees West *minutes East* *52* chains *Links*
more or less, to the allowance for Road in front of the said Concession *Lake Simcoe*
then North *Westly* degrees *along* *minutes East* *the water* chains *Edges of* *Links* *the said*
Lake to the allowance for road between the Townships of Georgina & North Wellington
more or less, to the place of beginning
then South *16* degrees East *162* chains *80* links more or less to the place of
beginning — with allowance for roads between each of the said Concessions.
containing *520* Acres, more or less. Reserving to
the Crown the waters of a large Creek flowing through the said Lots
For which an allotment of *74* Acres and *2* sevenths
is made for a Protestant Clergy, in Lot No. *9* in the *3rd*
Concession of the said Township of *Georgina*
Order in Council *4th February 1818* for *1200* acres *Wm. D. Doughty*
of said, under the Administration of *Saml Smith Esq. Adm^r*
Warrant No. *Regulation 6, July 1804*. S. G. O. fiat No. *Y*
C. O. No. *26*. Description Number *G. 3*.
R. G. O. No. *The fees on this*
A. G. O. N. *Grant are suspended*
5. Feb. 1818. *until instructions shall* *Super. Office*
be received from His Majesty's *12. Oct. 1819.*
Government.
The Settlement duty
certified to have been performed

Illustration 2: Grant of subject property to William Bouchier

In 1822 William sold his Crown Grant to his brother James O'Brien Bouchier. He married Amelia Jackson, and left for England and India (Sullivan 2014: 1).

•

James O'Brien donated, in trust, the land at the mills for a schoolhouse to be built. The land would have been donated to the Town or to the School Trustees. By 1840 the Schoolhouse (Parish Hall) was built near the Mill. The Rev. John Gibson wrote to Rev. Waddilove on December 8th, 1840 and told him he was holding services in it. Land was given by James, and in 1857 St. James' Church was built on the adjacent lot. Quote: ("On a lot adjoining the proposed church site stood a two roomed school house where services were held from time to time") In 1858 James O'Brien Bouchier sold 79/100 of an acre for \$1.00 for a Presbyterian Church and in 1860 the Deed was transferred to Mr. Angus Ego, a Trustee (Cameron and MacDonald are other trustees) (Hett 1978: 65-67).

James O'Brien Bouchier died in 1872. His son John Raines Bouchier inherited the land. In 1882 a deed of trust was registered to John Raines Bouchier saying he could sell or dispose of the land. The deed was completed in 1884. Around 1884-86 a 500 Pound down payment was made for the schoolhouse to be used as a parish hall, with the Anglican Ladies Aid responsible for raising the annual interest (Martyn 1973:56). John Raines Bouchier died in 1923 and the property passed to his daughters Amelia and Caroline. In 1934 Amelia and Caroline finally deeded the land to the Corporation of St. James Anglican Church, Sutton, for \$1.00 (Illustration 3)

THIS INDENTURE made the third day of April One thousand nine hundred and thirty-four in pursuance of THE SHORT FORMS OF CONVEYANCES ACT

BETWEEN MAURICE OGILVIE TREMAYNE of the Village of Sutton in the County of York, Druggist, WILLIAM CLARENCE EVANS, Merchant, and GEORGINA MARGARET HOWARD, Spinster, both of the Township of Georgina in the said County of York, hereinafter collectively called "the Trustees" of the first part

AMELIA ALEXANDRA BOURCHIER, Spinster, and CAROLINE GREETHAM BOURCHIER, Spinster, both of the said Village of Sutton, of the second part

and THE INCUMBENT AND CHURCHWARDENS for the time being of the Church of St. James, Parish of Georgina, in the Diocese of Toronto and Province of Ontario, hereinafter called "the Purchasers" of the third part

WHEREAS by a Deed of Trust dated the third day of March 1882 and registered on the 6th day of March 1884 as Number 1939 for the Township of Georgina one John Raines Bouchier did acknowledge and declare that he held the land and premises therein and hereinafter more particularly described in trust as therein mentioned and as the parties therein mentioned might approve or permit or allow And further that the said parties or their successors should have power and authority under his trust thereby declared (inter alia) to require authorize and empower him the said John Raines Bouchier his heirs executors or administrators to sell and dispose of said property either by public auction or private sale as to them so authorizing might seem fit and to give and execute a Deed to the purchaser And in the event of the death resignation or incapacity to act of any of the said parties some other person or persons should be named to fill the vacancy or vacancies as therein more particularly set forth;

AND WHEREAS the Trustees are the persons presently duly appointed under the terms of the said Deed of Trust;

AND WHEREAS the parties hereto of the second part are the sole and only heirs of the said John Raines Bouchier who died on the 7th day of April 1923;

AND WHEREAS pursuant to the terms of the said Trust Deed and

Illustration 3: Final deed of land from Bouchier family.

6.0 DESIGN OR PHYSICAL VALUE

6.1 DATE OF CONSTRUCTION

The research shows that the subject building known as St. James Hall was built in approximately 1840 as the first public school in Sutton on land donated in trust by James O'Brien Bouchier. "I have deeply regretted the total want of the means of education for the rising generation, and have at last had the pleasure of seeing a most commodious School House erected at. It was finished last week, and for the first time, yesterday evening, I had a divine service in it, meeting a congregation of about ninety-five ... this School Room is most comfortably fitted up, and most conveniently for Divine Service..." (Hett 1978: 67)

•

6.2 STYLE AND FORM

The building is a simple classic style as was the custom for town hall meeting places of that era .

6.3 CONSTRUCTION MATERIALS OF EXTERIOR

The Vernacular Wood frame constructed with horizontal wood clapboard now painted in a pale grey with white trim. Its simple uncluttered lines give it timeless appeal as stated by Byers et al. in the book, *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*. The trim details are reminiscent of the time. The round vent on the front facade below the gable roof with open slats is still present. A small open wooden Copula for the bell can be seen in the 1800's photograph. The foundation is rubble-stone.

6.4 ROOF

The gable roof is of medium pitch. In recent years the roof (likely originally cedar shakes) was clad in asphalt shingling and vented. A chimney was removed.

6.5 ENTRYWAYS

The main entryway is now a double door of wood construction at the centre front. Originally as a school, the building had two doors, with a window in the middle. The side wing has an entrance into the small room. There is also an entrance off the kitchen addition and off the back hall.

6.6 WINDOWS

The original front window was situated between the two doors. Three windows were located on the sides until the wing was added. Now there are two windows on one side and three on the other. As stated above the front facade now has two windows on either side of the door instead of the original one. They are wooden frames with the panes being sub-divided with four rows of three. The original centre window had 6 rows of 4.

6.7 INTERIOR.

The one step stage was typical for “Town Halls” and schools in the 1800s.

7.0 CONTEXTUAL

•

This building is one of few examples of still existing pre-confederation buildings. For over a century and a half it has stood on the same lot and its surrounding green. This original school house of Sutton has outlasted two more recent brick school houses built in Sutton (one further along on River Street and one on Dalton Road built in the late 1940’s) and the present brick public school fronting on Baseline Road is the fourth school. As an early multi-purpose building, it served as Sutton’s first Town Hall.

8.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST PURPOSES OF BUILDING

The Building was Central to Town life for education, religion, politics and recreation. It was conveniently located on a green near the market area, aside the Mill and close to Bouchier’s Manor House. The school was set in the midst of the old residential area of the village.

DRAFT DESCRIPTION OF HERITAGE ATTRIBUTES

Proportion

Classical style

Windows - size, proportion, number, location, type of glass

Wood - clapboard

Door/window openings

Pitch - Cornice - Open slat vent

The Open Wooden Copula

9.0 SUMMARY

According to the Act, a property may be designated if it meets one or more of the following criteria:	
CRITERIA	ST. JAMES PARISH HALL
1. The property has design value or physical value because it,	
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	Property satisfies criteria
ii. displays a high degree of craftsmanship or artistic merit, or	Property satisfies criteria
iii. demonstrates a high degree of technical or scientific achievement.	Property may not satisfy criteria
2. The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is	Property satisfies criteria

significant to a community,	
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Property satisfies criteria
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Property may not satisfy criteria
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Property satisfies criteria
ii. is physically, functionally, visually or historically linked to its surroundings, or	Property satisfies criteria
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	Property satisfies criteria

9.1 RECOMMENDATION

Evidence indicates that St. James Parish Hall

- Was built in 1840 and finished December 15th 1840 on land donated by James O'Brien Bouchier founder of Sutton (and more than likely wood from his Mill), which did not officially become land owned by The Anglican Diocese of Toronto until 1934
- Was used as Sutton's Town Hall
- Was Sutton's first public school house until the brick school house, on River Street was built next circa 1870-74
- Used for Church services at the Village until 1858 when St. James Church was finished being built
- Purchased by St. James Church Ladies Aid in 1886
- Architecturally the building is pre-confederation;
 - Classical with simple lines
 - Two windows and 1 central door from 2 doors and 1 central window
 - Symmetrical facade
 - Gable pitched roof
 - Windows and mullions
 - Horizontal clapboard wood frame
 - Open Copula for the Bell
 - Interior attributes
 - Round vent over the door - open slat
- Showcased on page 185 in the book *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*.
- Community interest in the historical and architectural components of this town landmark, including individuals willing to support restoration in pledging funds and the strong support of the Georgina Historical Society

CONCLUSION

Research indicates that the property known as “St. James Parish Hall” is of significance for both architectural and historical value to The Town of Georgina. According to the Ontario Heritage Act Regulation 9/06, a property may be designated if it meets **one or more** of the criteria as summarized above. The SJPH meets these criteria: The property has design value or physical value, it has historical value or associative value, and the property has contextual value.

It is therefore the recommendation of this researcher (and supported by the Ontario heritage Act) that the Saint James Parish Hall be designated in order to carefully preserve this historical treasure.

SOURCES

History of the Property Of St. James Anglican Church, Sutton

1819 William Bouchier receives 1200 acres in a Crown Grant.

Source: Copy of the original grant found in **Georgina: History of a Township**. Joan Martyn and

Heather Doel, Research Committee. The Lake Simcoe South Historical Society, July 1971.

1819 William Bouchier requests Clergy Reserve Lot 2 Concession 7 be given to him as a mill seat in exchange for Lot 2 Concession 6 becoming Clergy Reserve .

Source: Letter from William Bouchier to Thomas Ridout, Surveyor General. Received December 5, 1819.

Granted in letter from Thomas Ridout to William Bouchier, December 6, 1819.

Provided by Melissa Matt, Town Archivist.

Note: Lot 2 Concession 7 is generally east of the river. It holds the present Parish Hall and St.

James Church

1822 James O'Brien Bouchier buys William's Crown Grant when William leaves for England and

India having married Amelia Jackson.

Source: Land Registry page: “Georgina,” Sheet No.1 , Lot No, 2, Concession 7. Plan No.25 filed

21 Dec. 1850. Plan No.3 filed Aug. 18, 1857

1835 John Mills Jackson writes to Rev Wadditove, Secretary of the Society for the Propagation of the

Gospel, April 1, 1835, stating that he has heard from the Bishop of Quebec directly that there

were no funds available for a school “in Georgina.”

Source: **Georgina**; Francis Paget Hett, Paget Press, Sutton West, 1978, pages 21 -23.

1837 By this time, James O'Brien Bouchier had offered 10 acres near the Mill but the site was

considered too far away from the Lakeshore.

Source: Letter from Simon Lee to John Mills Jackson, February 25, 1837 as quoted in **Georgina**

by Francis Paget Hett, Paget Press, Sutton West, 1978, page 26.

A schoolhouse was built perhaps located at the Lakeshore. Mossington and Lee were trustees,

1839 Rev Gibson has been preaching in a school house.

Source: Letter from Gibson to Mr Waddilove, September 14, 1839 quoted in **Georgina**, by Francis Paget Hett, Paget Press, Sutton, page 62

Missionary Intelligence of the Late Bishop of Quebec's Canadian Travelling Missionary Fund

1844. Letters May 1838- September 1844. Collected by Rev.W.J.D. Waddilove: Pages 72, 73, 74. Located in the National Archives of the General Synod of the Anglican Church of Canada .

•

1840 The School (Parish Hall) is built near the Mill. Rev John Gibson and writes to Rev. Waddilove on

December 8, 1840 and tells him he is holding services in it

Source: **Georgina**: Francis Paget Hett, Paget Press, Sutton West, 1978, page 67.

Missionary Intelligence of the late Bishop of Quebec's Canadian Travelling Mission Fund, 1844.

Letters May 1838 to September 1844. Collected by Rev. W.J.D. Waddilove, page158.

Located in

the National Archives of the General Synod of the Anglican Church of Canada

Letter also quoted in The Centennial Booklet of The Parish of St. James the Less, 1857-1957 The

Anglican Church of Canada, Mildred Young, page 3.

James O'Brien Bouchier donated the land for a school "in trust". It may have been to the Town

or to the school trustees.

Source: Conservation Review Board Report Re. The Town of Georgina Intention to Designate

143 High Street, JosefK.reppner, January 28, 1991, page 4 and Exhibit 15

1857 St. James is built on land given by James O'Brien Bouchier.

Source: Conservation Review Board Report Re. The Town of Georgina Intention to Designate

143 High Street, JosefKreppner contribution, January 28, 1991 page 4 and Exbjbit 15

"On a lot adjoining the proposed church site stood a two roomed frame school house where services were held from time to time."

Source: The Centennial Booklet/or the Parish of St. James the Less, 1857-1957 The Anglican Church of Canada, by Mildred Young, page 2.

1858 James O'Brien Bouchier sells 79/100 of an acre for \$1.00 for a Presbyterian Church (1860 the

deed is transferred to Mr Angus Ego, a trustee, (Cameron and MacDonald are other trustees)

Source: Land Registry page, "Georgina" for \$1.00 See above citation.

1872 James O'Brien Bouchier died. His son, John Rains Bouchier inherited the land.

Source: Land Registry page, "Georgina" See above citation

1882 A deed of trust is registered to John Rains Bouchier saying he can sell or dispose of the land. The

deed is completed in 1884.

Source: See Foch Document FDI

1884 \$500 down payment made for the HaU, Ladies Aid to raise the interest annually .

•

Source: The Centennial Booklet of the Parish of St. James the Less, 1857-1957, The Anglican Church of Canada by Mildred Young, page 6

1886 The Hall is no longer used for Town events and meetings nor is it used for a school.

Source: "Settlement Patterns of Georgina Township with Special Emphasis on the Early Development of Sutton" by Joan M. Martyn, in The York Pioneer, The York Pioneer and Historical Society, Toronto, 1973.

1889 Deed of Land from Corporation of the Township of Georgina and North Gwillimbury to Mr

Angus Ego, et al Trustees of the Presbyterian Church.

Source: Foch Document FD3

1923 John Rains Bouchier dies. Property goes to his daughters, Amelia and Caroline.

Foch Document Deed of Land shows John Rains Bouchier held the land and passed it to Amelia

and Caroline. FD 1

1926 Unsigned Insurance document indicates that Bouchiers still own the Parish Hall and the land.

Source: unsigned insurance document from the Archives of the Diocese of Toronto

1934 At Public Auction, the land is sold in trust for \$1 to the Church but valued at \$450 for 2 acre

Reserve Block D

Source: Foch Document Deed from John Rains Bouchier 1882 registered owner of the land,

registered in 1884, deeded in trust to Amelia and Caroline who finally deeded it to the Corporation

of St. James, for \$1. FD 1

•

Sources Consulted

Archives of the Diocese of Toronto, Mary Anne Nichols

Archives of the Diocese of Quebec, Bishop's University, James Sweeney

Archives at the Georgina Pioneer Village, Melissa Matt

By-Laws of the Home District Council 1842-46. Web-site

Education in Upper Canada, 1763 - 1865 Web

Foch, Gary, Land title search provided

Georgina, Francis Paget Hett, Paget Press, Sutton, 1978

Georgina Heritage Committee, Michelle Vandentillart, Secretary

Georgina History of a Township, Joan Martyn and Heather Doel, Research Committee, The Lake Simcoe

South Historical Society, July 1971

Georgina Public Libraries, Peter Gzowski Branch, Sutton

Georgina and North Gwillimbury Town Council Minutes beginning in 1844, York Region Web-site

Government of Ontario: Conservation Review Board for the Town of Georgina- Intention to Designate

153 High Street, Sutton. J. Kreppner contribution to the report

Government of Ontario: <http://www.mtc.gov.on.ca/en/heritage.shtml> regarding oldest school in Ontario

King City Library: Sharon Bentley

Land Petitions of Upper Canada, 1763 - 1865 Web

Land Registry Office, 2 visits

Markham Heritage School House

National Archives of the General Synod of the Anglican Church of Canada, Nancy Hurn, Laurel Parsons

Oldest Buildings in Canada Web-site

Ontario Archives, York University, I visit

Ryerson and Education in Upper Canada by Robert Putnam, 1912, available 011 the web

St. James Church History Centennial Booklet 1857-1957, by Mildred Young.

•

The York Pioneer, 1973, "Settlement Patterns of Georgina Township with Special Emphasis on the Early

Development of Sutton," by Joan M. Martyn, published by The York Pioneer and Historical Society, Carolyn Mann Editor, Toronto.

Town of Georgina, web-site, History of Sutton of Georgina, Harry Sullivan

Town of Georgina, An Historical Look at Georgina Beginnings, A Supplement to the Georgina

Advocate, December 1998, Our History, The Early Beginnings of Georgina by Harry Sullivan

Waddilove Journal to 1838 provided by the Diocese of Toronto on-line. The Stewart Missions: A Series of

Letters and Journals. Edited by Rev. W.J.D.Waddilove. London, Hatchard and Son, 1838

Waddilove Journal, 1838 to 1844, the December 8, 1840 letter of Rev. John Gibson, Provided by the

Archives of the National Church on-line from The Missionary Intelligence of the Late Bishop of

Quebec 's Travelling Missionary Fund

..

BIBLIOGRAPHY

Byers, Mary; Jan Kennedy; Margaret McBurney; Hugh Robertson; Junior League of Toronto 1976 Rural Roots: Pre-Confederation Buildings of the York Region of Ontario. University of Toronto Press.

Hett, Francis P.

1978 *Georgina: A Type Study of Early Settlement and Church Building in Upper Canada*. The Paget Press, Sutton West, Facsimile Edition.

Martyn, Dorothy

1973 Settlement Patterns of Georgina Township. *The York Pioneer*. The York Pioneer and Historical Society, Toronto.

Sullivan, Harry

2014 *The Early Beginnings of Georgina*. Town of Georgina website: <http://www.georgina.ca/history-early.aspx>

Town of Georgina

2015 *Register of Heritage Properties*, Town of Georgina Heritage Committee.