

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0030

**FOR THE CONSIDERATION OF
COUNCIL**

April 22, 2026

**SUBJECT: MUNICIPAL HERITAGE REGISTER REVIEW – IMPLEMENTATION
(FILE 05.269)**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2026-0030 prepared by the Planning Policy Division, Development Services Department, dated April 22, 2026, concerning implementation of the Municipal Heritage Register Review.
2. That bylaws be passed to designate the following properties as being of cultural heritage value or interest under the Ontario Heritage Act:
 - a) 98 High Street;
 - b) 12 Turner Street;
 - c) 31 River Street;
 - d) 117-119 High Street;
 - e) 132-134 High Street;
 - f) 25152 Warden Avenue; and,
 - g) 180 Church Street.
3.
 - a) That the bylaw to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act be deferred pending further discussions with the property owner in consultation with the Georgina Heritage Advisory Committee; or,
 - b) That Staff be directed to issue a Notice of Withdrawal of Intent to Designate 32 River Street under the Ontario Heritage Act; or,
 - c) That a bylaw be passed to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act.
4. That Staff be directed to issue notices as required by the Ontario Heritage Act corresponding to the resolution of Council concerning Report No. DS-2026-0030.

2. PURPOSE:

The purpose of this report is to provide an update on the process to designate properties under the Ontario Heritage Act associated with the Municipal Heritage Register Review project, and to obtain final direction to advance bylaws for passage. It further addresses options for future actions concerning a Notice of Objection received from the owner of 32 River Street, Sutton.

3. BACKGROUND:

On September 10, 2025, Council considered Report No. [DS-2025-0047](#), in which findings of the Cultural Heritage Evaluation Report (CHER) were presented, and adopted Resolution C-2025-0215. Part 3 of this resolution provides that:

“3. That Notices of Intention to Designate be issued in accordance with the Ontario Heritage Act for the following properties municipally known as:

- *98 High Street*
- *32 River Street*
- *12 Turner Street*
- *31 River Street*
- *117-119 High Street*
- *132-134 High Street*
- *25152 Warden Avenue*
- *180 Church Street”*

Notice of Intent to Designate the eight properties identified in Resolution C-2025-0215 was issued on February 19, 2026. One objection was received from the owner of 32 River Street (Refer to Attachment 1).

Under Section 29 of the Ontario Heritage Act (OHA) the Notice of Intention to Designate served on the owners and the Ontario Heritage Trust must include the following:

- an adequate description of property so that it can be readily ascertained.
- a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.
- a statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days of the issuance of the notice.

Based on any objections received after the Notice of Intent is issued, Council can decide to proceed or not with a designation bylaw within 120 days of the issuance of

the Notice. Should Council choose the latter, the Notice of Intention to Designate will be deemed withdrawn, and Council would need to issue a Notice of Withdrawal.

On that basis, Council now has until June 19, 2026, to pass the subject bylaws to designate the properties or issue a Notice of Withdrawal of Intent to Designate.

4. ANALYSIS:

4.1 32 River Street – Basis for Designation

The CHER evaluated the listed properties including 32 River Street against the criteria for determining Cultural Heritage Value provided in Ontario Regulation 9/06. The criteria are grouped under three categories: 1) Design or Physical Value; 2) Historic or Associative Value; and 3) Contextual Value. To be eligible for designation under the OHA, a minimum of two criteria must be met. The criteria are listed in Report No. [DS-2024-0057](#). An excerpt from the CHER Report for the property at 32 River Street is provided in Attachment 3.

The property at 32 River Street, otherwise known as Maplehurst or Holburn House, was constructed in 1850 in the Regency Style, and was originally owned by WM Bouchier one of the founders of Sutton and subsequently by important businessmen in the history of the community in the 19th Century. The CHER identified the property as meeting four of the criteria required by Ontario Regulation 9/06 for designation under the OHA. The property is one of the most significant remaining heritage properties in Sutton. On this basis, 32 River Street was advanced as a property recommended for designation as part of the Heritage Register Review in [DS-2025-0047](#) on September 10, 2025, in part, based upon the general support of the property owner (Refer to Attachment 3).

4.2 Notice of Objection – 32 River Street

By correspondence dated March 16, 2026 (refer to Attachment 1) the owner of 32 River Street has now raised objection against the Notice of Designation and has identified the following concerns:

Insurance Constraints

The property owner's insurance provider does not insure heritage designated properties. Alternative insurers that do provide such coverage are significantly more expensive and require additional inspections and upgrades. This creates a financial burden and potential risk of being unable to secure insurance.

Significant Structural Repairs are Required

The property requires major repairs including verandah reconstruction (structural issues and deterioration), flooring replacement, and significant foundation works. The property owner has suggested that a heritage designation would impose constraints that may delay or complicate the timely completion of these necessary repairs.

Financial Burden

The property owner has advised that substantial funds (approximately \$250,000) have already been expended in improvements to the property. Additional heritage-related requirements would significantly increase the cost beyond what is currently manageable.

Limitations on Property Improvements

Heritage designation may restrict the ability to replace or upgrade non-historic additions. The property owner intends to enhance the heritage value voluntarily and is concerned that designation will limit the flexibility.

Concerns with Approvals

Once designated any alteration would require municipal approval. The property owner is concerned that the approval process would become more complex and time consuming, limiting full enjoyment and use of the property.

Owner Intends to Preserve Without Designation

The property owner acknowledged the cultural heritage significance of the property. They have already undertaken preservation efforts and intend to continue maintaining properties heritage character voluntarily. The objection is specifically to mandatory designation, not to preservation itself.

4.3 Assessment of the Objection

32 River Street is one of the most important remaining residential heritage properties in Sutton as evidenced by the evaluation in the CHER. By the property owner's admission, 32 River Street is worthy of designation but owing to practical considerations associated with the designation process, it is an imposition that will diminish the use and enjoyment of the property.

Staff recognize that the designation of property under the OHA can be a burden – real or perceived. The extent to which this is the case is influenced by the scope and nature of protected features associated with the designation. In the current situation, Staff believe that there is an opportunity to explore a path forward to designate and

commemorate a significant heritage property collaboratively with the property owner to reduce the private property impacts of the designation itself.

Staff recommend that passage of a bylaw to designate 32 River Street or the issuance of a Notice of Withdrawal of Intent to Designate be deferred at this time to permit further dialogue on this matter.

Part 5 of Council Resolution C-2025-0215, passed on September 10, 2025, directs:

“5. That Town staff commence the process of re-appointing a Heritage Advisory Committee as per the Resolution No. C2023-0335, with a mandate that includes outreach and consultation with landowners to further advance the celebration of Georgina’s built heritage, exploring opportunities to advance the designation of additional Listed properties under the Ontario Heritage Act and other responsibilities as Council may establish”.

The inaugural meeting of the Georgina Heritage Advisory Committee is scheduled for April 28, 2026. The matter of 32 River Street should be reviewed with the Committee as part of its mandate prior to any decision being made concerning next steps on 32 River Street. This should include dialogue with the property owner.

4.4 Next Steps / Options

If Council adopts Recommendation 2 in this report, it will provide the authority for the passage of the bylaws to advance the designations of the seven properties identified for designation other than 32 River Street. These bylaws are included in Section 17 of April 22, 2026, Council agenda. Staff will issue notices of adoption associated with the adopted bylaws.

Recommendation 3 provides three options provided as a), b) or c) as outlined below with comment in *italics*:

- a) That the bylaw to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act be deferred pending further discussions with the property owner in consultation with the Georgina Heritage Advisory Committee.

If Council selects this option, the bylaw to designate 32 River Street included in Section 17 of the agenda would not be passed at this time. Staff would engage with the owner of 32 River Street and the outstanding matter concerning the passage of a bylaw to designate this property can be considered by Staff and the Georgina Heritage Committee to determine an amicable solution forward towards the designation of the property. Under this option Staff would report back on the matter at the appropriate time prior to the deadline for passage of a designating bylaw on June 19, 2026.

This is the recommended option.

- b) That Staff be directed to issue a Notice of Withdrawal of Intent to Designate 32 River Street under the Ontario Heritage Act.

If Council selects this option, the bylaw to designate 32 River Street as included in Section 17 of the agenda would not be passed and a Notice of Withdrawal of Intent to Designate 32 River Street would be issued. This does not preclude the designation of this property later but would require a re-starting of the statutory process to do so.

- c) That a bylaw be passed to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act.

If this option is selected the bylaw to designate 32 River Street would be passed as presented in Section 17 of the agenda and Notice of Passage would be issued in accordance with the OHA.

5. RELATIONSHIP TO STRATEGIC PLAN (2023-2027):

N/A

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts associated with this report. The project remains within the Council-approved budget. Should Council proceed with the designation of properties, landowners will have a right to appeal Council's decision to the Ontario Land Tribunal (OLT) under the *Ontario Heritage Act*. Costs that would be incurred by the Town to defend against any appeals at an OLT hearing(s) would not be covered by the project's budget and would require a separate source of funding.

7. CONCLUSION:

On September 10, 2025, Council adopted Resolution C-2025-0215 which identified eight properties of significant cultural heritage value and directed that Notices of Intent to Designate be issued for each property under the Ontario Heritage Act. The notices were subsequently issued on February 19, 2026.

The owner of one of the eight properties, 32 River Street, has raised objections to the proposed designation citing concerns regarding insurance costs, financial burden, structural repair requirements, and limitation on future property improvements.

Part 2 of the report recommendation seeks Council authority to advance for passage the seven designation bylaws for which no objection was received.

Part 3 of the report recommendation provides three options (3a, 3b and 3c) for addressing 32 River Street. Staff recommends option 3a, which is a deferral of the passage of a bylaw to designate 32 River Street pending further consultation with the property owner and the Georgina Heritage Advisory Committee. If Council adopts this option, the bylaw to designate 32 River Street would not be approved as presented in Section 17 of the agenda and Staff would proceed to engage with the property owner and the Georgina Heritage Advisory Committee with the objective of exploring opportunities to a mutually agreeable path forward concerning this matter.

APPROVALS

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Senior Policy Planner

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry,
Chief Administrative Officer

ATTACHMENTS:

Attachment 1 - Notice of Objection received from the property owner - 32 River Street
Attachment 2 - Correspondence from property owner – 32 River Street
Attachment 3 - Excerpt from Cultural Heritage Evaluation Report – 32 River Street