

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

MEETING DATE: January 14, 2026

TO: Heritage Advisory Committee

FROM: **Melanie Knight, Director of Development Services and Engineering**
Sally Coutts, Heritage Consultant

SUBJECT: **Heritage Designation for 103 Queen Street, Almonte**

OWNER: Heather and Jean-Philippe Landry

RECOMMENDATION:

THAT Heritage Advisory Committee recommends Council Issue a Notice of Intention to Designate 103 Queen Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value in Attachment A.

BACKGROUND:

A Heritage Register is a formal listing of properties to be considered for designation under the Ontario Heritage Act (the Act). Historically, properties on a heritage register could remain on the register for an unlimited period. In addition, there was no limit to the number of properties which could be added to a heritage register.

Changes by the Province to the Ontario Heritage Act have imposed a time limit for properties to remain on a heritage register. Before the end of 2026, the properties must be removed from the Municipality's Heritage Register or notice must be provided for an intention to designate the property. If this process is not followed, the property must be removed from the Register and cannot be added back to the register for five years. For Mississippi Mills, this means that the properties which are currently on the Municipality's Heritage Register must be evaluated this year and either the property removed from the Register or provide formal notice for any properties for designation.

Heritage Committee and staff, with the support of Sally Coutts, Heritage Consultant, have been working to evaluate the properties on the heritage register. The purpose of the evaluation is to recommend that a property be removed from the Register because it does not meet the requirements of the Act to be designated or that the property be individually designated. This report has been prepared as heritage designation under Part IV of the *Ontario Heritage Act* must receive Council approval which includes issuing a Notice of Intent to Designate and ultimately, passing a by-law formally designate the property.

The subject property is listed on the Municipality of Mississippi Mills' Heritage Register. Changes to the *Ontario Heritage Act (2023)* will result in the removal of this property from the municipality's Heritage Register if Council does not issue a Notice of Intention to Designate before the end of 2026. In addition, Council will not be able to add the property to the Register for five years after this date. As noted above, the Municipality has been conducting a review of all properties on its Register and, as a result of that review, this property is being recommended for designation.

Consultation with Property Owner(s)

The Municipality has informed all owners that have properties on the Heritage Register advising them that the Municipality will be evaluating their property for designation.

Staff met with the owners to discuss the impact of Part IV designation, as well as the heritage value of their property. Information about the heritage permit process (for future alterations), and municipal financial assistance through heritage grants were also provided. Owners were also advised of their appeal rights to the Ontario Land Tribunal ("OLT") should they wish to object to designation. The Owners are aware of the designation and have no objections at this time.

PURPOSE AND EFFECT:

The purpose of this report to provide an overview of the evaluation of the property detailing the reasons for designation.

The building located at 103 Queen Street, also known as The Doctor's House, is a two-storey building with both residential and office sections. Constructed in 1868-69, the property is a good example of a house built in the Italianate style, which was popular in Canada from 1850 to 1880. It was constructed for Dr. William Mostyn, Almonte's first doctor and a prominent member of the community. The house was owned by doctors for many years. The Doctor's House, 103 Queen Street, meets seven (7) of the nine (9) criteria for designation in Ontario Regulation under Part IV of the *Ontario Heritage Act* as outlined below in the Evaluation Section.

EVALUATION AND PROPOSED DESIGNATION:

Provincial Planning Statement (2024)

Section 4.6 of the Provincial Planning Statement (2024) includes the following policy regarding the conservation of cultural heritage resources:

4. Planning authorities are encouraged to develop and implement:
 - b. proactive strategies for conserving built heritage resources and cultural heritage landscapes.

Staff are of the opinion that the proposed designation is consistent with the 2024 Provincial Policy Statement.

Official Plan

Section 4.3 of the Official Plan provides the policies for the protection and consideration of heritage resources in the Municipality. The goal of the policy is to:

Recognize the area's heritage as being of central importance to the community's sense of identity.

Protect and enhance cultural heritage resources for their cultural, historic, architectural and/or economic value to the community.

Section 4.2.3 of the Official Plan provides the policy framework for heritage resource conservation enabling Council, in consultation with Heritage Committee and property owners, to designate properties under the Ontario Heritage Act.

Staff are of the opinion that the proposed designation of this property meets the intent of the Official Plan.

Ontario Heritage Act

Part IV of the Ontario Heritage Act (OHA) provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the OHA sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the Clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Regulation 9/06 (Attachment B) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that the Doctor's House, 103 Queen Street, property meets seven (7) of the nine (9) criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report contained in Attachment C and a brief analysis of each of the applicable criteria is provided below.

Criteria 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.

The Doctor's House has design value as a good example of an Italianate style house. Details of the building associated with this style include its three bay front façade with

side hall plan, bracketed eaves, tall round arched and rectangular windows with stone voussoirs and sills and masonry construction.

Criteria 2: The property displays a high degree of craftsmanship or artistic merit.

The Doctor's House was constructed of limestone quarried on the site and as such demonstrates the skills of local masons who not only excavated the stone, creating a deep basement (about three metres) but also built the house.

Criteria 4: The property has associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The property at 103 Queen Street, known as the Doctor's House, has historical value for its association with Dr. William Mostyn, Almonte's first doctor and his role in the development of the medical profession not only in Almonte but also in eastern Ontario. It also has association with other Almonte doctors who owned and practiced from the building well into the 20th century.

Mostyn was typical of members of Ontario's emerging professional class and played an active role in the community, serving as a school trustee, the reeve of Almonte, the local MPP, the Deputy Grand Master of the Freemasons and the president of the North Lanark Agricultural Society.

Criteria 5: The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Almonte experienced significant growth during the 19th century, evolving from a small hamlet with a single mill at its outset to a bustling centre boasting at least seven mills by 1850. The town's expansion was accompanied by the development of its professional community. Constructed in 1868, a decade after Dr. Mostyn's arrival in Almonte, it was one of at least three stone buildings erected that year, as noted in the Almonte Gazette.

Criteria 7: The property is important in defining, maintaining or supporting the character of an area.

The Doctor's House is located at the corner of Queen and Clyde Streets, across the river from the town's centre. It is part of a small enclave of houses, public, and religious buildings bounded by the river, Queen and Martin Streets. The area was formerly known as "Professional Alley," because of the high concentration of professionals living there.

Criteria 8: The property is physically, functionally, visually or historically linked to its surroundings.

The Doctor's House is physically linked to its surroundings as it was constructed of stone quarried on the lot. In addition, its location on Queen Street just outside of downtown and near residential areas permitted easy access by patients. Visually, it is one of several large houses that establish the character of the neighbourhood.

Criteria 9: The property is a landmark.

The Doctor's House is a landmark because of its well-known historic function and prominent location in Almonte.

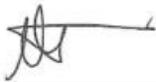
SUMMARY:

Having reviewed and assessed the property based on O.Reg 9/06: Criteria for Determining Cultural Heritage Value or Interest, the Provincial Policy Statement 2024 and Official Plan, Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *Ontario Heritage Act*.

Respectfully submitted by,

Approved by,

Sally Coutts
Heritage Consultant



Melanie Knight
Director of Director of Development
Services and Engineering

ATTACHMENTS:

- A. Statement of Cultural Heritage Value
- B. O.Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest
- C. Cultural Heritage Evaluation Report – The Doctor's House