

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 021-2026

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 71 THOMAS STREET IN THE TOWN OF MILTON AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as, 71 Thomas Street in the Town of Milton 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 Town website having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. THAT there is designated as being of cultural heritage value or interest, the real property known as the building located at 71 Thomas Street, in the Town of Milton, more particularly described in Schedule A' attached hereto.
2. THAT the municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;

3. THAT the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

PASSED IN OPEN COUNCIL ON APRIL 13, 2026

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Meaghen Reid

SCHEDULE 'A' to BY-LAW NO. 021-2026

LEGAL DESCRIPTION

LT 1, BLK 12, PL HUGH FOSTER'S SURVEY , AKA ; LT 1, BLK 12, PL 7 ; MILTON

SCHEDULE 'B' to BY-LAW NO. 021-2026

Description of Property

This late Victorian-style one-and-a-half-storey house stands out with its unique form and composition, featuring a cross-gable roof with decorative verges and an ornate entrance porch. Historically, it was likely built by John Ezard, a builder and Town Councillor. However, its true significance lies in its contextual value, as it belongs to a cluster of designated historic buildings along Thomas Street beside the Fairgrounds in Downtown Milton, enriching the local heritage.

Design Value of Physical Value

This late Victorian style, with horizontal cladding, is a one-and-a-half-storey, two-bay house featuring a cross-gable roof, projecting eaves, decorative verges, and a plain soffit. A single flue brick chimney serves a fireplace for the house, and the McLean's continue to use it occasionally. It has an off-center entrance porch with straight steps, an ornate double timber post, decorative arches, and brackets. This entrance feature was added in 2004, and features a single-leaf, four-panel entrance door with multiple light transoms, sidelights, and a decorated entablature. To the west, an open side porch features a second one-leaf, three-panel entrance door with plain trims and entablature. To complete the composition, there are two box bay windows with two-over-two windows and decorative headers. The pergola at the rear was added in 2008.

Historical Value

Most of the land in this neighbourhood was originally owned by Hugh Foster in 1855. It was sold to John Holgate (1855), who in turn sold to Charles Gardiner (1856), David Way (1856), and John Ezard (1876), who likely built this house. John Robertson Mitchell bought the property in 1878 and sold it in the same year to George McNain.

John Ezard was a carpenter, builder and Town Councillor. He and his partner, John Hunter, became renowned contractors in the late 1800s, building many houses in Milton, including the Knox Presbyterian Church. In 1878, they purchased the Milton Steam Sash and Blind factory on Mill Street. This factory was illustrated in the 1877 Atlas of Halton County. John served on the Town Council from 1877 to 1879 and from 1884 to 1888. He died in 1923.

George McNain sold the property to Joshua Allison in 1882, and after his death, it was sold to his nephew, Thomas Wilson, in 1910. The Allison family lived here for 36 years before it was sold to James, George and Thomas Erwin in 1918. Two years later, in 1920, the property was sold to William Bell Featherstone, who resided here for 21 years before it was sold to Margaret Louise Book in 1941. Upon her death, the

property was sold to Lillie Hamilton in 1959. Lillie sold this property to Gerald and Susan McLean, the current owners, in 1969.

Gerald and Susan McLean have lived on this property for 56 years now and have made significant improvements to the house. They continue to add their own personal touch, enriching the house and contributing to its rich history.

Contextual Value

This property has contextual value, as it contributes to the heritage character of the cluster of designated historic buildings along Thomas Street, adjacent to the Fairgrounds in Downtown Milton.

Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- Massing of the one-and-a-half-storey two-bay horizontal siding house with a medium cross gable roof, projecting eaves, decorative verges, plain soffit.
- Single flue brick chimney.
- Off centre entrance porch with straight steps, ornate double timber post, decorative arches and brackets.
- Side open porch with decorative timber post, railings and decorative balustrade.
- Single-leaf four-panel entrance door with multiple light transoms, sidelights and decorated entablature.
- Single-leaf three-panel side entrance door with plain trims and plain entablature.
- Box bay window with three pairs of matching two-over-two windows and decorative headers.
- Two-over-two windows with plain trims and decorative header.
- One-over-one windows with plain trims and decorative header.
- A historic home likely built by John Ezard, builder and Town Councillor.
- Contextual contribution to the heritage character of this cluster of designated historic buildings along Thomas Street beside the Fairgrounds in Downtown Milton