



THE CORPORATION OF THE
TOWN OF MIDLAND

**NOTICE OF PASSING OF HERITAGE DESIGNATION BY-LAW
PURSUANT TO SECTION 29 OF THE *ONTARIO HERITAGE
ACT, R.S.O. 1990, C. O.18*
539 HUGEL AVENUE**

TAKE NOTICE that the Council of the Corporation of the Town of Midland at its meeting held on June 24, 2026 made the decision to pass By-law 2026-52, being a By-law to designate a property municipally known as 539 Hugel Avenue as being of Cultural Heritage Value or Interest pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended ('*Ontario Heritage Act*').

The Town Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, Town Council did not consider any objections and passed the Designation By-law for the Property.

AND TAKE FURTHER NOTICE that as per section 29(11) of the *Ontario Heritage Act*, an appeal to the Ontario Land Tribunal in respect to this By-law may be made by filing, in writing, a Notice of Appeal with the Town Clerk. Any persons who object to the designation by-law may file a Notice of Appeal to the Ontario Land Tribunal. The Notice of Appeal must:

- set out the reasons for the objection to the designation by-law;
- set out the reasons in support of the objection to the designation by-law;
- be accompanied by the applicable fee charged by the Ontario Land Tribunal; and
- be submitted no later than **thirty (30) days after the publication of this notice.**

An appeal may be filed either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account at olt.gov.on.ca/e-file-service by selecting MIDLAND (TOWN OF) as the Approval Authority) or by mail to Town of Midland, 575 Dominion Avenue, Midland, ON. L4R 1R2. The required appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at olt.gov.on.ca.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to clerks@midland.ca.

Description of the property:

The property is legally described as Lots 4 to 6, Registered Plan 306 and is municipally known as 539 Hugel Avenue, Town of Midland, County of Simcoe.



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Obtaining Additional Information:

Additional information about heritage planning at the Town of Midland may be obtained by contacting City planning staff by e-mail at planning@midland.ca, or by phone at 705-526-4275 ext. 2217.

Dated at the Town of Midland this 14th day of July, 2026.

Sherri Edgar
Director of Legislative Services/Town Clerk
The Corporation of the Town of Midland
575 Dominion Avenue
Midland, ON L4R 1R2

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2026-52

A By-law to designate a property municipally known as 539 Hugel Avenue (the "Property), as being of cultural heritage value or interest.

WHEREAS, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for a municipality may only designate a property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, if the property meets one or more of the criteria as prescribed under O. Reg 9/06;

AND WHEREAS 539 Hugel Avenue was evaluated against the criteria in O. Reg 9/06, and Council for the Town of Midland determined that the property has cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Midland has consulted with its Municipal Heritage Committee pertaining to this By-law;

AND WHEREAS the Corporation of the Town of Midland has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4), and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:

1. That this By-law designate real property municipally known as 539 Hugel Avenue, and more particularly described as Lots 4 to 6, Registered Plan 306, as a property of cultural heritage value or interest, pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990.
2. That the Statement of Cultural Heritage Value or Interest and description of heritage attributes is described in Appendix "A" of this By-law.
3. That the Statement of Cultural Heritage Value or Interest and description of heritage attributes apply and be limited to 'areas containing CHVI' as shown in Appendix "B" of this by-law.

4. That the Clerk of the municipality is hereby authorized to cause a copy of this By-law to be registered against the aforesaid property in the Land Registry Office.
5. That the Clerk of the municipality is hereby authorized to cause a copy of this By-law to be served on the owner(s) of the aforesaid property and on the Ontario Heritage Trust.
6. That this By-law shall come into force and effect on the final passage thereof.

BY-LAW PASSED AND ENACTED THIS 24TH DAY OF JUNE 2026.

THE CORPORATION OF THE TOWN OF MIDLAND

BILL GORDON – MAYOR

SHERRI EDGAR – CLERK

Written approval of this By-law was given by Mayoral Decision MDE-2026-12 dated June 24, 2026.

Appendix “A” to By-law 2026-52

Statement of Cultural Heritage Value or Interest

The subject property has cultural heritage value for its physical/design values, its historical/associative values, and its contextual values.

The subject property has design/physical value because the 1903 Knox Presbyterian Church is a unique Tudor Gothic architectural style with octagonal form in Midland. The main section of the church building is described as Tudor Gothic, with its notable heavy tower with battlements, buttresses, louvres, Tudor arch openings with tracery and tall and narrow slit windows. To the rear of the main section of the church is a one-storey addition with clerestory that is also circular in form, and reminiscent of early medieval chapter houses in Europe. (Criterion 1)

The property has historical/associative value due to its direct associations with the Presbyterian practice in Midland. Presbyterianism has been practiced in Midland since at least as early as 1867, with services first taking place in private homes. In 1874 the General Assembly of the Canada Presbyterian Church decided to establish a mission in Midland recognizing that Midland would grow with the arrival of the railway. The first Presbyterian church was constructed in 1879 on Manly Street. The congregation's growth led to plans for a new church building more centrally located in Midland, with one constructed on the subject property in 1887. This building was removed and construction on the existing church commenced in 1903. Prominent residents such as James Playfair, Douglas Leland White and David Shear Pratt, provided funds for the 1903 church building and served on the building committee. (Criterion 4)

The property has historical/associative value as the church building reflects the works of architects Simpson and Moffat from Toronto who designed the building and who also designed the Sixth Street high school in Midland in 1904. (Criterion 6)

The property has historical/associative value because the 1926 Memorial Sunday School building reflects the work of Wilfred Smith (1886-1947), a local architect from Midland who designed the Sunday School building. Smith also reputedly designed the adjacent Midland YMCA (1928) on Hugel Avenue, St. Mark's Anglican Church parish hall, and additions to the Sixth Street high school and (former) St. Andrew's Hospital. (Criterion 6)

The property has contextual value because the uses of the Knox Church building were functionally linked to its surroundings. The church is adjacent to the former Midland Public (Carnegie) Library (1915) and YMCA building (1928) on Hugel Avenue. Together, these properties provided important social support and services to the 20th century Town of Midland. (Criterion 8)

The property has contextual value because it is a landmark in Midland. The church building is situated on the corner of Hugel Avenue and First Street. Its physical profile, notably its form, massing and prominent corner tower at the street distinguishes it from other buildings in the surrounding area and make it a highly visible landmark on Hugel Avenue and in the surrounding streetscape. (Criterion 9)

Heritage Attributes

The following heritage attributes represent the design/physical value of the property:

- The 1903 main church building as a unique Tudor Gothic design including its:
 - heavy tower with battlements, buttresses, and louvres
 - form, scale and low massing
 - footprint as shown in the 1921 (rev. ed. 1928) Fire Insurance Plan
 - monotone red brick façade and cut stone foundation
 - large window openings with Tudor arch window openings
 - tall, narrow slit windows on the tower
 - gable on front entrance with heavy supporting wood brackets over the entrance at Hugel Avenue

The following heritage attributes represent the historical / associative value:

- The 1903 main church building with its Tudor Gothic design including its:
 - heavy tower with battlements, buttresses, and louvres
 - form, scale and low massing
 - footprint as shown in the 1921 (rev. ed. 1928) Fire Insurance Plan
 - monotone red brick façade and cut stone foundation
 - large window openings with Tudor arch window openings
 - tall, narrow slit windows on the tower
 - gable on front entrance with heavy supporting wood brackets over the entrance at Hugel Avenue
- The 1926 Memorial Sunday School building including its:
 - classical design elements including the brick front façade with the pediment, pilasters, oversized cornice and window openings with flat arch and keystones
 - Tudor arch window on the front façade

The following heritage attributes represent the contextual value:

- Location on a prominent corner lot on Hugel Avenue and First Street, located close to the street
- Physical profile, notably its form, massing and prominent corner tower at the street

Property Areas containing CHVI:

The whole of the property contains Cultural Heritage Value or Interest as outlined by Appendix “B” to this By-law.

Appendix “B” to By-law 2026-52

