



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*
434 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 2026-51, being a By-law to designate a property municipally known as 434 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 East Part of Lot 1 and 2, Plan 166 and is municipally known as 434 Hugel Avenue, Town of Midland, County of Simcoe.



**THE CORPORATION OF THE
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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 2026-51

A By-law to designate a property municipally known as 434 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 434 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 THE FOLLOWING:

1. That this By-law designate real property municipally known as 434 Hugel Avenue, and more particularly described as East Part of Lot 1 and 2, Plan 166, 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 2026-51

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 property contains design/physical value as a unique example of a vernacular residence with Queen Anne influences using many design elements. Queen Anne design elements include the asymmetrical footprint and elevations, complicated rooflines, angled dormers, variety of gable styles (some truncated) with decorative shingling, two-storey bay with decorative trim, the large wraparound veranda with decorative trim fretwork of floral prints, a sunburst and pendant finials, and the segmental window openings with brick headers, plain lug sills and dogtooth brick design underneath. Vernacular elements included the use of red brick although the brick has now been painted. (Criterion 1)

The property contains historical/associative value for its association with John Bruce Hanly who was a prominent local engineer and company owner in Midland. After completing his schooling, J.B. Hanly, along with his brother, first opened a machine shop that manufactured and repaired a variety of products. Later, they founded the Midland Engine Works Co. and specialized in the building and repairing of marine engines. The maritime industry supported the economic development of the Town by transporting products and materials to and from Midland. This industry was once essential to Midland's economy, and it relied on local industries, such as those co-owned by J.B. Hanly, to support it. (Criterion 4)

The property contains historical/associative value for its association with the Burke Family who played a prominent role in the maritime heritage of the Town of Midland. Eliza Adele Burke was married to John Bruce Hanly. Eliza's brothers were Captains David, Ed and Fred Burke. (Criterion 4)

The property contains contextual value because it is historically and visually connected to two other properties on the southeast and southwest corners of Hugel Avenue and Queen Street, which were owned by other members of the Burke family. Each of the remaining Burke family residences exhibit various Queen Anne design influences and have existed together since before 1911. (Criterion 8)

Heritage Attributes

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

- 2-storey brick vernacular residence with Queen Anne influences including the:
 - asymmetrical footprint and elevations
 - complicated rooflines
 - angled dormers

- variety of gable styles (some truncated) with decorative shingling
- two-storey bay with decorative trim
- large wraparound veranda with decorative trim fretwork of floral prints, a sunburst and pendant finials
- segmental window openings with brick headers, plain lug sills and dogtooth brick design underneath.
- large picture window on front façade (south elevation) with stained glass transom

The following heritage attributes represent the contextual value of the property as being historically and visually linked to its surroundings:

- 2-storey brick vernacular residence with Queen Anne influences
- Views of the residence from the property lines at Hugel Avenue and Queen Street

Property Areas containing CHVI

The portions of the lot along the west, east and south lot lines contain CHVI in relation to the dwelling and its visibility from these property lines. The parking area at the north does not contain CHVI, nor does the vinyl-sided addition at the northeast corner of the residence. These areas are more particularly outlined by Appendix “B” to this By-law.

Appendix "B" to By-law 2026-51

