



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*
657 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 2026-53, being a By-law to designate a property municipally known as 657 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 Plan 306 N Part Lot 27 to 29 and is municipally known as 657 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 2026-53

A By-law to designate a property municipally known as 657 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 657 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 657 Hugel Avenue, and more particularly described as Plan 306 N Part Lot 27 to 29, 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 2026-53

Statement of Cultural Heritage Value or Interest

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

The property contains a unique vernacular residence with strong Italianate and some Gothic influences. The residence is built in the red brick that is characteristic of many Midland residences and contains Italianate details including: the hipped roof, tall chimneys, large brackets under the eaves, one-storey bay window, classical style columns and the segmental windows opening with brick arches. Gothic influences include the vergeboard with the lunette design in the gable with pendant finial. (Criterion 1)

The property is associated with the Dollar family. The Dollar brothers were owners of the Ontario Lumber Company, once a major player in the lumber industry. The area where many of their employees resided would become known as “Dollartown” which is recognized as so on the 1904 (rev. ed. 1911) Fire Insurance Plan. The Town of Midland plans to erect street signs in this area identifying this area’s association and former name of “Dollartown”. The Town of Midland Heritage Register labels the dwelling as the “Dollar House” in recognition of the association. (Criterion 4)

The property is also associated with William Finlayson. Finlayson was politically active at the local and provincial levels, having served as a mayor of Midland and as an MPP. While serving at the Provincial level of government, Finlayson supported the Town of Midland through different means, such as by obtaining funding for the creation of the Midland Arena Gardens, assisting the Jesuits in acquiring the site for Martyrs’ Shrine and St. Marie among the Huron, and convincing the government to pave the highway connecting Midland and Barrie. As Minister of Lands and Forests, Finlayson also helped support the wise management of Ontario’s lumber resources and advocated for the support of Ontario’s provincial parks. (Criterion 4)

Heritage Attributes

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

- Residence with Italianate and Gothic influences:
 - 2.5 storey residence constructed with red brick
 - hipped roof with gabled dormers
 - decorative vergeboard on gables and dormers
 - large brackets under the eaves
 - one-storey bay window
 - classical style columns
 - segmental windows opening with brick jack arches and segmental arches
 - four tall chimneys

The following heritage attributes represent the historical/associative value:

- Residence with Italianate and Gothic influences

Property Areas containing CHVI

The portion of the property containing the residence and the area of the property that provides visibility of the residence from Hugel Avenue and Fifth Street. These areas are more particularly outlined by Appendix "B" to this By-law.

Appendix "B" to By-law 2026-53

