

**Authority:** Item 9.2, Planning Committee Minutes PLC 25-007 (PED25107)  
CM: May 28, 2025     Ward: 13  
Written approval for this by-law was given by Mayoral Decision MDE-2025-13  
Dated August 6, 2025

**Bill No. 144**

## **CITY OF HAMILTON**

### **BY-LAW NO. 25-144**

#### **To Designate Property Located at 2 Hatt Street, Dundas, as Property of Cultural Heritage Value**

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on April 25, 2025;

**AND WHEREAS** the Council of the City of Hamilton, at its meeting held on May 28, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 2 Hatt Street, Dundas, in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 25-119;

**AND WHEREAS** in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

**AND WHEREAS** no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

**AND WHEREAS** Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

To Designate Property Located at 2 Hatt Street, Dundas, as Property of Cultural Heritage Value

Page 2 of 7

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule “C” hereto.
2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
  - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
  - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

**PASSED** this 6<sup>th</sup> day of August, 2025.

---

A. Horwath  
Mayor

---

J. Pilon  
Acting City Clerk

To Designate Property Located at 2 Hatt Street, Dundas, as Property of Cultural Heritage  
Value

Page 3 of 7

**Schedule "A"**

**To**

**By-law No. 25-144**

**2 Hatt Street, Dundas  
Hamilton, Ontario**

PIN: 17481-0085 (LT)

Legal Description:

LT 19, PL 1443, S/S J. HATT SURVEY ST, (W OF MAIN) J.O. HATT's SURVEY; S/T  
CD22189 DUNDAS CITY OF HAMILTON

To Designate Property Located at 2 Hatt Street, Dundas, as Property of Cultural Heritage Value

Page 4 of 7

**Schedule “B”**

**To**

**By-law No. 25-144**

**2 Hatt Street, Dundas  
Hamilton, Ontario**

**CITY OF HAMILTON  
Notice of Intention to Designate  
2 Hatt Street, Dundas**

The City of Hamilton intends to designate 2 Hatt Street, Dundas, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

**Statement of Cultural Heritage Value or Interest**

The property located at 2 Hatt Street is comprised of a rare, unique and early example of one-storey commercial pre-Confederation architecture in Upper Canada constructed circa 1804. The property has physical value as one of the oldest buildings in Dundas, the only extant structure from the New Dundas Mills, and as an early example of the use of dolostone from the Niagara Escarpment in the construction of Dundas buildings. The property has historical value for its associations with significant Dundas figures, events, and institutions, including the New Dundas Mills, the founding of the Town of Dundas and the Hatt family. The historical value of the property also lies in its potential to yield information that contributes to an understanding of the history of slavery in Upper Canada and Black communities and their history in Dundas through its connections to Sophia Burthern Pooley (circa 1775/78- circa 1860), early Dundas settlement and industry, and the nuanced intersections between them. The property has contextual value as a defining feature of Hatt Street, Governors Road and the Town of Dundas' historic character and as a local landmark.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via [www.hamilton.ca](http://www.hamilton.ca) or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 11<sup>th</sup> day of June 2025.



Matthew Trennum  
City Clerk  
Hamilton, Ontario

**CONTACT:** Maryssa Barras, Cultural Heritage Planning Technician II,  
E-mail: [maryssa.barras@hamilton.ca](mailto:maryssa.barras@hamilton.ca)

[www.hamilton.ca/heritageplanning](http://www.hamilton.ca/heritageplanning)



Hamilton

**Schedule “C”**

**To**

**By-law No. 25-144**

**2 Hatt Street, Dundas  
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND  
DESCRIPTION OF HERITAGE ATTRIBUTES**

**Description of Property**

The 0.056-hectare property at 2 Hatt Street is comprised of a one-storey single-detached stone commercial building, situated at the terminus of Hatt Street, near the northwest corner of Main Street and Governors Road, in the historic core of Dundas, in the former Town of Dundas within the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property located at 2 Hatt Street is comprised of a one-storey stone commercial building constructed circa 1804. As a rare, unique and early example of pre-Confederation architecture in Upper Canada, the property has physical value as one of the oldest buildings in Dundas, the only extant structure from the New Dundas Mills, and as an early example of the use of dolostone from the Niagara Escarpment in the construction of Dundas buildings.

The property has historical value for its associations with significant Dundas figures, events, and institutions, including the New Dundas Mills, the founding of the Town of Dundas and the Hatt family. The property's early history is primarily associated with Richard Hatt (1769-1819) a local businessman, judge, politician, militia officer and recognized “founder” of the Town of Dundas. Richard, along with his brother Samuel Hatt (1776-1842) and their business partner Manuel Overfield (1773-1839), had 2 Hatt Street constructed circa 1804 after they had jointly purchased and expanded the New Dundas Mills. By 1808, Richard had become the sole proprietor of the complex, but he continued to maintain strong business relations with Samuel who operated a store nearby in Ancaster. The New Dundas Mills were critical to the growth of the town, leading to its prominence as a manufacturing and shipping centre in the nineteenth century.

The historical value of the property also lies in its potential to yield information that contributes to an understanding of the history of slavery in Upper Canada, Black communities and their history in Dundas, early Dundas settlement and industry, and the nuanced intersections between them. Sophia Burthen Pooley (circa 1775/78- circa 1860) is an important and early figure in Ontario's Black History, with her life account

being one of very few for which first-hand records of slavery as an enslaved person in Upper Canada (Ontario) in the late-eighteenth and early-nineteenth centuries that exists. Sophia was born into slavery in New York, and arrived in Upper Canada as a young child where she was sold and enslaved by the notable Mohawk leader Joseph Brant (1743-1807). During her time with Brant she lived in the Dundas area, and after approximately 12 years, likely circa 1798-99, she was sold to Samuel Hatt who would enslave her for 7 more years. While no direct documentation confirms her presence at 2 Hatt Street, Sophia was enslaved by Samuel while he was a co-owner of the New Dundas Mills, and her labour, local knowledge, and skills as a Kanien'kéha (Mohawk) speaker would have been invaluable to the success of the New Dundas Mills, having a positive impact on the growth of the Hatts' businesses and wealth, which she would not have benefitted from. 2 Hatt Street's significance is tied to its perseverance as the last remains of a property and industry whose success was dependent on the contributions of enslaved people like Sophia - the ambiguity of Sophia's relationship with the building also speaking to the deliberate erasure of Black histories from historic documentation.

The property has contextual value as a defining feature of Hatt Street, Governors Road and the Town of Dundas' historic character. Its location on its original plot along Hatt Street also speak to its relationship with historic urban development and economic networks across the Head-of-the-Lake region, which wealthy land prospectors and early industrialists like the Hatts depended on to assert and expand their influence. The property's location near the northwest corner of Main Street and Governors Road and the Town of Dundas, and proximity to Dundas Town Hall, visually connect it to its surroundings and contribute to its status as a local landmark.

### **Description of Heritage Attributes**

The key attributes that embody the cultural heritage value of the property as a rare and unique example of pre-Confederation architecture, its association with the former New Dundas Mills and its owner Richard Hatt, and potential to yield an understanding of the history of slavery in Upper Canada and its connections to early Dundas settlement and industry include:

- All four elevations and the roofline of the one-storey stone building, including its:
  - Rectangular footprint;
  - Low side gable roof;
  - Coursed rubblestone façade constructed from dolostone;
  - Cut sandstone quoins;
  - Wood lintels and sills;
  - Rectangular door opening;
  - Three 12-over-12 wood windows on the south façade;
  - One 8-over-12 wood window on the north façade; and,
  - Stone foundation

To Designate Property Located at 2 Hatt Street, Dundas, as Property of Cultural Heritage  
Value

Page 7 of 7

The key attribute that embodies the contextual value of the property as a defining feature of the historic character of Hatt Street, Governors Road, the community of Dundas, and Dundas' role in establishing economic networks across the Head-of-the-Lake region which land prospectors and industrialists, including slaveholders, depended on to assert and expand their influence, and as a local landmark, is its:

- Location at the terminus of Hatt Street at the intersection of Governors Road and Main Street.