

Authority: Item 9.1, Planning Committee Minutes 26-002 (PED26045)
CM: February 11, 2026 Ward: 15
Written approval for this by-law was given by Mayoral Decision MDE-2026-04
Dated February 11, 2026

Bill No. 032

CITY OF HAMILTON

BY-LAW NO. 26-032

To Designate Property Located at 880 Centre Road, Flamborough, City of Hamilton 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 September 26, 2025;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 29, 2025, resolved to direct the City Clerk to take appropriate action to designate the Property described as 880 Centre Road, Flamborough 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. 25-175;

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 a Notice of Objection to the Notice of Intention to Designate 880 Centre Road, Flamborough, was served upon the Clerk of the municipality in accordance with subsection 29(5) of the *Ontario Heritage Act* and the objection was considered by Council in accordance with subsection 29(6) of the *Ontario Heritage Act*;

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:

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 11th day of February, 2026.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule "A"
To
By-law No. 26-032

880 Centre Road, Flamborough

PIN: 17513-0128 (LT)

Legal Description:

PT LT 7, CON 5 EAST FLAMBOROUGH, PT 2 ON 62R2964, EXCEPT PTS 1 & 2 ON
62R3098, EXCEPT PT 2 ON 62R14142, EXCEPT PTS 1 & 2 ON 62R15644; S/T
EF16719 ; FLAMBOROUGH CITY OF HAMILTON

Schedule "B"
To
By-law No. 26-032

880 Centre Road, Flamborough

CITY OF HAMILTON

**Notice of Intention to Designate
880 Centre Road, Flamborough
(Flamborough Hall)**

The City of Hamilton intends to designate 880 Centre Road, Flamborough, under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property located at 880 Centre Road, Flamborough, known as Flamborough Hall, is comprised of two-storey brick dwelling constructed circa 1888 and an historic timber-frame barn. The property has design value as a representative example of a vernacular farmhouse influenced by the Gothic Revival style of architecture, which also displays a high degree of craftsmanship through its decorative bargeboard. The historical value of the property lies in its associations with the locally significant Binkley Family and with themes of early settlement and agriculture in Flamborough. The property is important in maintaining the historic character of rural Flamborough. The farmhouse and its surviving detached barn reflect a successful and long-standing farming estate that adapted and survived for more than 180 years. The property is visually, historically, and physically linked to its surroundings and is historically connected to the neighbouring Flamborough Centre Elementary School property.

Additional Information

Further information regarding this notice of intention to designate is available from the City. 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 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 14th day of November, 2025.



Matthew Trennum
City Clerk
Hamilton, Ontario

**CONTACT: Kira Cook, Cultural Heritage Planning Technician,
Email: Kiraleah.Cook@hamilton.ca**

www.hamilton.ca/heritagedesignation



Hamilton

Schedule “C”

To

By-law No. 26-032

**880 Centre Road, Flamborough,
Hamilton, Ontario**

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

Description of Property

The 16.9-hectare lot municipally addressed as 880 Centre Road is comprised of a two-story red brick dwelling constructed circa 1888. It is located on the east side of Centre Road between Concession Roads 5 and 6, south of the historic settlement area known as Flamborough Centre in the community of Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 880 Centre Road is comprised of a two-storey brick dwelling, known as Flamborough Hall, constructed circa 1888. The property has design value as a representative example of a vernacular farmhouse influenced by the Gothic Revival style of architecture. The property also displays a high degree of craftsmanship, as demonstrated by its decorative bargeboard.

The historical value of the property lies in its associations with the locally significant Binkley Family, and with themes of early settlement and agriculture in Flamborough. Purchased in 1826 by Jacob Binkley, the property would be first farmed by his son, Abraham Binkley (1811-1865). Abraham, who was influential in the local community, was Councillor for Ward 3 of East Flamborough Township in 1854 and ran a tannery on the property. In 1854, Abraham severed 10 acres from the property and donated the land to become School Section No. 4, which today is home today to Flamborough Centre Elementary School. Abraham’s son, Peter Binkley (1843-1903) constructed the brick farmhouse on the subject property circa 1888, after dividing the lot in half and selling the portion with his father’s original framed dwelling to his nephew Wellington S. Griffin (1856-1943). The Buzza family would purchase the property in 1921 and continue the property’s agricultural use for two generations into the 1960’s. The property’s long-standing agricultural activity for more than 180 years, from 1830’s into the 1960’s, offers important insights into agricultural adaptation and rural development in East Flamborough.

Contextually, the property is important in maintaining the historic character of rural Flamborough. The property reflects a successful and long-standing farming estate that adapted and survived for more than 180 years. The property is visually, historically, and

physically linked to its surroundings and is historically connected to the neighbouring Flamborough Centre Elementary School property.

Description of Heritage Attributes

Key attributes that embody the physical value of the property comprised of a representative example of a Gothic Revival farmhouse, and historical associations with the prominent Binkley Family and early settlement and agriculture in East Flamborough, include the:

- Front (west) and side (north and south) elevations and the roofline of the circa 1888 two-storey brick farmhouse, including its:
 - Common bond brick construction;
 - T-shaped gable roof with gabled dormers and projecting eaves with decorative bargeboard;
 - Projecting three-sided bays in the first storey of the side elevations with hip roofs, projecting eaves and decorative bargeboard below;
 - Round-headed and segmentally-arched window openings with brick voussoirs and stone lug sills;
 - Front entrance with transom and flanking sidelights;
 - Covered front porch with decorative square wooden columns and brackets, which is a reconstruction of the original porch; and,
 - Stone foundation.

The one-storey rear wood-frame addition on the brick farmhouse is not considered to have cultural heritage value or interest.

The property's detached timber framed consolidated barn, is considered to be of cultural heritage value but is not included in the list of Heritage Attributes forming part of this designation bylaw.

The property is also comprised of a one-storey wood-frame dwelling and a detached drive shed, which are not considered to have cultural heritage value or interest.

The key attributes that embody the contextual value of the property as maintaining Flamborough's historical character and its contribution to the rural agricultural landscape include its:

- Moderate setback and location of the brick farmhouse from Centre Road, and;
- Proximity to Flamborough Centre Elementary School at 922 Centre Road.