

LES SALLAY
PROJECT NUMBER: 221-07745-00

HERITAGE IMPACT ASSESSMENT 152 CONFEDERATION STREET, TOWN OF HALTON HILLS

SEPTEMBER 07, 2022

FINAL





HERITAGE IMPACT ASSESSMENT

152 CONFEDERATION
STREET, TOWN OF
HALTON HILLS

LES SALLAY

ORIGINAL REPORT

PROJECT NO.: 221-07745-00

DATE: SEPTEMBER 07, 2022

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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by Les Sallay (the property owner) to complete a Heritage Impact Assessment (HIA) for the property located at 152 Confederation Street in the Town of Halton Hills (the subject property). This report was undertaken to accompany a request to remove the property from the Town of Halton Hills' Heritage Register. The property owner is not proposing to develop or alter the property, as such the scope of this HIA is limited to determining whether the subject property satisfies criteria under Ontario Regulation 9/06 (O. Reg. 9/06).

The subject property was listed on the Town of Halton Hills' Heritage Register under section 27 (1.2) of the *Ontario Heritage Act* (OHA) on June 20, 2016. This report evaluated the property against the criteria of O. Reg. 9/06 and based on the results of the historical research, field review, site analysis determined that it does not possess cultural heritage value or interest. While the Heritage Register identifies the subject property as a "Good example of Neoclassical style architecture including decorated frieze, moulded soffit, decorated fascia, returned eaves, finials and drops on gables, circular vent in front gable, six-over-six windows with corbelled cornice trim below and entablature with keystone above, and double window with semicircular window above". (Halton Hills, n.d.), a closer review of the property reveals that most of these notable features were added since 1983. In an effort to beautify the house, the current owner added fluted cornice (frieze), dentil details along the roofline, the finials at the gable peaks, the entablature with keystone and vinyl windows as well as interior finishes.

The evaluation revealed that the house is better described as an example of an Ontario Cottage with Neoclassical influences rather than a pure Neoclassical dwelling. A comparative analysis of Ontario Cottages in the Town of Halton Hills as well as across Ontario reveals that the dwelling on the subject property is not exemplary of its style and therefore is not a representative example. The comparative analysis also confirmed that the dwelling is not an early, rare, or unique example of its kind.

The dwelling was originally built for the Bell family in 1857. The Bell family immigrated to Ontario from Ireland by way of New York State and acquired the property in 1841. The settler family farmed the land, but there is no evidence to suggest these owners or any subsequent owners were significant to the Glen Williams community or the neighbouring Georgetown. Furthermore, the research did not reveal that the property is associated with any theme, event, belief, activity, organization or institution that is significant to a community.

The context of the subject property has changed significantly since it was first built, such that the property no longer supports the character of the area, that would have originally consisted of nineteenth century farmhouses, barns, outbuildings and agricultural fields. Furthermore there are no known physical, functional, visual or historical relationships with surrounding properties, nor is the property considered to be a landmark.

The OHA allows municipalities to include properties on the Municipal Heritage Register that are not designated under Part IV or Part V of the Act, but that the municipality believes to be of cultural heritage value or interest. Given the result of historical research, field review, site analysis and evaluation under O. Reg. 9/06 has determined the property does not have cultural heritage value or interest, it would be appropriate for the Town of Halton Hills to remove the subject property from the Heritage Register.



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1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by Les Sallay (the property owner) in July 2022 to conduct a Heritage Impact Assessment (HIA) for the property at 152 Confederation Street in Glen Williams, Town of Halton Hills, Ontario (Figure 1). Located on the west side of Confederation Street between Glen Crescent Drive and Bishop Court, the 12.63-acre property includes a one-and-a-half storey farmhouse with Neoclassical influences, a Central Ontario bank barn and pasture for horses.

The property is listed on the Town of Halton Hills Municipal Register as a “listed” property pursuant to Section 27 (1.2) of the *Ontario Heritage Act* (OHA) (2006). The Municipal Register provides the following description of the subject property:

Good example of Neoclassical style architecture including decorated frieze, moulded soffit, decorated fascia, returned eaves, finials and drops on gables, circular vent in front gable, six-over-six windows with corbelled cornice trim below and entablature with keystone above, and double window with semicircular window above.

The property owner’s contact information is as follows:

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This HIA has been structured to adhere to the guidelines of the *Town of Halton Hills Heritage Impact Assessment Terms of Reference* (Halton Hills, n.d.) and guidance provided in the Ministry of Tourism, Culture and Sport’s (MTCS) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020), and Section 2.6 and F5 of the *Town of Halton Hills Official Plan* (2008). The HIA has been scoped to only address whether or not the subject property has cultural heritage value or interest (CHVI) in accordance with Ontario Regulation 9/06 (O.Reg. 9/06), as the client is not proposing any development or alterations to the property at this time. This document will provide:

- A background on the report and introduction to the subject property;
- A description of the methodology used to investigate and evaluate the subject property;
- A summary of background research and analysis related to the subject property;
- A description and assessment of existing conditions;
- An evaluation of the subject property for CHVI and a Statement of Cultural Heritage Value or Interest and List of Heritage Attributes, if applicable;
- A conclusion providing a summary of the findings of the report.

2 POLICY FRAMEWORK

2.1 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning “shall be consistent with” the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 – “Significant built heritage resources and significant heritage landscapes shall be conserved”; and,
- Section 2.6.3 – “Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.”

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

Built heritage resources (BHR) are defined as “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

Conserved is defined as “the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

Cultural heritage landscapes (CHL) “means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

Heritage attributes “means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).”

Significant means “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

2.2 ONTARIO HERITAGE ACT

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA as designated properties, but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

2.3 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or,
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or,
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or,
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resources is found to meet any one of these criteria, it can then be considered an identified resource.

2.4 MTCS HERITAGE RESOURCES IN LAND USE PLANNING

The MTCS' *Heritage Resources in Land Use Planning Process* (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

The content of an HIA should include historical research, site analysis and evaluation, identification of the significance and heritage attributes of a cultural heritage resource, description of the proposed development or site alteration, measurement of development or site alteration impact, consideration of alternatives, mitigation and conservation methods, implementation and monitoring schedules and a summary statement and conservation recommendations.

2.5 HALTON REGION OFFICIAL PLAN

The *Halton Region Official Plan* (2021) was adopted by Regional Council on July 7, 2021, through Regional Official Plan Amendment No. 48 and approved by the Minister of Municipal Affairs, with modifications, on November 10, 2021.

Part IV, Cultural Heritage Resources, addresses heritage resource conservation. Relevant policies include:

165. The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.

167. It is the policy of the Region to:

- (1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.
 - (3) Require that development proposals on adjacent lands to protected Cultural Heritage Resources:
 - a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
 - b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and
 - c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.
-

2.6 TOWN OF HALTON HILLS OFFICIAL PLAN

The *Town of Halton Hills Official Plan* (2008) was adopted March 2008 and consolidated on December 31, 2020. Cultural heritage conservation policies are primarily addressed in Section A2.6 and F5. The following policies provide guidance for cultural heritage resources.

A2.6.1 Goal

To identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.

A2.6.2 Strategic Objectives

- a) To enhance the character of the Town by protecting and maintaining the Town's cultural heritage resources;
- b) To encourage the retention of the cultural heritage resources wherever possible to provide continuity between the past and the present;

- d) To use the preservation of cultural heritage resources as a tool to enhance the character and vitality of the neighbourhoods and districts;
- g) To pursue the designation, or other means of protection, under the Ontario Heritage Act, of significant cultural heritage resources;
- h) To prevent the demolition, destruction, inappropriate alteration or use of designated cultural heritage resources;
- i) To promote the conservation of significant cultural heritage resources on lands that are adjacent to proposed development and to encourage the adjacent development to be of an appropriate scale and character.

F2.2.4 Cultural Heritage

Development shall be designed to incorporate, conserve and enhance identified cultural heritage resources as distinct elements and/or focal points, and incorporate these features into the overall site and building design.

F5.1.2 Cultural Heritage Impact Statements

Council shall require the submission of a Cultural Heritage Impact Statement (CHIS) to support an application for development if the affected lands are the site of an identified or significant cultural heritage resource or are located in close proximity to a significant cultural heritage resource or are on adjacent lands to a significant cultural heritage resource and whether the application for development will conform to the goals, objectives and policies of this Plan and/or the area-specific or zoning regulations described in Section F5.1.1 of this Plan.

Development of site alteration may be permitted on adjacent lands to a protected heritage property where a CHIS has demonstrated that the heritage attributes of the protected heritage property will be conserved, including the use of mitigation measure and/or alternative development approaches.

The CHIS shall be in the form off a report and contain a description of:

- a) the proposed development;
- b) the cultural heritage resource(s) to be affected by the development;
- c) the impacts upon the cultural heritage resource(s) of the proposed development;
- d) the measures necessary to mitigate the negative impacts of the development upon the cultural heritage resource(s);
- e) how the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and,
- f) how the policies of the CHMP have been incorporated or satisfied, where one has been prepared and the recommendations have been incorporated into this Plan.

3 PROJECT METHODOLOGY

A HIA evaluates the proposed impact of development on the heritage attributes of a property of potential CHVI. This HIA is guided by the *Town of Halton Hills Heritage Impact Assessment Terms of Reference* (n.d.) and the MTCS' *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006).

To address the requirements of a HIA, this report provides the following information:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- Photographic documentation of the subject property and context;
- A written description of the existing conditions and context of the subject property;
- An evaluation of the subject property using O. Reg. 9/06;
- Preparation of a Statement of Cultural Heritage Value or Interest and List of Heritage Attributes, if applicable.

4 HISTORICAL CONTEXT

4.1 PRE-EUROPEAN CONTACT PERIOD

The first populations to occupy Southern Ontario are referred to as Paleoindians (Ellis and Deller, 1990:39). Paleoindian period populations moved into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism. These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700 BP), and Crowfield (ca. 10,500 BP) (Ellis and Deller, 1990:39-43). By approximately 10,400 BP, Paleoindian projectile points transitioned to various unfluted varieties such as Holcombe (ca. 10,300 BP), Hi-Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990:40).

Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites (less than 200 m²) where stone tool production and maintenance occurred (Ellis and Deller, 1990).

By approximately 8,000 BP the climate of Ontario began to warm. As a result, deciduous flora began to colonize the region. With this shift in flora came new faunal resources, resulting in a transition in the ways populations exploited their environments. This transition resulted in a change of tool-kits and subsistence strategies recognizable in the archaeological record, resulting in what is referred to archaeologically as the Archaic period. The Archaic period in Southern Ontario is divided into three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP) and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al., 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as chisels, adzes, and axes (Ellis and Deller, 1990:65- 66). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more seasonal rounds. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior site where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis and Deller, 1990:114). This steady increase in population size and adoption of a more localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

The Woodland period is characterized by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 800 BC to 0 AD), the Middle Woodland (approximately 0 AD to 700/900 AD) and the Late Woodland (approximately 900 AD to 1600 AD) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in Southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 900 to 500 BC) and the Middlesex Complex (ca. 500 BC to 0 AD). During this period the life ways of Early Woodland population differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (projectile points) and the increased elaboration of ceramic vessels (Spence et al., 1990). In Southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Claire and the Saugeen Complex throughout the remainder of Southern Ontario. These groups can be identified by their use of either dentate or pseudo-scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The adoption and expansion of maize horticulture during the Late Woodland period allowed for an increase in population size, density, and complexity among Late Woodland populations. As a result, a shift in subsistence and settlement patterns occurred, with the adoption of a more sedentary village life and reliance on maize horticulture, with beans, squash and tobacco also being grown. Nearing the end of the Late Woodland Period (approximately 1400 AD) villages reached their maximum size. During this period, increased warfare resulted in the development of larger villages with extensive palisades.

Early contact with European settlers at the end of the Late Woodland, Late Ontario Iroquoian period resulted in extensive change to the traditional lifestyles of most populations inhabiting Southern Ontario.

4.2 TREATY 19 (AJETANCE TREATY)

The subject property is in an area that was historically occupied by various Indigenous Nations over the years including the Attiwonderonk (Neutral), Wendake-Nionwentsïo, Missauga, Mississauga of the Credit First Nation and Haudenosaunee.

William Claus, the Deputy Superintendent of the Indian Department met with the Mississaugas of the Credit in October of 1818 to discuss selling their 648,000 acres in exchange for an annual amount of goods. Chief Ajetance agreed to the sale of lands in exchange for £522.10 of good paid annually (MNCFN, 2017).

4.3 HALTON COUNTY

The area that later became Halton County was settled in 1783 by the United Empire Loyalists (Walker & Miles, 1877). During this early European settlement, Lieutenant Governor John Graves Simcoe ordered a military route to connect York (now Toronto) to his envisioned capital of London to the west. The route, then known as York Road, was cut through Halton County in 1793, generally following an existing First Nations' portage trail. York Road (now present-day Dundas Street) was not developed into a regulation-sized road until after the signing of the Head of the Lake Purchase in 1806 (Trafalgar Township Historical Society Digital Collections, 1999; Duric, 2017a).

The land on which Halton County was formed was ceded to the Crown through a series of treaties including all or parts of the Brant Tract (1795), Treaty No. 13a (1805), the Head of the Lake Purchase (1806), the Ajetance Treaty, No. 19 (1818), Treaty No. 22, and Treaty No. 23 (Duric, 2017b). The Ajetance Treaty, named after the Chief of the Mississauga of the Credit, covers the northern half of the county, including present-day Georgetown and Brampton. When the Mississaugas negotiated the Ajetance Treaty with the Crown in 1818, the Nation was left with three parcels of land, one on each of the banks of Twelve Mile Creek, Sixteen Mile Creek, and the Credit River. Two years later, William Claus, Deputy Superintendent of the Indian Department, oversaw the negotiation of these remaining parcels of land in the 1820 Treaties No. 22 and No. 23. Treaty 22 included all of the Twelve Mile Creek, Sixteen Mile Creek parcels, and the northern and southern segments of the Credit River parcel. Treaty No. 23, signed the same day, involved the remaining land along the central portion of the Credit River (Mika & Mika, 1983, p. 671; Duric, 2017c; Heritage Mississauga, 2018).

Surveys of the area began shortly after treaty negotiations for the land were signed in 1806 using Dundas Street as a reference line to establish the earliest townships (Riendeau, 1985, p. 17). Halton and Wentworth Counties were created in 1816 as part of the Gore District and, by that time, Halton County included the townships of Nelson, Trafalgar, Flamborough, and Beverly. By 1821, expansion resulted in the addition of Esquesing, Erin, Nassagaweya, Eramosa, and Garafraxa Townships. With the establishment of the Wellington

District in 1838, Erin, Eramosa, and Garafraxa Townships were removed from Halton County (Mika & Mika, 1981, p. 216). After the passage of several Acts of Parliament, the abolishment of the Gore District, and territorial reorganization, in 1851 Halton County was reduced to the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar.

The central location of Halton County, and the proximity to Lake Ontario, made it an ideal centre for trade, with harbours constructed in Bronte, Oakville, and Burlington (Mika & Mika, 1981, p. 218). Farming was a prosperous endeavor with soil suitable for agriculture and plenty of land for grazing livestock. The arrival of the Grand Trunk Railway, the Great Western Railway, the Hamilton and North-Western Railways, and the Credit Valley Railway further boosted prosperity and settlement in larger communities such as Milton, Oakville, Acton, Georgetown, and Burlington, as well as and many smaller communities, including Eden Mills, Milton Heights, Campbellville, Omagh, and Palermo (Mika & Mika, 1981, p. 219). In 1857, the towns of Milton and Oakville were incorporated, followed by the villages of Georgetown, Burlington, and Acton in 1865, 1873, and 1874, respectively (Walker & Miles, 1877).

Between 1958 and 1962, several amalgamations and annexations of towns and townships resulted in the reorganization of the county. By 1974, Halton County had been replaced by the Regional Municipality of Halton. (Mika & Mika, 1981, pp. 216, 219).

4.4 ESQUESING TOWNSHIP

The Township is said to have been named after a Mississauga word, eshkwessing, which means “the last in a row” which reportedly referred to the Sixteen Mile Creek. The survey of Esquesing Township was completed in 1818 and the township was opened for settlement in 1819 with most of the early settlers coming from Ireland and Scotland, as well as children of Loyalists and soldiers who served during the War of 1812. Many of the Scottish settlers took lots in the township’s southern corner, which became known as the Scotch Block. By 1821, the township had a population of 424 and was incorporated as a municipality in the Gore District of Upper Canada. The township was noted for its good farms and excellent land which produced a superior quality of wheat. Esquesing’s early industries included the paper and woollen mills of the Barber Bros., the tannery of P. W. Dayfoot and the brewery of John Brain. The economy of Esquesing is still largely based on agriculture. (Smith, 1846; Rayburn, 1997, Mika & Mika, 1983, Esquesing Historical Society, 2009).

The principal road to the lake was Trafalgar Road so development of several villages began along this route first including Hornby and Stewarttown. These villages provided the essential services for pioneers and travelers. The completion of the Grand Trunk Railway in 1856, greatly enhanced the growth of both Georgetown and Acton. Esquesing Township Council governed the rural areas which included many small villages. In 1864, the Corporation of the Village of Georgetown separated from Esquesing. In 1874, the Village of Acton was incorporated. In 1974, the three corporations were once again reunited under the Town of Halton Hills, which includes a small part of Trafalgar Township. The south-west corner of Esquesing Township was given to the newly created Town of Milton in 1974. With the advent of regional government for Halton County, part of Esquesing Township came under the municipal jurisdiction of the Town of Milton, and part was annexed to the Town of Halton Hills, on January 1, 1974 (Mika, Mika, 1983, Esquesing Historical Society, 2009).

4.5 GLEN WILLIAMS

Founded in 1825, Glen Williams is a historic hamlet located in the Credit River valley in the Town of Halton Hills (Image 1). In the fall of 1824, a 200-acre lot was granted by the Crown to John Butler Muirhead (Ruggle, 1978). The property was transferred by a Will to James Muirhead and Thomas Butler in 1825 and in November of that year they sold the lot to Benajah Williams (Ruggle, 1978). Benajah Williams and his wife Elizabeth Kennedy brought their family to the Township of Esquesing in 1825 (Esquesing Historical Society, n.d.). Saw and flour mills were established harnessing the power of the local stream, but the Williams family also brought blacksmiths (Joel Williams), cabinetmakers (Isaac Williams), leather tanners (David Williams) and a general store (Charles Williams).



Image 1: Plan of Glen Williams (retrieved from Esquesing Historical Society, n.d.; star identifies approximate location of the subject property)

The settlement was originally known locally as Williamsburgh until 1852, however, as there was already a Williamsburgh on the St. Lawrence the postal authorities required a unique name which resulted in the name Glen William (Esquesing Historical Society, n.d.; Rayburn, 1997: 137). The first frame school in the township was built in Glen Williams in 1837 and was replaced by a larger, one-room building in 1852. The name of the hamlet was changed to Glen Williams about 1870 (Rayburn, 1997: 137).

Glen Williams became best known for its significant wool and knitting industries. The Beaumont Knitting Mill was built by Samuel Beaumont in 1882 and was ran by the family until 1957, finally closing in 1982. The original woolen mills, Glen Woollen Mills was built of wood in 1839 by Jacob Williams and was destroyed by fire in 1867. Following the fire a stone mill was built, but it was again destroyed by a fire in 1875 after which it was rebuilt to two-and-a-half storeys. The Glen Woollen Mills passed through several owners and was finally destroyed again by fire in 1954.

The original flour mill built by Joseph Williams (Image 2) was lost in a fire in 1890, following which he converted his sawmill into a hosiery factory and electric power plant. In 1901 a generating plant for the Georgetown Electric Power and Light company was built on the ruins of the burned flour mill and closed in 1913 with the establishment of Ontario Hydro. The old sawmill and hydro plant became a seasonal fruit processing plant in 1926.



Image 2: Flour, Saw Mill and Residence for Joseph Williams (retrieved from: Ruggle, 1978).

The first religious congregations included the Presbyterians who formed a congregation in 1835 and constructed the stone Union Church in 1884 and the Episcopal Methodists who formed a congregation in 1836 and built a church in 1840 (Esquesing Historical Society, n.d.).

While the hamlet never became a self-governing municipality, in 1871 the citizens of Glen Williams built their own Town Hall (located next to the Copper Kettle Pub, formerly an Inn) (Esquesing Historical Society, n.d.).

4.6 SITE HISTORY

Euro-Canadian land use for the subject property at 152 Confederation Street was produced using census returns, land registry records, and other primary and secondary sources, where available.

To determine the presence of historical features within the subject property, nineteenth century historical county maps and twentieth-century aerial photos were reviewed. It should also be noted that the absence of structures or other features shown on the historical maps does not preclude their presence on the property. Illustrating all homesteads on the historical atlas maps would have been beyond the intended scope of the atlas and, often, homes were only illustrated for those landowners who purchased a subscription. The subject property is part of Lot 22, Concession 9 in the Geographic Township of Esquesing.

The Esquesing Historical Society was contacted on August 3, 2022. On August 13, 2022, archivist John Mark Rowe reported the archives have some files regarding potentially related family members, provided a link to the online newspaper collection which includes births, marriages and deaths and recommended reading the book, "Glen Williams: An Oasis in the Credit Valley".

4.6.1 1820-1909

According to the abstract index, on February 26, 1824, David Smith received a patent from the Crown for 100 acres consisting of the east half of lot 22, Concession 9 (Book 20, Page 275). Some of the early transactions identified in the abstract index are illegible. On October 18, 1841, 100 acres was sold to Walter Bell (HLRO Instrument No. 216?4 [partially illegible]). Walter (1800-1873) and his wife Esther (b.1797) were born in County Monaghan, Ireland (Rowe, 2014: 17). They originally emigrated to New York State where their children Elizabeth, Nicholas, Catherine and Walter were born before coming to Canada (Rowe, 2014:17). The 1842 Census returns do not identify Walter Bell on the records for Esquesing and the 1851 Census records for Esquesing have not survived.

Tremaine's 1858 Map of Halton County confirms that Walter Bell owned the east half of lot 22 (Figure 2). It does not identify a dwelling footprint on the subject property, but this map required that property owners pay a subscription fee to have their property recorded and it was not uncommon for early settlers not to be able to afford the subscription fee. The map records Confederation Street (formerly Ninth Line) as well as a street that no longer exists between lots 22 and 23. The Grand Trunk Railway line passes through Georgetown and extended west of the property through the southwest corner of the west half of lot 22. Southeast of the subject property the map identifies the hamlet of Glen William(s) centred around the meandering Credit River.

The 1861 census returns identify Walter as a 61-year-old farmer living in a one-and-a-half-storey brick dwelling built in 1837 or 1857 (the records are almost illegible). The book, *Glen Williams: An Oasis in the Credit Valley* written by local historian John Mark Rowe confirms the Bell family had a brick house on the property built in 1857 but mistakenly refers to the property being on Eighth Line. There is no evidence that the Bell family-owned property on Eight Line, as such this was likely mistaken for Ninth Line (now known as Confederation Street). The 1857 construction date is also further supported by the fact that the property was sold to the Bell family in 1841. Given how hard early settlers worked to replace log structures with a brick or stone house, it would be unlikely that the previous owners would sell their property so soon after building a brick house.

In 1872 the property was passed to Walter's son Richard Bell (HLRO Instrument No. 1573). The 1871 census returns identify Richard as a 32-year-old farmer living with his parents Walter and Esther Bell and his siblings Catherine and Eliza (Library and Archives Canada, 1871). The 1891 census returns continue to identify Richard as a farmer and list his wife as Janet (40 years-old) and their daughter Elizabeth May (13 years old) (Library and Archives, 1891). The census returns also identify that Richard's sisters, brother and nephew, Elizabeth, (Esther) Catherine, Walter W. and James Richard lived with them in the brick house on the property. The 1877 Illustrated Historical Atlas of Halton County confirms Richard Bell owned the land and illustrates a building footprint in the location of the current house as well as an orchard (Figure 3). The map also illustrates the expansion of Georgetown to the south and Glen Williams to the immediate east and the railway line that passed west and north of the subject property through the middle of the west half of lot 22. The road between lots 22 and 23 identified in the 1858 Map of Halton County, is now illustrated as only extending between lots 22 and 23 along the east half of these lots.

Following Richard's death, the east half of the lot was deeded to Elizabeth (Eliza) Bell and Esther Catherine Bell on June 13, 1896, for the sum of \$4500 (HLRO Instrument No. 6949). The 1901 census return identify Eliza and Esther living with their brother Walter (Library and Archives Canada, 1901). Walter's profession is identified as a day labourer and no professions are identified for the sisters. Following Esther's death her sister

Eliza received full ownership of the east half of lot 22 (HLRO Instrument No. 9135) and on January 30, 1909, Eliza sold the property to John Bingham (HLRO Instrument No. 9292).

4.6.2 1909-1955

Shortly after John Bingham bought the property, he sold it to Harold Bingham on November 26, 1909 (HLRO Instrument No. 9422). Harold is identified in the 1911 census returns as a 33-year-old farmer living with his wife Gertrude (22 years-old). They were married on December 29, 1909; the marriage record identifies Harold as a farmer and Gertrude (nee Anthony) as a farmer's daughter (Archives of Ontario, 1910). The 1909 topographic map illustrates a brick dwelling footprint in the location of the current house (Figure 4). It also does not record a road between lots 22 and 23, indicating that the road was fully removed sometime between 1877 and 1909.

In 1916, the property was sold to William Gillman subject to a mortgage of \$5500 with the Commissioners of Agricultural Loans (HLRO Instrument No. 10888 and 13724). The 1921 census returns confirm William Gillman lived on Lot 22, Concession 9 and identify him as a 60-year-old farmer (Library and Archives, 1921). His wife is recorded as Ruth (49 years old), and their children, Eva (14 years old) and Frank (10 years old). William's sister-in-law Sarah Gillman (58 years old), his stepson George Taylor (16 years old) and a lodger, Douglas Harley (15 years old) also lived with the family. No changes are visible to the subject property on the 1922 topographic map (Figure 5).

The property was sold through power of sale to William and Ruth's son Franklin Everett Gillman on March 1, 1936 (HLRO Instrument No. 15088). The 1942 topographic map does not identify any dwelling footprints on the subject property but given that these topographic maps were produced from aerial images errors are not uncommon (Figure 6). The 1954 aerial photograph confirms the dwelling remained on the property and records the barn footprint and surrounding agricultural fields divided by tree lines (Figure 7).

4.6.3 1956-PRESENT

In 1956 the 100 acres were sold to Lloyd Davison (HRLO Instrument No. 15088). Davison divided the land and sold part of the east half of lot 22 to John Henry and Marina Hunter on September 23, 1958 (Instrument No. 87843). The 1974 topographic map illustrates some of the building footprints south of the subject property that would have originally been part of the east half of lot 22 reflecting the result of the land subdivision that occurred in 1958 (Figure 8).

The Hunters sold Part 1 of 20R-5991 to the current owners on September 30, 1983 (Instrument No. 585311) and it consisted of 19.16 acres. The current owner further subdivided the land and now the subject property creating several residential lots to the north of the farmhouse and now the property consists of approximately 12.63 acres.

5 EXISTING CONDITIONS

The subject property at 152 Confederation Street is a 12.63-acre rural property with an irregular boundary that includes a one-and-a-half storey Neo-classical inspired Ontario Cottage and a nineteenth century Central Ontario bank barn. The property is located along Confederation Street, formerly named Ninth Line, which is a road that travels in a northwest-southeast direction, but for the purposes of this report and describing the existing conditions it will be considered a north-south road. Located on the west side of Confederation Street, between Glen Crescent Drive and Bishop Crescent, the property is on the outskirts of the former Glen Williams Hamlet, north of Georgetown in the Town of Halton Hills.

The subject property is included on the Town of Halton Hill's Heritage Register, as a "listed" property. The Heritage Register identifies the heritage value as a "Good example of Neoclassical style architecture including decorated frieze, moulded soffit, decorated fascia, returned eaves, finials and drops on gables, circular vent in front gable, six-over-six windows with corbelled cornice trim below and entablature with keystone above, and double window with semicircular window above". (Halton Hills, n.d.).

The following descriptions of the subject property are based on a site visit conducted on July 19, 2022, by Chelsey Tyers, Cultural Heritage Specialist. Access to the entire property, including the interior of the farmhouse, and barn was granted.

5.1 FARMHOUSE

The one-and-a-half storey farmhouse is setback approximately 38 m from Confederation Street and atop a gentle grassed hill. An asphalt driveway with deciduous trees along the south of the driveway leads to the farmhouse. A wooden fence and gate extend from the sides of the house.

The farmhouse consists of what evidence suggests is the original part of the house which is the one-and-a-half storey portion with a gable roof displaying an Ontario Cottage style with Neo-classical influences, a one-storey wing that extends on the north side of the house and a one-storey west addition. The development and alterations history of the house and property are further discussed in Section 5.4.



Image 3: Illustration to identify the different parts of the farmhouse (Pink area identifies the original part of the house; Orange area identifies the north wing; Blue area identifies the west addition).

The original part of the farmhouse and north wing include a stone foundation (not visible from the exterior), red-brick construction (visible from the interior of the basement); the whole house is clad in a stucco rendering. The original part of the house and north wing have a cross-gable roof with cornice returns and the west addition has a gable roof.

5.1.1 FARMHOUSE EXTERIOR

5.1.1.1 THE ORIGINAL PART OF THE HOUSE AND THE NORTH WING

The south elevation is believed to have been the main facade originally (Image 4-Image 8). Divided into three-bays, it is symmetrical with a central front door flanked by rectangular windows. The central front door includes a rectangular opening with a masonry sill, an entablature with a keystone, pilasters, moulding and dentil detailing and a fiber glass door with a divided-lite half window. The windows flanking the central front door include a rectangular opening with a corbelled stone sill, an entablature with keystone and a vinyl window with six-over-six simulated divided lites. The soffits and fascia are wood and underneath the soffits the cornice displays a horizontal fluting pattern.



Image 4: View of the south elevation of the original part of the house.



Image 5: View of the central door on the south elevation of the original part of the house.



Image 6: View of a window opening on the west elevation of the original part of the house.



Image 7: Detail of the corbeled stone windowsill.



Image 8: View of the soffits, fascia and fluted cornice.

The east elevation of the original part of the house and the north wing faces Confederation Street. The east elevation of the original part of the house is symmetrically divided into two-bays with two sets of rectangular windows on each storey with corbelled stone sills, entablatures with keystones and decorative shutters. The windows on the first storey are slightly larger than their counterparts on the second storey but all window openings include vinyl windows with six-over-six simulated divided lites. The roofline displays cornice returns, fluted cornices, wood soffits and fascia, and a finial at the gable peak. A circular vent is located immediately under the gable peak.

The east elevation of the north wing consists of an arched window opening and a gabled roofed porch supported by wood columns, behind which are two French doors with sidelights. The front porch consists of turned wood posts, a wood railing with turned wood balusters and the roofline of the porch displays dentil detailing and a keystone. The dentil detailing and fluted cornice is continued along the main wall of the east elevation of the north wing. Located to the north of the front porch, the arched window has reeded detail around the arch with a central keystone at the top. Within the opening there are two rectangular vinyl windows with six simulated divided lights and above which is a fan shaped vinyl window with four simulated divided lites. Below the arched window a slightly arched window opening is located in the basement level.



Image 9: View of the east elevation of the original part of the house and the north wing.



Image 10: View of the windows on the east elevation of the original part of the house.



Image 11: View of the second storey windows and roofline along the east elevation of the original part of the house.



Image 12: Detail of the stuccoed foundation that is painted grey (this is consistent with the foundation treatment on all elevations).



Image 13: View of the east elevation of the north wing.



Image 14: View of the front porch.



Image 15: View of the arched window on the east elevation.

The west elevation of the original part of the house displays wood soffits and fascia, cornice returns, fluted cornice and dentil detailing (Image 16). This elevation is asymmetrically arranged with a small rectangular window opening on the first storey and a rectangular window opening on the second storey. The window on the first storey is a simple opening with a plain masonry sill and a vinyl window with six simulated divided lites. The window on the second storey is placed off-centre on the south side of the elevation and includes a corbeled stone sill, an entablature with keystone and a vinyl six-over-six simulated divided lite window.



Image 16: View of the west elevation of the original part of the house.

Along the north elevation of the original part of the house and the north wing, the use of dentil detailing and fluted cornice is continued along the roofline (Image 17-Image 21). Cornice returns as well as a finial are displayed in the gable end of the north wing. This elevation is asymmetrical with two rectangular window openings placed off-centred on the first storey below which are segmentally arched basement windows. The two rectangular windows include a masonry sill, entablature with a keystone and have vinyl windows with 15 simulated divided lites.



Image 17: View of the north elevations of the original part of the house and the north wing.



Image 18: View of the north elevation of the north wing.



Image 19: View of the roofline along the north elevation of the north wing.



Image 20: View of the windows on the north elevation of the north wing.



Image 21: View of a basement window on the north elevation of the north wing.

5.1.1.2 THE WEST ADDITION

The west addition extends from the north wing and is a single storey with a gable roofline. Along the north elevation of the west addition, the use of dentil detailing and fluted cornice continues along the roofline (Image 22-Image 25). The north elevation of the west addition consists of a projecting enclosed porch, a rectangular window east of the porch and a larger rectangular window west of the porch. The east window includes a masonry sill, entablature with keystone, and two vinyl windows with six simulated divided lites. The west window has an entablature with keystone and consists of a large vinyl window flanked by vinyl windows with six simulated divided lites. The side porch is enclosed with windows and displays the continued use of dentil detailing, a keystone and finial are present on the gable end.



Image 22: View of the north elevation of the west addition.



Image 23: View of the east window on the north elevation of the west addition.



Image 24: View of the west window on the north elevation of the west addition.



Image 25: View of the side porch.

The west elevation of the west addition is symmetrically arranged with two arched window openings (Image 26-Image 27). This elevation displays evidence of the concrete block construction underneath the stucco finish. The arched window openings include reeded detailing with keystones at the top and vinyl windows. Dentil details are continued along the gable end and a finial is located in the gable peak.



Image 26: View of the west elevation of the west addition.



Image 27: View of the windows on the west elevation of the west addition, note the faint lines in the stucco displaying the concrete block construction.

The south elevation of the west elevation includes an arched window opening and a sliding glass door which provides access to a wood deck (Image 28).



Image 28: View of the south elevation of the west addition.

5.1.2 FARMHOUSE INTERIOR

5.1.2.1 FIRST FLOOR

From the front porch, French doors provide access to an enclosed sunroom which has a door opening with a wood paneled door with a half window and is flanked on both sides by rectangular window openings which have corbelled stone sills (Image 29).

The front door accessed through the sunroom provides access to the large room in the north wing (Image 30-Image 34). This large room includes recessed wood paneling, deep wood door and window surrounds and thin wood flooring. A small room is located on the north end of the north wing which currently houses the office and includes a different thin wood flooring and more contemporary baseboards and crown moulding (Image 35-Image 36). The large room in the north wing also provides access to the main room in the original part of the house, a bathroom and stairs to the second storey.



Image 29: View inside the sunporch, note the corbelled sill below the window opening.



Image 30: View of the front door and surround.



Image 31: View of the large room in the north wing, looking east towards the front door.



Image 32: View of the large room in the north wing, looking southwest.



Image 33: View of the door to the stairs.



Image 34: View of the recessed wall paneling.



Image 35: View of the small room at the north end of the north wing.



Image 36: View of the small room at the north end of the north wing.

The first storey of the original part of the house is divided into a large room, a small room and a bathroom (the bathroom is also accessed from the north wing) (Image 37-Image 44). The large room in the original part of the house has access to the original front door and has wood baseboards, recessed wood paneling underneath the windows, raised wood paneling on the walls, fluted window and door surrounds and thin wood flooring.

A small room is located at the west side of the original part of the house and includes a different thin wood flooring, a wood paneled door with glass doorknobs, deep wood baseboards, and window and door surrounds. Access to the ground floor bathroom is also provided through this small room.



Image 37: View of the large room on the first storey of the original part of the house.



Image 38: View of the raised wall paneling.



Image 39: View of the recessed paneling underneath the windows.



Image 40: View of the deep baseboards and fluted window surrounds.

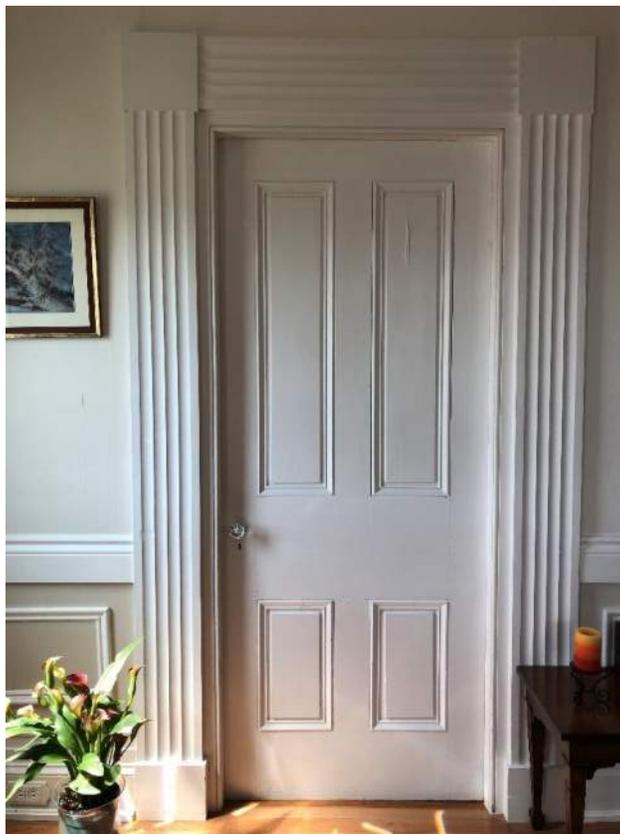


Image 41: View of the paneled door and fluted door surround leading to the small room on the west end of the original part of the house's first storey.



Image 42: View of the small room on the first storey of the original part of the house.



Image 43: View of the door surround in the small room in the original part of the house.



Image 44: View of the door to the bathroom from the small room in the original part of the house.

The first storey of the west addition is divided into a modern kitchen and a living room (Image 45-Image 49). The kitchen includes modern cabinetry and appliances, tile floors and decorative wood beams on the ceiling. A small closet is located on the east side of the kitchen and a door on the south side of the kitchen leads to a sunporch which provides further access to the stairs to the basement.

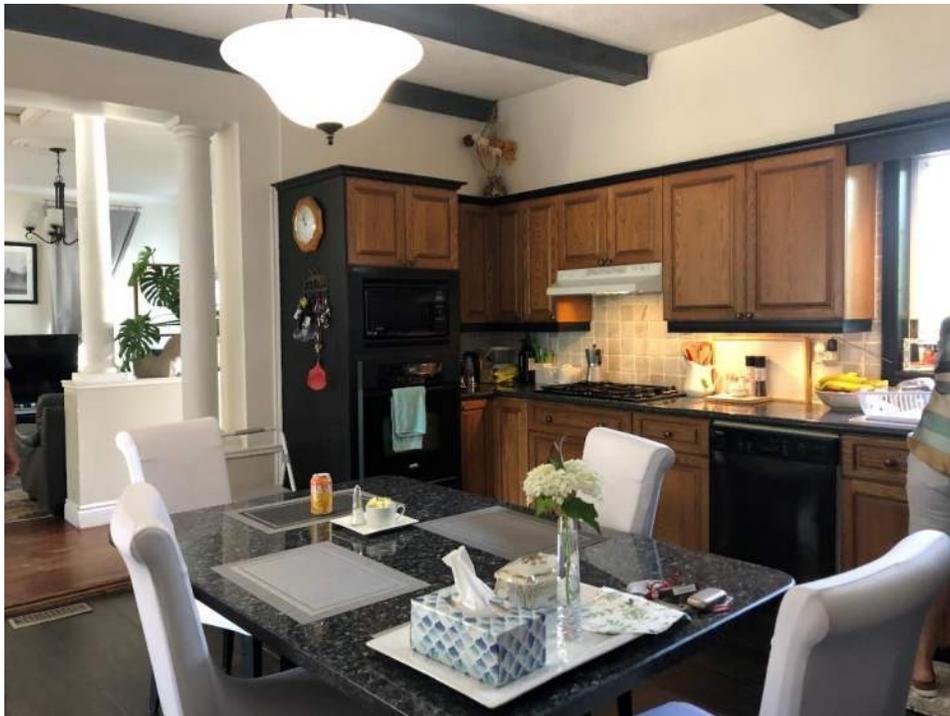


Image 45: View of the kitchen looking west.



Image 46: View of the kitchen looking east.



Image 47: View of the closet off of the kitchen.

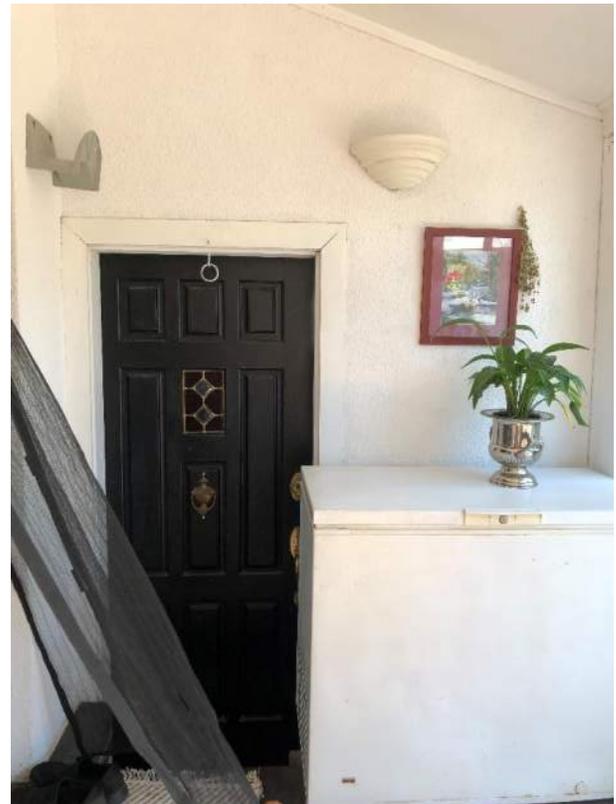


Image 48: View of the door leading the basement stairs.



Image 49: View of the living room in the west end of the west addition.

5.1.2.2 SECOND FLOOR

Only the original part of the house has a second storey (Image 50-Image 56). The stairs to the second storey are located off of the large room in the north wing. A central hallway on the second storey provides access to one large bedroom on the east side of the house and a smaller bedroom and a bathroom on the west side.



Image 50: View of the stairs to the second storey.



Image 51: View looking north down the second storey hallway.



Image 52: View of the east bedroom.



Image 53: View of the baseboards in the west bedroom.



Image 54: View of the east bedroom.



Image 55: View of the baseboards in the east bedroom.



Image 56: View of the door surround and the bathroom.

5.1.2.3 BASEMENT

The stair area leading to the basement reveals the original red-brick construction laid in a common bond pattern (Image 57).



Image 57: View of the stair area leading to the basement (note the original red-brick to the left)

Underneath the original part of the house is a crawl space with a dirt floor and rubble stone foundation (Image 58-Image 61). The property owner suggested the south wall of the foundation may be concrete, but this could not be confirmed as the utilities block views to this part of the foundation wall.



Image 58: View of the west foundation wall in the crawl space.



Image 59: View of the north foundation wall in the crawl space.



Image 60: View of a hand-hewn beam in the crawl space.



Image 61: View of milled lumber in the crawl space.

A full basement is located underneath the north wing of the house and is divided into two rooms (Image 62-Image 64). The basement displays the rubble stone foundation construction and use of wood windows. The use of hand-hewn beams and milled lumber is also visible in the basement under the north wing of the house.



Image 62: View of the stone walls in the basement and a wood window.



Image 63: View of the stone foundation walls and a wood window.

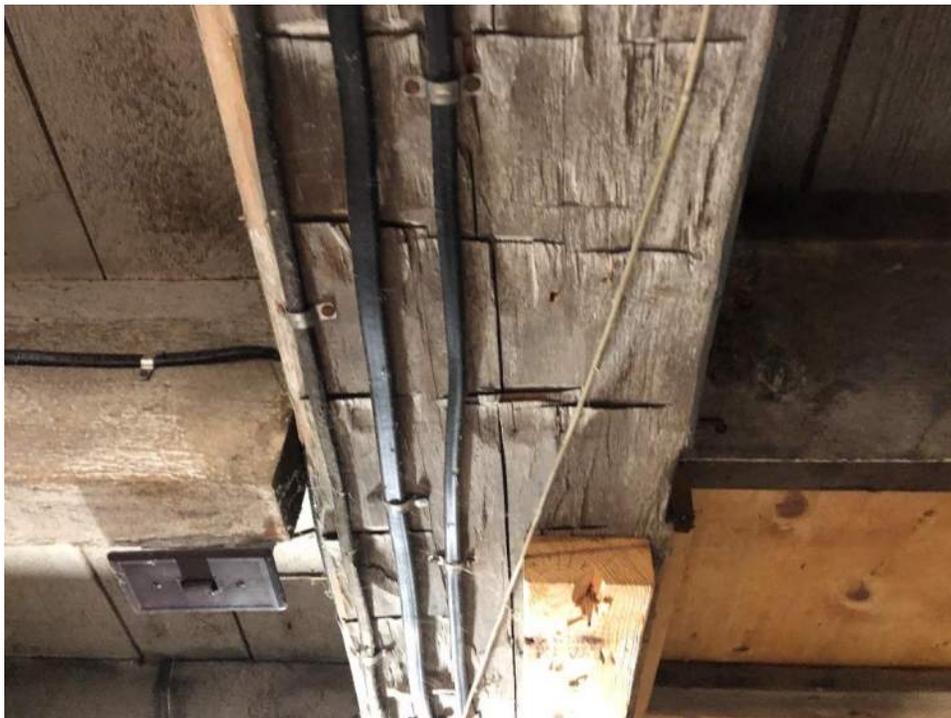


Image 64: Detail of a hand-hewn beam in the basement.

5.2 BARN & GRAIN SILO

The barn is a two-level Central Ontario bank barn with a gable roof. The barn is located west of the farmhouse, at the end of a dirt lane, divided from the backyard by a wood fence and gate.

The barn is built to a rectangular plan into a bank of land on the west elevation that provides access to the upper level through two large sliding doors. Shed-roofed extensions are located on the south and north elevations of the barn. The foundation consists of a combination of stone and poured concrete. The grain silo is located on the west side of the barn beside the banked entrance.

5.2.1 BARN EXTERIOR

The east elevation of the barn faces Confederation Street, but isn't clearly visible from the street as it is blocked by the topography of the property and farmhouse (Image 65-Image 68). The foundation along the east elevation consists of the original stone foundation that is comprised of thin, relatively flat stones and poured concrete showing the imprint of the forming boards. A large opening with a sliding door on the south side of the elevation provides access to horse stalls and the door on the north side of the elevation provides access to the north side of the lower level of the barn. A small rectangular window opening with a modern insert is located in between the two doors. The second floor includes a rectangular opening with a sliding door and a large modern window. On the second storey the typical wood board cladding has been replaced with corrugated metal. The east elevation of the shed roof addition is clad in corrugated metal and includes a small rectangular window.



Image 65: View of the east elevation of the barn.



Image 66: View of the south door on the east elevation of the barn.



Image 67: View of the openings on the east elevation of the barn.



Image 68: View of the east elevation of the shed extension on the south side of the barn.

The north elevation of the barn also displays the original stone foundation and areas where it has been replaced with concrete as well as corrugated metal cladding on the upper storey (Image 69-Image 72). The upper storey includes two windows and three rectangular openings/doors. A shed roof structure is also located on this side of the barn protecting some bails of hay.



Image 69: View of the north elevation of the barn.



Image 70: View of the north elevation of the barn.



Image 71: View of the window and door openings on the north elevation.



Image 72: View of the stone foundation on the north elevation of the barn.

The west elevation of the barn includes a large central opening with a sliding door that provides access to the threshing floor (Image 73-Image 74). The upper storey cladding consists of vertical and horizontal wood boards but the foundation along this elevation is largely concealed by vegetation.



Image 73: View of the west elevation of the barn.



Image 74: View of the large opening on the west elevation of the barn.

The south elevation of the barn includes a shed-roofed overhang that extends along the length of the elevation (Image 75-Image 76). There are several rectangular window openings in the original stone foundation and the upper storey is clad in vertical wood boards.



Image 75: View of the south elevation of the barn.



Image 76: View of the foundation along the south elevation of the barn.

The concrete silo is located on the west side of the barn and consists of poured concrete construction with steel reinforcing rods. The top of the structure is missing, revealing the steel reinforcing rods.



Image 77: View of the concrete silo.

5.2.2 BARN INTERIOR

The lower level of the barn is accessed by several doors on the east elevation (Image 78-Image 83). The ground floor has been modified by the current owners to accommodate a collection of horse stalls on the south side of the lower level. The south side includes a central aisle with a cobblestone floor lined by horse stalls. The original hand-hewn beams have been replaced on this side of the lower level of the barn. The north side of the lower level is used for a workshop and while it does demonstrate some modification, more of the original hand-hewn beams remain on this side.



Image 78: View of the south half of the lower level of the barn.

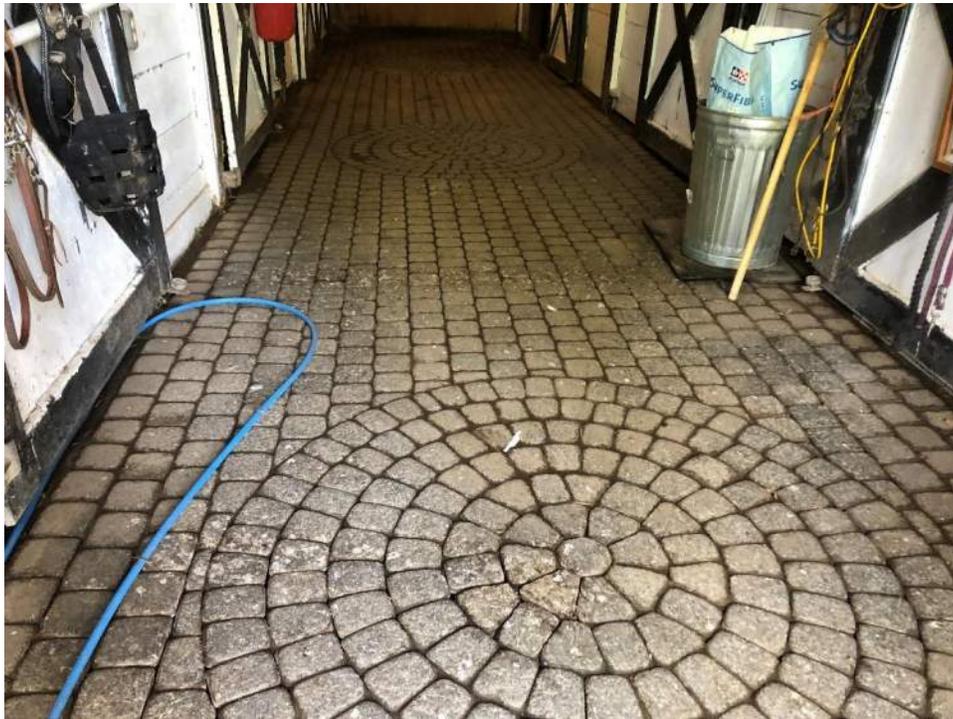


Image 79: View of the cobblestone floor in the aisle.



Image 80: View inside one of the horse stalls.



Image 81: View of the north side of the lower level of the barn.



Image 82: View of a hand-hewn beam on the north side of the lower level of the barn.

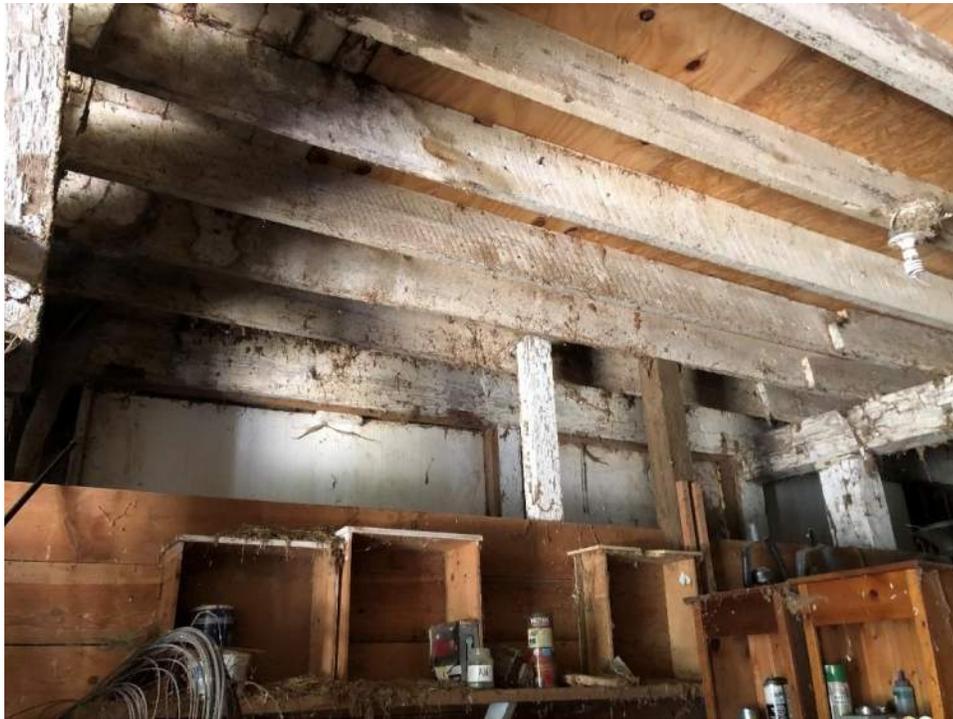


Image 83: View of the floor beams supporting the threshing floor on the north side, looking from the lower level.

The threshing floor of the barn consists of wood flooring which has been replaced in some areas with plywood, hand hewn timbers and mortise and tenon joinery, and ladders (Image 84-Image 87).



Image 84: View of the middle of the threshing floor.



Image 85: View of the north side of the threshing floor.

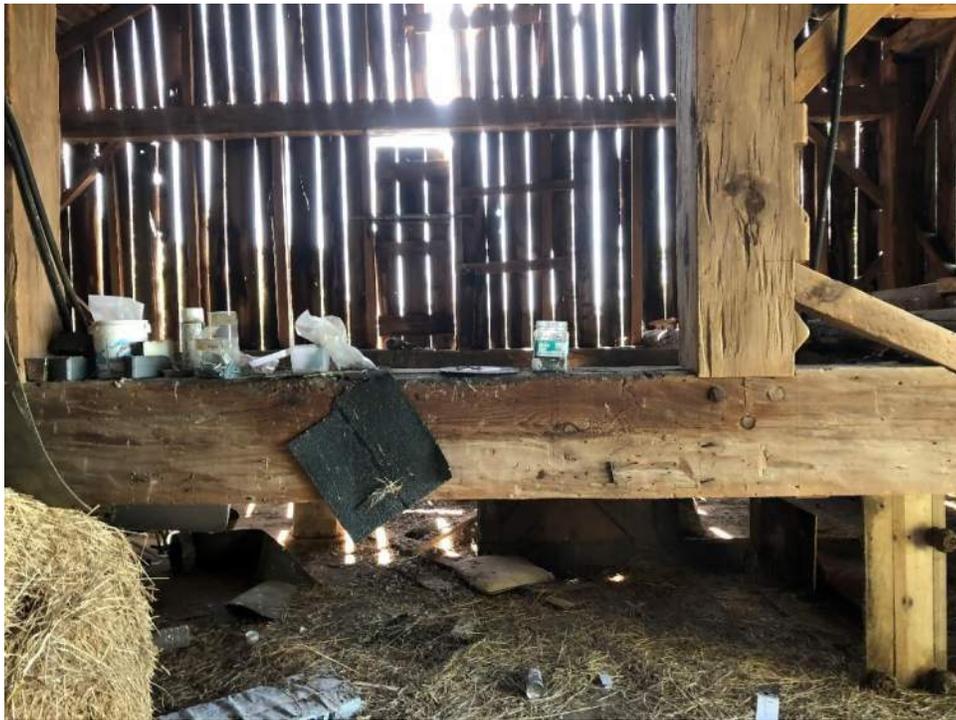


Image 86: View of the mortise and tenon joinery and hand-hewn beams.



Image 87: View of the ceiling boards.

5.3 LANDSCAPE CONDITIONS

The subject property consists of 12.63 acres of a former 100-acre farm on Confederation Road (Image 88-Image 93). In front of the house the landscape consists of a manicured lawn with deciduous trees lining the south side of the driveway, and coniferous trees along the north property line near the house. Fences divide the front yard from the side yard and the rear yard from the barn area. Fences throughout the property consist largely of wood painted fences, there is no evidence of post-and-rail fences or stone walls. The areas immediately surrounding the south and west side of the farmhouse also consist of manicured lawn with some mature deciduous trees. The area west of the barn consists of open fields for the horses to roam and feed. Rough dirt paths lead to the fields and barn reflecting the foot traffic over the years.



Image 88: View of the front yard.



Image 89: View of the south yard.



Image 90: View of the rear (west) yard.



Image 91: View of the field immediately west of the barn.



Image 92: View of the field northwest of the barn.



Image 93: View of the field southwest of the barn.



Image 94: View of a dirt path in the field west of the barn.

5.4 PROPERTY DEVELOPMENT AND ALTERATION HISTORY

5.4.1 1850-1949

According to the 1861 Census Returns, a one-and-a-half-storey red-brick dwelling was constructed on the property in 1857. This refers to the south portion of the house as this is the only part of the house that is one-and-a-half-storeys. The architectural influence of Neoclassical which was popular in Ontario between 1800 and 1860 and the fact that this portion of the house has a stone foundation with only a crawl space instead of a full basement supports the evidence that the south portion of the house was built in 1857. By the 1820s permanent kitchens located in a kitchen wing or tail became the preference in Ontario, as such the north wing may have been built contemporary to the original block to house the kitchen. The stone foundation underneath the north wing indicates that if it was not built contemporary to the main block it was likely constructed shortly thereafter.

Dating barns is often difficult, but the style and size of the barn (three-bay), the stone foundation and gable roof mean the barn could date to as early as 1830, but the mid-nineteenth century would be more likely and reflect the ownership patterns of the property. The remains of the silo demonstrate its construction of poured concrete with reinforcing rods which provides a possible construction date range of shortly before 1900 to the 1950s.

5.4.2 1950-1982

While covered in a stucco rendering, the evidence of the concrete block construction of the west addition is apparent on the west elevation in particular. Concrete block construction became popular starting in the early twentieth century, but early examples mimicked the look and shape of stone. The use of flat concrete blocks meant to be hidden by a rendering of cladding became more popular in the 1950s (McIlwraith, 1999: 99).

The concrete block addition is covered in the same stucco rendering used on the whole house, as such the stucco rendering was probably applied to the house at the same time. Additionally, on the east side of the second storey there were originally two bedrooms that were converted into one large bedroom some time before 1983.

The barn has also been altered with the replacement of part of the stone foundation with poured concrete, new windows, replacement of the wood siding on two sides with corrugated metal, replacement of the roof material with corrugated metal, but the timeframe of these alterations is unknown.

5.4.3 1983-PRESENT

The current property owners acquired the property in 1983 and have undertaken many modifications to the house and barn over the years.

Exterior changes to the farmhouse since 1983 include:

- Application of the dentil detailing, fluted cornice and finials along the roofline of the whole house;
- Replacement of all the windows with the current vinyl windows;
- Construction of the front porch and side enclosed porch;
- Application of entablatures with keystones and fluted/reeding details around all the windows and doors

Photographs of the farmhouse have been annotated to visually identify the most recent changes to the structure (Image 95-Image 98). Samples of the exterior moulding were also provided and upon close inspection the cornice and dentil detailing do not display the typical deterioration one would expect from wood details dating to 1857 and some areas reveal the polyurethane material where the coating has worn away

(Image 99-Image 101). These alterations are not based on a documented understanding of the original exterior details nor replace original features.



Image 95: Annotated photograph of the south elevation of the original part of the house (pink shaded areas depict alterations completed since 1983)



Image 96: Annotated photograph of the east elevation of the original part of the house and north wing ((pink shaded areas depict alterations completed since 1983).



Image 97: Annotated photograph of the west elevation of the original part of the house (pink shaded areas depict alterations completed since 1983).



Image 98: Annotated photograph of the north elevation of the north wing (pink shaded areas depict alterations completed since 1983).



Image 99: View of a sample of the smaller dentil detailing used on some part of the house.



Image 100: View of the back of the dentil detailing revealing the polyurethane material.



Image 101: Detail view of the dentil detailing, revealing the polyurethane material where the exterior coating has worn away.

Interior Changes to the original part of the farmhouse and north wing since 1983 include:

- Added raised paneling in the large front rooms on the first storey and in the hallway of the second storey;
- Additional moulding above the recessed paneling in the large room of the north wing;
- Replacement of baseboards and windows surrounds in the second storey bedrooms;
- Renovations of the bathrooms;

- New baseboards on second storey
- New staircase railing and spindles
- Modern bathrooms

Recognizing that upon first glance some of these added interior features may appear original or of significant vintage, photographs of the interior of the farmhouse have been annotated to visually identify and clarify which details have been added since 1983. These alterations are not based on a documented understanding of the original finishes nor replace original features.



Image 102: Annotated photograph of the woodwork in the large room of the north wing (pink shaded areas depict alterations completed since 1983).



Image 103: Annotated photograph of the woodwork in the large room of the original part of the house (pink shaded areas depict alterations completed since 1983).



Image 104: Annotated photograph of the second storey hallway (pink shaded areas depict alterations completed since 1983).

Changes to the barn since 1983 include:

- Installation of the large vinyl window on the east elevation of the barn
- Raised the level of the threshing floor to accommodate horse stalls
- Installation of horse stalls

5.5 PHYSICAL CONDITION

The condition assessment presented for the property in Table 1 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 1: Physical Condition Assessment

ELEMENT	OBSERVED CONDITIONS
General structure	– In good condition
Roof	– Roofing is in good condition
Rainwater disposal	– Gutters and rainwater leaders are in good condition, except on the south elevation of the original part of the house
Walls, foundations & chimneys, exterior features	– The chimney is not original to the dwelling but in excellent condition – Walls and foundation show no cracks or deficiencies – Some of the dentil detailing and cornices require repainting
Windows & doors	– None of the windows or doors are original but are in good condition
Internal roof structure/ceilings	– Internal roof structure/ ceilings of all structures in good condition; no evidence of water damage or cracking
Floors	– Floors throughout the house are not original but are in excellent condition.
Stairways, galleries, and balconies	– The stairway is in good condition
Interior decorations/finishes	– Of the original (or of significant vintage) interior finishes remaining (e.g. Wood baseboards, window and door surrounds and recessed paneling) they are in good condition
Fixtures & fittings	– All of the original fixtures and fittings have been removed
Building Services	– Services are active
Site & environment	– The property is well maintained and cultivated with no areas of standing water.
General environment	– Overall good condition, with some remnants of the original farm landscape

5.6 INTEGRITY

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of “wholeness” or “honesty” of a place. The MTCS’ *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is “complete” or changed from its original or “valued subsequent configuration” (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for “Integrity” with sub-elements of “Site”, “Alterations”, and “Condition” to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the property are presented in Table 2, and are considered when determining the CHVI of the property (see Section 6).

Table 2: Heritage Integrity Analysis for the Property

ELEMENT	ORIGINAL MATERIAL / TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
Setting	Rural with two lane (one in each direction) road and farmhouses, outbuilding complexes, and agricultural lands on larger lots	Significant change to the surrounding area. The surrounding properties have been split into large estate size lots, and the surrounding houses appear to date to the mid-twentieth century and beyond. There are no remaining barns or farm outbuildings in the immediate vicinity of the subject property	10	Poor	No additional comment .
Site location	Farmhouse set back and facing the nearest road and a barn behind the farmhouse.	Farmhouse: no alterations to site location Barn: no alterations to site location	100	Very good	No additional comment.
Footprint	Rectangular or L-shaped	West Addition	100	Very good	While there is a new addition (the west addition), the original footprint has survived.
Wall	Brick load bearing	Remains in place, but covered with stucco rendering	100	Very good	Note that this rating refers to heritage integrity, not structural integrity. Evidence suggests that the brick remains underneath the current stucco rendering and there is no evidence of cracks or deficiencies.

Foundation	Rubble stone	Parged on the outside and covered with stucco rendering	100	Very good	Note that this rating refers to heritage integrity, not structural integrity. The flat surface of the stone foundation on the exterior suggests it has been parged in addition to the stucco coating.
Exterior doors	Panelled wood (front)	Replaced with a fiber glass door (south elevation) and another wood door (east elevation)	0	Poor	No additional comment.
Windows	Wood, likely six-over-six double hung	Replaced with vinyl windows with simulated divided lites	0	Poor	No additional comment.
Roof	Possibly wood shingle	Original roof material replaced with asphalt shingle	0	Poor	No additional comment.
Chimneys	Probably chimneys on each of the gable ends of the original part of the house	A new chimney is located on the north wing	0	Poor	No additional comment.
Water systems	Unknown, possibly copper	All water systems replaced	0	Poor	No additional comment.
Exterior decoration	Red brick in common bond	Coated with a stucco rendering prior to 1983	0	Poor	No additional comment.
Exterior additions	The north wing may have been an early addition	No change to the north wing footprint	100	Very good	No additional comment.
Interior plan	Simple plan without hall (original part of the first storey of the house)	No change	100	Very good	No additional comment.
Interior walls and floors	Unknown, probably lathe-and-plaster walls and wood strip flooring	The walls appear to be original, but the all the flooring in the house has been replaced	50	Poor	No additional comment

Interior trim	Tall baseboards with decorative moulding around openings	On the first storey of the original part of the house and north wing there appears to be original (or of significant vintage) baseboards, window and door surrounds and recessed paneling. Some of the details that at first glance appear original such of the raised paneling, horizontal paneling above the recessed paneling in the north wing's large room (see Section 5.4 for annotated photograph), crown moulding and ceiling medallions were recent additions by the current property owner.	60	Okay	No additional comment
Interior features (e.g., stairs, doors)	Wood stairs, doors, fireplace	Wood stairs have been covered with carpet, but presumably remain underneath, there are no original fireplaces and only one original interior door remains (door leading to the small room on the first storey in the original part of the house)	20	Poor	No additional comment
Landscape features	Unknown, but likely a domestic yard and farmyard features such as gardens and fencing and surrounding agricultural fields	The domestic yard remains with gardens, but the original fences (i.e. post-and-rail or stone) have been replaced with more modern wood fencing. Only approximately 12% of the original farm fields remain as part of the subject property. The property was severed several times in the late twentieth and early twenty-first centuries to allow for some large residential lots fronting onto Confederation Street	20	Poor	No additional comment
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			44%	Poor	Rating of Poor is based on original element survival rate of between 0-50%

5.7 ARCHITECTURAL STYLE

5.7.1 FARMHOUSE

The farmhouse at 152 Confederation Street is an example of an Ontario Cottage. The term 'cottage' is derived from the Scottish word 'cotter', which was used to describe a person who owned a small shanty or lean-to as a residence, a garden and a plot of land large enough to feed a family (Kyles, 2017). Workers' Cottages are characterized by a small building oftentimes constructed by the owner of a factory or farm and intended for the living quarters of individuals or families employed by the business (Kyles, 2017). In towns, factory owners built rows of Worker's Cottages, which were often dedicated as residences for good workers (Kyles, 2017). Cottages for labourers were illustrated in various early British and American books such as Lamond's *A Narrative of the Rise and Progress of Emigration* (1821), Loudon's *An Encyclopaedia of Cottage, Farm, and Villa Architecture and Furniture* (1839), Allen's *Rural Architecture: Farm Houses, Cottages and Out Buildings* (1853), and Tarbuck's *The Builder's Practical Director or Buildings for All Classes* (c.1856), as single or multiple units and inspired the design of cottages built for workers' in Ontario throughout the nineteenth century (McKendry, 2016). Examples of these cottage designs are illustrated in Image 105. Ontario, Workers' Cottages are observed as simple and vernacular frame structures to more elaborately detailed examples built of brick or stone and inspired by the Georgian, Neo-classical, Regency and Gothic Revival styles. Some of these well-appointed examples are referred to as the Ontario Cottage, notably if they reflect the vernacular design of the Regency Cottage. This style generally includes an ornate doorway with a partial or full verandah surrounding it and the roof can have a dormer, a belvedere, and often two chimneys (Kyles, 2017).

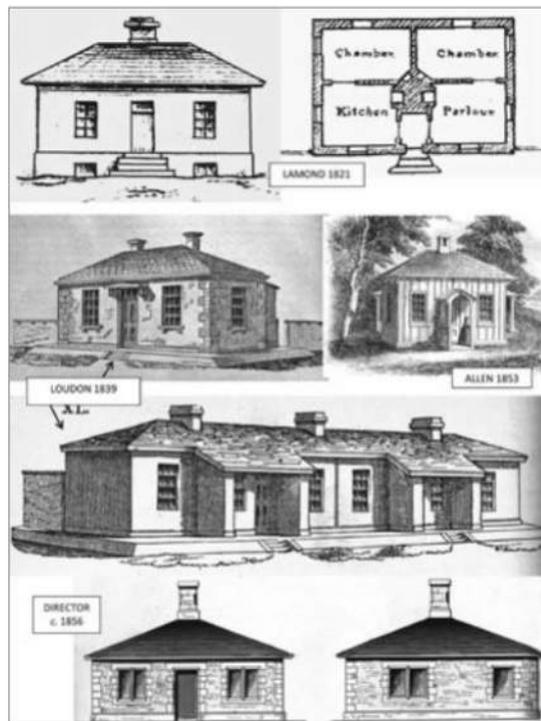


Image 105: Simple Workers' Cottages in nineteenth century architectural pattern books (McKendry, 2016)

The gable roof Ontario Cottage is one subset of the Ontario Cottage style and typically is one-and-a-half-stories in height. Gable roof examples can be found from 1780s and onwards (McKendry, 2016). Architectural pattern books dealing with cottage or rural architecture often showed a simple three-bay, gable-roof cottage with a central door (McKendry, 2016). The popularity of gable-roofed cottages has never really gone out of

style which is why they were particularly appreciated in the 1930s and 1940s in Cape Cod Revival style dwellings.

5.7.2 BARN

The barn on the subject property has been constructed in the Central Ontario style with a banked side. A construction date for the barn was not available, however, the size and gable roof of the barn suggest it could date as early as 1830, but they became very popular in the mid-nineteenth century.

The Central Ontario bank barn is distinguished by its large size, usually about 40-50 feet in width and 60-100 feet in length and is most often constructed of wood on a stone foundation with a gable or gambrel roof (Ennals, 1972). The two roof styles associated with the Central Ontario bank barn are indicative of the period of construction. Gable roofs were used up to about 1880, after which gambrel roofs were introduced, further supporting the barn's estimated construction date in the late-nineteenth century (Ennals, 1972). The gambrel roof was a design element adopted from Dutch style barns for functional reasons as it significantly increased the storage capacity of the loft. This was an important development as farmers began to practice mixed farming after 1880 and needed to store more feed to maintain their growing herds of livestock.

The Central Ontario bank barn style is two storeys with a lower stable area and an upper level for crop and implement storage and working space. Access to the ground floor is provided by doorways leading to the farmyard and entry to the upper level is by means of an earth ramp leading to a large door in the eave-side (long side) (Ennals, 1972). The large double door and height of the second floor allowed wagons and machinery to be brought in for unloading and repair. This type of barn is known as a bank barn in Southern Ontario. The barn is often set into a slope so that the upper level can be entered directly from the top of the slope. However, as is the case with the subject barn, if a slope was not available, an earth ramp was created.

Typical of the Central Ontario bank barn, the second level is constructed of heavy timber frames or "bents" and includes the drive-floor, which served as a work space and tool and machine storage; a granary (a room or series of rooms facing onto a passageway set at right angles to the drive floor); and an area for hay, straw, grain and crop storage (Ennals, 1972). The lower level served as a stable and would be arranged to accommodate stalls for horses and livestock and may include space for root crop storage. The animals and water supply on the ground floor were protected in the winter by the hay insulation on the second floor, which preserved the animal's body heat.

Silos began to appear on Ontario farms in the 1870s to provide better storage for the grains and corn needed to feed the livestock (Kyles, 2016; McIlwraith, 1999: 187). The first silage containers were rectangular, lined bins inside barns. The first tower silos were built with vertical wooden tongue-and-groove staves wrapped in iron hoops or wooden cribs. Some of the silos from the early twentieth century are constructed of clay tiles but poured concrete with reinforcing rods was much more popular ranging from before the 1900s to the 1950s.

First these silos were constructed of concrete block, then poured concrete, and later metal, which provided a more efficient curing environment (Kyles, 2016).

5.8 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar recognized nineteenth century Neo-classical dwellings and Ontario Cottage dwellings to determine if the subject property farmhouse *"is a rare, unique, representative or early example of a style, type, expression, material or construction method"* as described in O. Reg. 9/06.

A comparative analysis was not undertaken for the barn as the Part IV designated properties in the Town of Halton Hills did not specifically identify barn styles. Moreover, while some barns would inevitably be included on non-designated properties included on the Register, these were not readily identified, nor would a review of a barns (which are often well set back) from the public right-of-way provide a reliable comparative analysis. As such, the O. Reg. 9/06 evaluation has considered the barn trends across Southern Ontario.

Comparative examples were drawn from listed and Part IV designated properties within the Town of Halton Hills and Ontario. The Town of Halton Hills Heritage Register identifies the farmhouse as Neoclassical, but upon further understanding of the alterations made to the property, the dwelling is an example of an Ontario Cottage that may have originally had Neoclassical influences. While the Halton Hills Heritage Register does not define any dwellings as being an Ontario Cottage style, some of the vernacular reflect this style (Table 3). Additional examples were gathered from listed and designated properties in Ontario. This analysis does not represent all available properties, but the examples are intended to provide a representative sample of similar building typologies.

Table 3: Comparative analysis of heritage properties of a similar age, style and/or typology

Address	Recognition	Picture	Age	Material	Style
404 Draper Street, Town of Halton Hills	Part IV	 (Google Street View©)	c.1840	Brick or Frame, stone foundation	Ontario Cottage; one-and-a-half storey; fieldstone construction; side gable roof with saltbox extension; symmetrical three-bay facade; two-over-two double-hung sash windows; rectangular window openings; centrally placed entrance; front porch with shed roof.
12912 Tenth Line, Town of Halton Hills	Listed	 (Google Street View©)	c.1877	Stone	Ontario Cottage with Georgian influences; one-and-a-half storey; rectangular cut limestone construction and fieldstone foundation; side gable roof with two chimneys; symmetrical five-bay facade; one-over-one rectangular windows with stone voussoirs; centrally placed entrance with transom.
19 Frederick Street North, Town of Halton Hills	Part IV	 (Google Street View©)	c.1854	Frame	Ontario cottage; one-and-a-half storey; side gable roof with single side brick chimney; symmetrical three-bay facade; rectangular windows; modern window inserts and modern siding; centrally placed entrance with small, hipped roof porch.

Address	Recognition	Picture	Age	Material	Style
475 Guelph Street, Town of Halton Hills	Part IV	 <p>(Google Street View©)</p>	c.1856	Brick	Ontario Cottage with Neo-classical influences; one-and-a-half-storey; side gable roof with two chimneys; dentil detailing under the eaves; cornice returns; rectangular windows with masonry lintels and sills; symmetrical five-bay facade; central, recessed front entrance with wood paneling and stained-glass transom;
14375 Eighth Line, Town of Halton Hills	Listed	 <p>(Google Street View©)</p>	Unkown	Dichromatic brick	Ontario Cottage with Neoclassical influences; one-and-a-half storey; side gable roof with two side chimneys; brick quoining; symmetrical three-bay facade; rectangular windows with masonry lintels and sills; central front entrance; front porch.
6 Lorne Street, Town of Halton Hills	Listed	 <p>(Google Street View©)</p>	Unkown	Frame	Ontario Cottage; one-and-a-half-storey side gable; horizontal wood siding; symmetrical three-bay facade; rectangular window openings; central front entrance.
450 Finch Avenue, City of Pickering	Listed	 <p>(PHC, 2020)</p>	c. 1850	Stone	Ontario Cottage with Neo-Classical influences; one-and-a-half storey; fieldstone construction; side gable roof with return eaves; symmetrical three-bay façade; six-over-six double-hung sash windows; rectangular window opening with jack arches; centrally placed entrance with transom and sidelights; pair of interior end chimneys.

Address	Recognition	Picture	Age	Material	Style
560 Park Crescent, City of Pickering (Nesbit-Newman House)	Designated (Part IV)	 (Google Street View©)	1850s	Stone	Ontario Cottage with Neo-classical influences; one-and-a-half storey; fieldstone construction; side gable roof with return eaves; symmetrical three-bay façade; eight-over-eight double-hung sash windows; rectangular window opening with jack arches; centrally placed entrance with transom and sidelights; pair of interior end chimneys.
750 Whitevale Road, City of Pickering	Listed	 (Laurie Smith Consulting, 2015)	Between 1851 and 1861	Stone	Ontario Cottage with Neo-classical influences; one-and-a-half storey; fieldstone construction; side gable roof with return eaves; symmetrical five-bay façade; six-over-six double-hung sash windows; rectangular window opening with jack arches; centrally placed entrance with transom and sidelights; pair of interior end chimneys.
16563 Horseshoe Hill Road, Town of Caledon (John Judge Property)	Part IV Designated (By-law 2009-118)	 (Google Street View©)	c. 1837-1850	Frame	Ontario Cottage; T-plan; one-and-a-half storey; side gable roof with shallow pitch; one interior end chimney; clad in siding; symmetrical three-bay façade; front verandah; centrally placed entrance with wood surround and sidelights; rectangular windows with flat heads, with two-over-two double-hung sash windows.
14377 Creditview Road, Town of Caledon (Edwards-Andrews House)	Part IV Designated (By-law 94-55)	 (Google Street View©)	c. 1850	Frame	Ontario Cottage; rectangular plan; one-and-a-half storey; side gable roof with rear salt box (with modern rear addition); pair of interior chimneys; front verandah; rectangular window openings with twelve-over-eight double-hung sash windows; clad in modern siding; asymmetrical three-bay façade; rectangular windows with flat heads.

Address	Recognition	Picture	Age	Material	Style
249 Main Street, Barriefield City of Kingston	Part V Designated (Barriefield HCD)	 (Google Street View©)	c.1898	Brick	Ontario Cottage; rectangular plan; one-and-a-half storey; side gable roof; pair of interior chimneys; front verandah; rectangular window openings with two over two double-hung sash windows; red-brick; symmetrical three-bay façade; segmentally arched front door.
711 King Street West, City of Kingston	Listed	 (Google Street View©)	c.1840s	Frame	Ontario Cottage with neo-classical influences; L-shaped plan; one-and-a-half storey; side gable roof; pair of interior chimneys; rectangular window openings with wood window surrounds; clad in wood siding; symmetrical three-bay façade; central front door with wood surround and sidelights.

Of these examples, the following architectural elements characteristic of the Ontario Cottage style were observed:

- **Type:** All thirteen are residential examples of Ontario Cottages; six are located in rural areas, seven are located in urban areas.
- **Plan:** Five examples are built to a rectangular plan, three are built to a T-shaped plan and five have been built to an L-shaped plan.
- **Roof:** All examples have side facing gable roofs.
- **Cladding:** Four examples are of stone construction; three are clad in horizontal wood siding; four are of brick construction and two are clad in modern horizontal siding.
- **Façade:** Nine of the examples have symmetrical facades with three-bays and three examples have a symmetrical facade with five bays.
- **Main Entrance:** All the examples have central front doors; three of the examples have transoms and sidelights, two of the examples have only transoms; two of the examples have only sidelights, five examples have neither and one could not be determined.
- **Windows:** All of the examples have rectangular window openings; one of which contains one-over-one windows; three of which contain two-over-two wood windows; two of which contain six-over-six wood windows, one of which contains eight-over-eight windows, one of which contains twelve-over-eight windows and four of which has modern window inserts.
- **Window Detailing:** Three examples have protruding wood window surrounds; six examples have masonry lintels and sills; four examples have no window surround detailing.
- **Alterations:** Although it is difficult to confirm when viewed from the public right of way, it appears that all most examples have had minimal alterations. Some of the alterations include replacement of windows and recladding in modern siding.

This comparative analysis suggests that the residence on the subject property at 152 Confederation Street has some of the characteristics of an Ontario Cottage including the one-and-a-half storey height, the massing and the three-bay symmetrical facade, but it is not considered a representative example. The best examples from the Town of Halton Hills and Ontario demonstrate the original materials, stone foundations and wood windows. Furthermore, as there are examples that date to as early as 1840 in the Town of Halton Hills and 1837 in Ontario, the farmhouse on the subject property is not considered to be an early example of an Ontario Cottage. Ontario Cottages were very common in Southern Ontario as evidenced by the many examples in the Town of Halton Hills, as such, the property is not considered a rare example of an Ontario Cottage.

It is acknowledged that the small number of examples reviewed means that this comparative analysis could be misleading. It was also challenging to fully assess the architectural details of each structure, from the public right of way. As such, the O. Reg. 9/06 evaluation (see Section 6) has not only considered the results of this comparative analysis, but typical architectural trends across Ontario.

6 CULTURAL HERITAGE EVALUATION

6.1 EVALUATION USING ONTARIO REGULATION 9/06

The principal built heritage resources on the subject property at 152 Confederation Street are the farmhouse and the Central Ontario bank barn. The property is not municipally designated under the OHA; however, it is included on the Town of Halton Hills Heritage Register as a “listed” property.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA.

Table 4: Evaluation of 152 Confederation Street as per O. Reg. 9/06 Criteria

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	<p>The listing on the Town of Halton Hills’ Heritage Register identifies the dwelling on the subject property as an excellent example of Neoclassical style. However, the features that the listing identifies as exemplary of Neoclassical style, the decorated frieze, decorated fascia, finials and drops on the gables, entablature and keystone above windows and doors, have all been added by the current property owner. The dwelling appears to be an example of an Ontario Cottage, but the only remaining Neoclassical influences are the one-and-a-half storey height, the massing, and the three-bay width and symmetry of the south elevation. As such, the dwelling is not considered a representative example of an Ontario Cottage with Neo-classical influences. Furthermore, built in c.1857 it is not an early example of this style, type, expression, material or construction method as Ontario Cottages can date to as early as 1800 and there are examples in the Town of Halton Hills and Ontario that date to 1840.</p> <p>The barn on the subject property is a banked Central Ontario style barn. While it does retain much of the original timber frame construction on the interior, due to the alterations that include raising of the threshing floor to accommodate horse stalls, replacement of the wood siding on two sides with corrugated metal, the stone foundation has been replaced in places with poured concrete and installation of modern windows, the barn is not considered a representative example of a Central Ontario style barn.</p> <p>The silo on the subject property is a reinforced concrete tower and in its current state, missing the top of the silo, is not considered a representative example of a concrete silo. Furthermore, it is not known to be an early, rare or unique example.</p> <p>Additionally, given the property only retains 12 acres of the original 100-acre farm and does not display original post-and-rail fences, stone walls or other farm outbuildings, it is not considered a representative example of a nineteenth century farm cultural heritage landscape.</p>

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
ii. displays a high degree of craftsmanship or artistic merit, or	N	<p>The farmhouse is constructed of brick on a stone foundation. There is no evidence of a high degree of craftsmanship or artistic merit.</p> <p>The Central Ontario bank barn displays mortise and tenon construction that is typical of the nineteenth century, but this is not considered to display a high degree of craftsmanship or artistic merit.</p>
iii. demonstrates a high degree of technical or scientific achievement.	N	The property reflects construction techniques typical of its time and as such, does not demonstrate a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	<p>The Bell family acquired the property in 1841 and had the brick farmhouse built in 1857. Census records note that the bell family members were farmers, but no evidence was found to suggest the Bell family, nor any subsequent owners made a significant contribution to Glen Williams or the nearby Georgetown.</p> <p>Furthermore, the property is not directly associated with a theme, event, belief, activity, organization or institution that is significant to a community.</p>
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	The property is not considered to have the potential to yield information that contributes to the understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The builder of the farmhouse, barn and silo is unknown, as such the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	The property retains 12.63 acres of the original 100-acre lot, and the result is a context that has changed significantly since the nineteenth century. The property is surrounded by rural estate lots on both sides of Confederation Street that reflect styles dating from the 1960s and onwards. Given the character of the area has changed significantly, the subject property does not define, maintain or support the character.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	There is no known physical, functional, visual or historical relationship with any of the surrounding properties.
iii. is a landmark.	N	152 Confederation Street is not a destination, nor a recognizable way-marker, as such it is not considered a landmark.

6.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 152 Confederation Street against the criteria outlined in O. Reg. 9/06, the subject property does not possess CHVI as such a draft statement of cultural heritage value or interest has not been prepared.

7 CONCLUSION

Based on the results of the historical research, field review, site analysis and evaluation of the identified cultural heritage resources against the criteria for heritage designation under O. Reg. 9/06 of the OHA, 152 Confederation Street was determined not to have cultural heritage value or interest. While the Heritage Register identifies the subject property as a “Good example of Neoclassical style architecture including decorated frieze, moulded soffit, decorated fascia, returned eaves, finials and drops on gables, circular vent in front gable, six-over-six windows with corbelled cornice trim below and entablature with keystone above, and double window with semicircular window above”. (Halton Hills, n.d.), a closer review of the property reveals that most of these notable features were added since 1983. In an effort to beautify the house, the current owner added the fluted cornice (frieze), dentil details along the roofline, the finials at the gable peaks, the entablature with keystone and vinyl windows.

The evaluation revealed that the house is better described as an example of an Ontario Cottage with Neoclassical influences rather than a pure Neoclassical dwelling. A comparative analysis of Ontario Cottages in the Town of Halton Hills as well as across Ontario reveals that the dwelling on the subject property is not exemplary of its style and therefore is not a representative example. The comparative analysis also confirmed that the dwelling is not an early, rare, or unique example of its kind.

Originally built for the Bell family in 1857, the settler family farmed the land, but there is no evidence to suggest these owners or any subsequent owners were significant to the Glen Williams community or the neighbouring Georgetown. Furthermore, the research did not reveal that the property is associated with any theme, event, belief, activity, organization or institution that is significant to a community.

Additionally, the context of the subject property has changed significantly since it was first built such that the property no longer supports the character of the area that would have originally consisted of nineteenth century farmhouses, barns, outbuildings and agricultural fields. Lastly, there are no known physical, functional, visual or historical relationships with surrounding properties, nor is the property considered to be a landmark.

The OHA allows municipalities to include properties on the Municipal Heritage Register that are not designated under Part IV or Part V of the Act, but that the municipality believes to be of cultural heritage value or interest. Given the result of historical research, field review, site analysis and evaluation under O. Reg. 9/06 has determined the property does not have cultural heritage value or interest, it would be appropriate for the Town of Halton Hills to remove the subject property from the Heritage Register.

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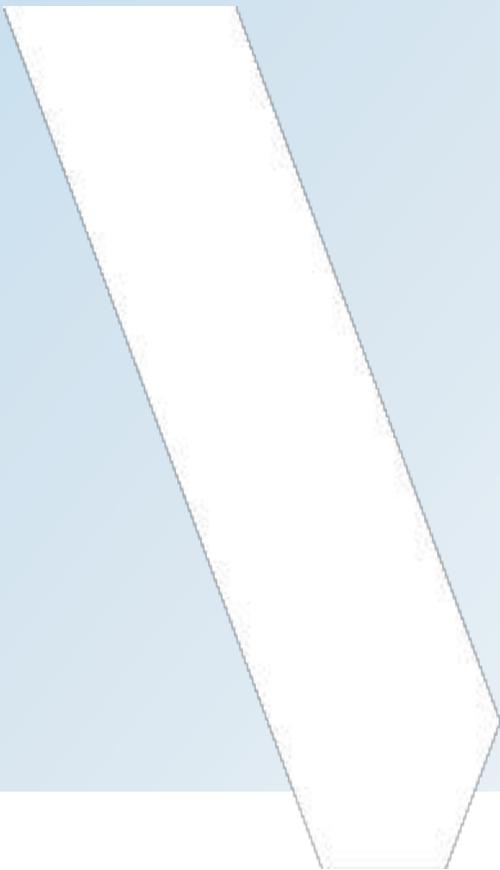
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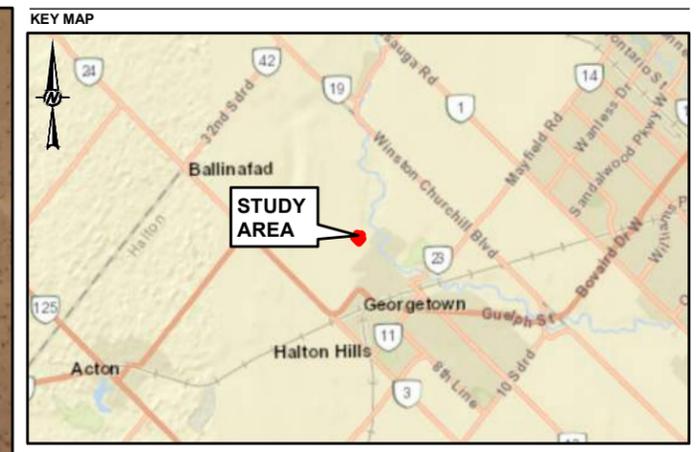
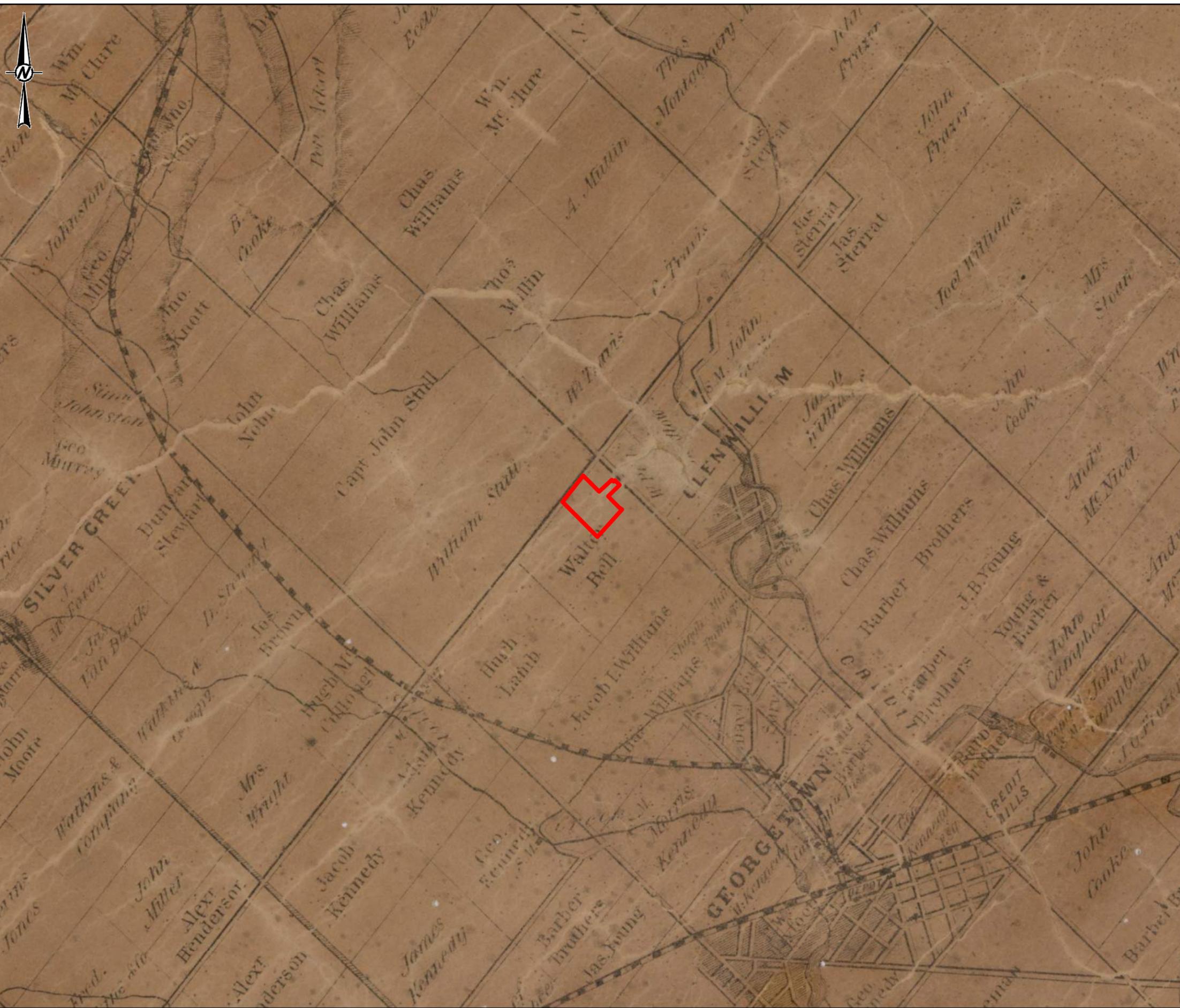
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APPENDIX

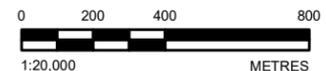
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 STUDY AREA



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

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 2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
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 LES SALLAY

PROJECT
 152 CONFEDERATION STREET, HALTON HILLS HERITAGE
 IMPACT ASSESSMENT

TITLE
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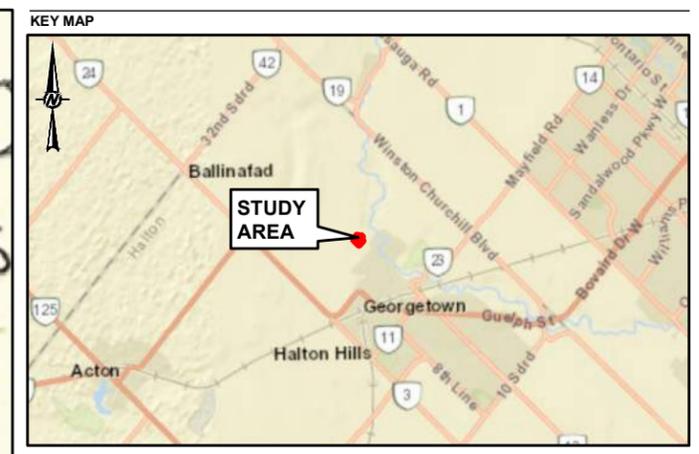
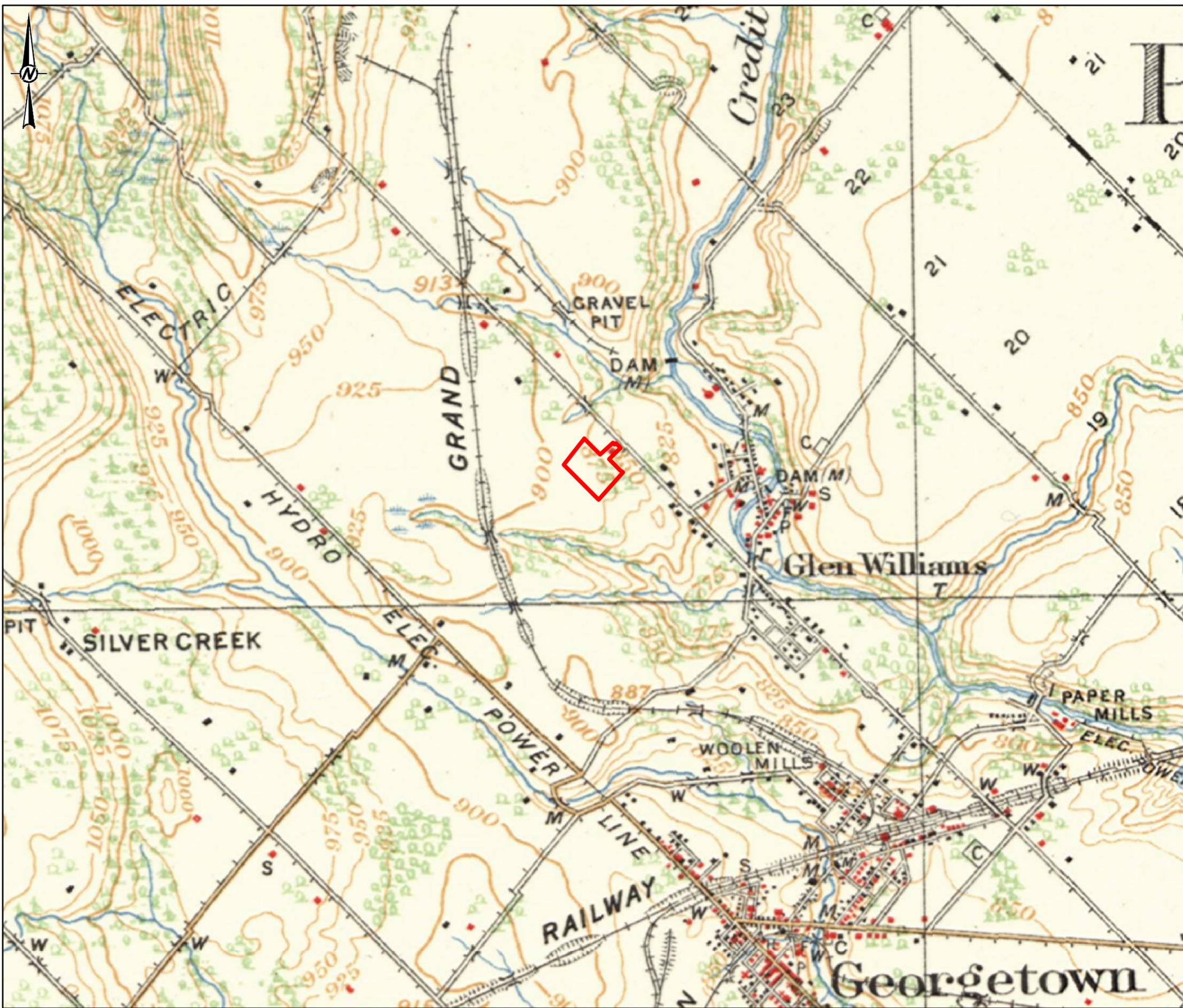
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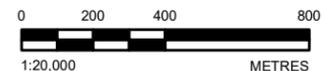
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PROJECT
152 CONFEDERATION STREET, HALTON HILLS HERITAGE
IMPACT ASSESSMENT

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