



11154 Winston Churchill Boulevard, Halton Hills, ON

HERITAGE IMPACT ASSESSMENT

Prepared for: Gursewak Gill

Prepared by: Harsh Padhya, CAHP

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TABLE OF CONTENTS

LIST OF FIGURES.....	4
1.EXECUTIVE SUMMARY	6
2. INTRODUCTION TO THE DEVELOPMENT SITE	7
2.1 SUBJECT SITE CONTEXT AND DESCRIPTION.....	7
2.2 PRESENT DAY OWNER.....	9
3. CONSULTATION.....	10
4. POLICY FRAMEWORK	11
4.1 REGULATORY REQUIREMENTS	11
4.1.1 PLANNING ACT.....	11
4.1.2 PROVINCIAL POLICY STATEMENT (PPS, 2024)	11
4.1.3 ONTARIO HERITAGE ACT (OHA)	12
4.1.4 THE TOWN OF HALTON HILLS OFFICIAL PLAN	12
4.2 MINISTRY OF CITIZENSHIP AND MULTICULTURALISM (MCM).....	13
4.3 BACKGROUND RESEARCH.....	13
4.4 PROPERTY INVESTIGATION.....	13
5.HISTORICAL ANALYSIS	14
5.1 HISTORICAL RESEARCH	14
5.1.1 INDIGENOUS NATIONS SETTLEMENT	14
5.1.2 EARLY EURO-CANADIAN SETTLEMENT	14
5.1.3 EUROPEAN SETTLEMENT	16
5.1.4 HISTORY OF THE SUBJECT SITE	17
<i>LISTING OF OWNERS</i>	17
6.0 ASSESSMENT OF EXISTING CONDITIONS	25
6.1 OVERVIEW	25
6.2 EXISTING DWELLING AND OUTBUILDINGS	25
7. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	31
7.1 EVALUATION PER O.REG. 9/06	31
7.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST	33
7.2.1 DESCRIPTION OF THE PROPERTY	33
7.2.1 DESIGN OR PHYSICAL VALUE	33
7.2.3 HISTORICAL OR ASSOCIATIVE VALUE.....	34
7.2.4 CONTEXTUAL VALUE	34
8.0 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION	35
9.0 MEASUREMENT OF DEVELOPMENT OR SITE ALTERATIONS IMPACT	36
9.1 INTRODUCTION	36

9.2 ASSESSMENT OF ADVERSE IMPACTS	36
9.2.1 DIRECT IMPACTS.....	36
9.2.2 INDIRECT IMPACTS	36
9.2.3 RESULTS OF IMPACT ASSESSMENT	37
10.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION METHODS	38
11. CONSERVATION STRATEGY	38
12.0 SUMMARY STATEMENT	39
13. SIGNATURES.....	40
14.0 APPENDICES	41
APPENDIX A: BIBLIOGRAPHY & REFERENCES	41
APPENDIX B: ABSTRACT BOOK 20 HALTON COUNTY, LOT 16, CONCESSION 11, ONLAND	43
APPENDIX C: 11154 WINSTON CHURCHILL BOULEVARD, ESQUESING – LISTING SUMMARY, HALTON HILLS MUNICIPAL HERITAGE REGISTER	53
APPENDIX D: QUALIFICATIONS OF THE AUTHOR, HARSH PADHYA, CAHP	54

LIST OF FIGURES

Figure 1: Location Plan: Present day aerial imagery showing the location of the subject site along Winston Churchill Boulevard and surrounding mixed-use, agricultural lands context. Source: Google Maps 2025..7	
Figure 2: Figure showing the subject property approximate extents, the listed heritage building illustrated by the blue dot and the outbuilding north east of the dwelling. Annotated by the author to show the subject property parcel. Source: Town of Halton Hills, 2025. Retrieved online from: https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&run=WFSU&qS=1&qL=4&q=OBJECTID=4513&LayerTheme=8	8
Figure 3: Property Index Map (2025) showing the location, lot 16, and extent of the subject property. Source: Ontario Land Registry Access, ON Electronic Property Index Map. Retrieved online from onland.ca	9
Figure 4: Treaties Map showing municipal boundaries related to the Ajetance Treaty, No. 19 (1818).....	15
Figure 5: County of Halton, Tremaine's Map 1858, showing Geo Cooper as the owner of Lot 16, Concession 11, Esquesing. Annotated by author to show the subject property. Accessed online from: https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f	18
Figure 6: County of Halton, Tremaine's Map 1877, showing Robert Cooper as the owner of Lot 16, Concession 11, Esquesing. Annotated by author to show the subject property. Accessed online from: https://digital.library.mcgill.ca/countyatlas/showmap.php?Township=Esquesing+North&plotX=3809&plotY=2827&getMap.x=85&getMap.y=15	19
Figure 7: Historical Topographic Maps of Ontario. Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 1], 1909. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1909TIFF&_add:true_nozoom:true	19
Figure 8: Historical Topographic Maps of Ontario. Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 4], 1922. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1922TIFF&_add:true_nozoom:true	20
Figure 9: Historical Topographic Maps of Ontario. Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 7], 1933. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1933TIFF&_add:true_nozoom:true	20
Figure 10: Historical Topographic Maps of Ontario. Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 9], gridded (2), 1942. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1942_MBTIFF&_add:true_nozoom:true	21
Figure 11: Historical Topographic Maps of Ontario. Brampton (West) Ontario. 1:50,000. Map Sheet 030M12, ed. 2, 1951. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1951ed2WTIFF&_add:true_nozoom:true	21
Figure 12: Historical Topographic Maps of Ontario Brampton (West) Ontario. 1:50,000. Map Sheet 030M12, ed. 4, 1964. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1964ed4aseWTIFF&_add:true_nozoom:true	22
Figure 13: Historical Topographic Maps of Ontario Georgetown, Ontario. 1:25,000. Map Sheet 030M12E, ed. 1, 1974. Source: <i>Natural Resources Canada (NRCan)</i> , Georgetown, ON Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP25K030M12e_1974TIFF&_add:true_nozoom:true	22
Figure 14: Historical Topographic Maps of Ontario Brampton Ontario. 1:50,000. Map Sheet 030M12, ed. 7, 1994. Source: <i>Natural Resources Canada (NRCan)</i> , Brampton, ON. Accessed online from:	

https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1994ed7TIFF&_add:true_nozoom:true	23
Figure 15: Aerial Imagery for the subject site – 2004. Source: Google Earth Imagery.	23
Figure 16: Aerial Imagery for the subject site – 2015. Source: Google Earth Imagery.	24
Figure 17: Rectangular lot featuring heritage house, and outbuildings.	25
Figure 18: Existing dwelling facing west representing symmetric façade.	26
Figure 19: Front façade with significant alteration to front door, sidelights and transom and six over six windows.	26
Figure 20: South façade of the farmhouse, alternations to windows, soffit and fascia were observed.	26
Figure 21: North façade of the farmhouse. Historic windows have been replaced.	26
Figure 22: Later addition to the farmhouse facing north, from the site visit in January 2025.	27
Figure 23: Later addition to the farmhouse facing south, from the site visit in January 2025.	27
Figure 24: Staircase leading to the farmhouse basement.	27
Figure 25: Basement foundation looks relatively stable with the original log beams. Minor water leakage was observed during the site visit.	27
Figure 26: Farmhouse front door with single light sidelights and transom, has been altered significantly.	28
Figure 27: The front door featuring sidelights and a transom, offering views from the farmhouse.	28
Figure 28: The existing kitchen has altered flooring and is in overall poor condition.	28
Figure 29: The existing kitchen is in overall poor condition.	28
Figure 30: Staircase leading to the second floor no longer reflects its original character.	29
Figure 31: The rooms on the second floor are primarily used for storage, with no notable interior attributes remaining.	29
Figure 32: The later addition to the farmhouse was found to be structurally unstable and is primarily used as a storage area.	29
Figure 33: Later addition to the farmhouse was found to be in debilitated condition.	29
Figure 34: Outbuilding at the rear of the property.	30
Figure 35: Garage building at the end of the driveway leading to farmhouse.	30

1.EXECUTIVE SUMMARY

Harsh Padhya, CAHP was retained by Gursewak Gill to prepare this Heritage Impact Assessment report (HIA) for the property with current municipal address 11154 Winston Churchill Boulevard, Halton Hills and legal description Lots 16, Concession 11, Town of Halton Hills, Regional Municipality of Halton (Assessment Roll Number: 241507000312600). This HIA is required to be submitted as part of a future Building Demolition Application and will be reviewed by Heritage Planning staff and subsequently Council for final recommendations and approvals.

11154 Winston Churchill Boulevard, Halton Hills ("subject site") is located in a mixed residential/agricultural area on the southeast of Side Road 17 and Winston Churchill Boulevard in the Town of Halton Hills, Regional Municipality of Halton, Ontario. The subject property at 11154 Winston Churchill Blvd., Halton Hills, ON is included in the Town's Heritage Register ¹as a Listed Heritage Property. A site visit was conducted on January 18, 2025 to document existing site and building conditions. The site investigations confirmed that the property contains a late-nineteenth century one-and-a-half-storey Georgian style structure and a later one-storey addition and two outbuilding. The subject site is surrounded by agricultural fields under cultivation and adjacent mixed-use contemporary suburban developments.

This HIA concludes that:

- The subject property includes a late-19th century structure representative of Georgian style architecture. Present day assessment of the building conditions and evaluation of the heritage value (as stated in the Town's Heritage Report dated August 2013) of the structure determined fair to poor building conditions and significant alterations to the heritage attributes including side symmetrical façades with the addition of a one-storey structure to the south east of the building, deteriorated front door with light sidelights and transom and previously existing six-over-six windows with fixed single glazing.
- Based on the results of the historical research, community consultation, site investigations and cultural heritage evaluation against O.Reg. 9/06, it was determined that the subject property does not possess Cultural Heritage Value or Interest.
- The impact assessment determined that the demolition of the existing dwelling, later addition and the outbuildings will not result in direct or indirect impacts from a cultural heritage perspective since no CHVI was identified for the property.

No further cultural heritage reporting is required for the subject property. This HIA must be submitted to heritage planning staff at the Town of Halton Hills for review and subsequent planning and/ or building approvals.

¹ Heritage Register, Town of Halton Hills. Retrieved online from: <https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx>

2. INTRODUCTION TO THE DEVELOPMENT SITE

2.1 SUBJECT SITE CONTEXT AND DESCRIPTION

11154 Winston Churchill Boulevard, Halton Hills (“subject site”) is located in a mixed residential/agricultural area on the southeast of Side Road 17 and Winston Churchill Boulevard in the Town of Halton Hills, Regional Municipality of Halton, Ontario. The Subject Property is primarily a residential lot, with a late-19th century existing Georgian architecture style residence and two outbuildings. To the south of the lot, the heritage building is set back roughly 100 meters from the Winston Churchill Boulevard (formerly known as Guelph-Plank Road) (Figure 1). A gravel, L-shaped driveway is accessed from Winston Churchill Boulevard located along the east periphery of the lot and adjacent to mature trees.



Figure 1: Location Plan: Present day aerial imagery showing the location of the subject site along Winston Churchill Boulevard and surrounding mixed-use, agricultural lands context. Source: Google Maps 2025

The area around the subject property is mostly farmland to the north, south and east. To the west, there are modern farmhouses along Winston Churchill Boulevard.

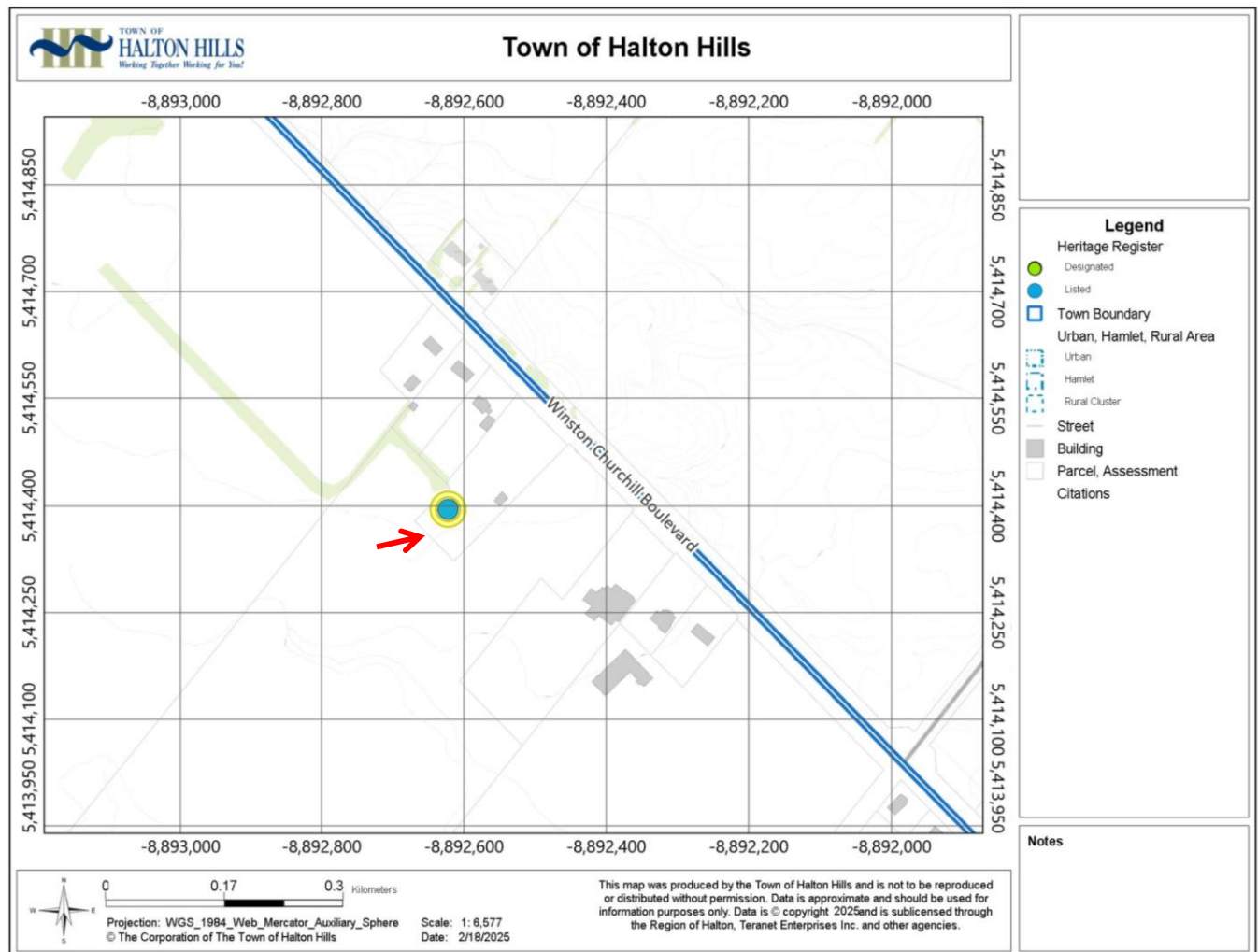


Figure 2: Figure showing the subject property approximate extents, the listed heritage building illustrated by the blue dot and the outbuilding north east of the dwelling. Annotated by the author to show the subject property parcel.

Source: Town of Halton Hills, 2025. Retrieved online from:

<https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&run=WFSU&qS=1&qL=4&q=OBJECTID=4513&LayerTheme=8>

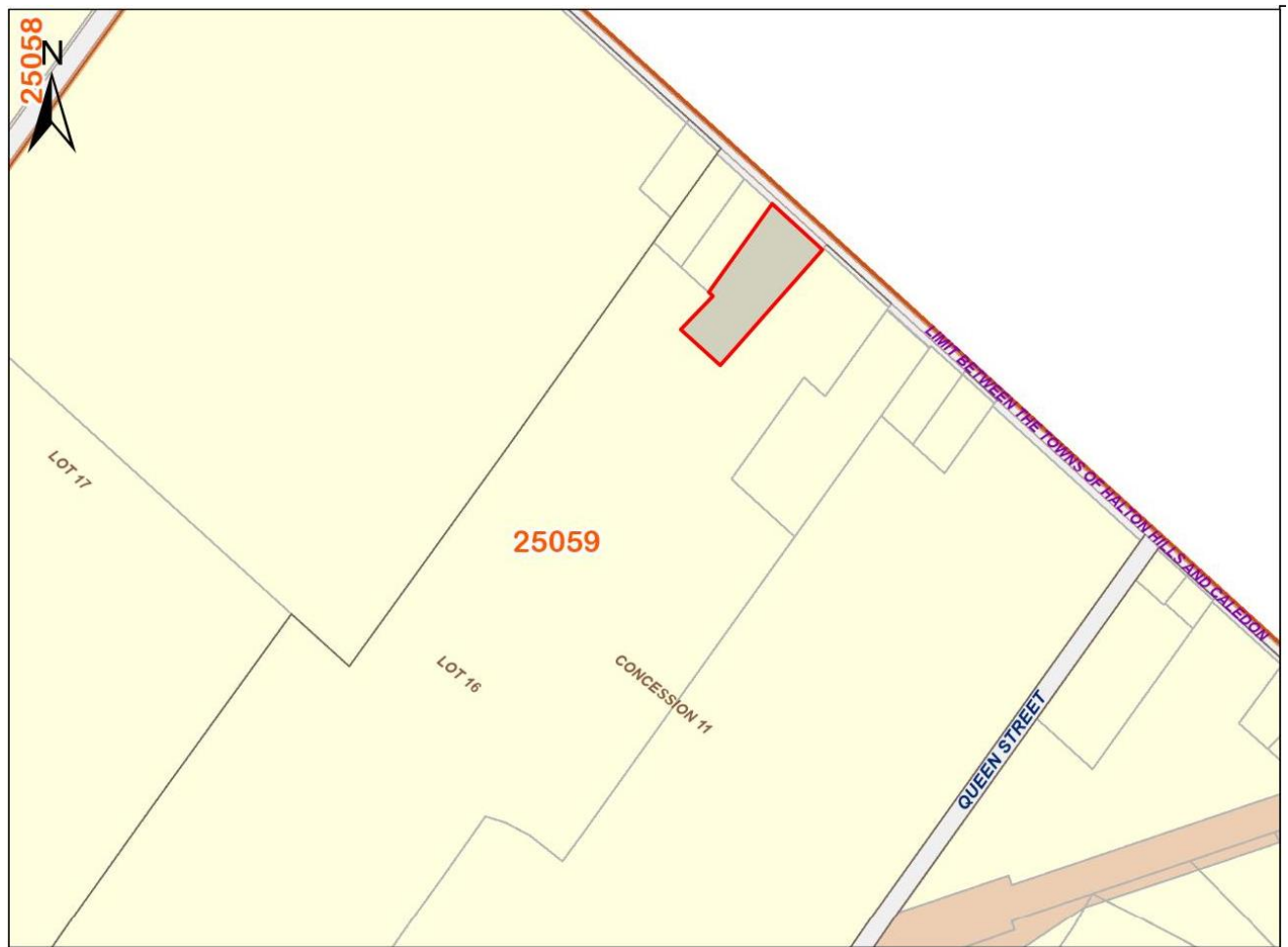


Figure 3: Property Index Map (2025) showing the location, lot 16, and extent of the subject property. Source: Ontario Land Registry Access, ON Electronic Property Index Map. Retrieved online from onland.ca

2.2 PRESENT DAY OWNER

Gursewak Gill

3. CONSULTATION

As part of the research and outreach efforts, both the present owner and Town Heritage Staff were contacted. The goal was to review previously existing information and gather any new information about the property's cultural heritage value.

Further, the property is within the historical settlement area know as Esquesing North (Town of Halton Hills). Outreach also included reviewing information on the Website of Esquesing Historical Society and contacting the archivist with no information provided till date.

These consultation exercises referenced the existing property specific listing report and was aimed to enrich the existing research findings and ensure that the historical narrative reflects the perspectives and experiences of those directly connected to the property and its history. The following table includes the individuals contacted:

Date of Communication	Individual/Organisation	Information shared	Contact Info
January 18, 2025	Site Visit in presence of the Owner Gursewak Gill and Owner's Representative Gupi Kler	- Information related to the property usage and its current condition	sewak_gill@hotmail.com , gupi.kler@gmail.com
January 31, 2025	Laura Loney, Manager of Heritage Planning, Town of Halton Hills	Response received on February 3, 2025 - Email communication with Heritage Staff, Halton Hills. - 11154 Winston Churchill Blvd – Listing Report and Evaluation Summary	Laura Loney (lloney@haltonhills.ca)
February 16, 2025	John Mark Rowe Archivist, Esquesing Historical Society	No response received.	esquesinghs@gmail.com , < mrowe6@gmail.com >
February 23, 2025	John Mark Rowe Archivist, Esquesing Historical Society	Follow up email. Response received on February 27, 2025	esquesinghs@gmail.com , < mrowe6@gmail.com >

		Provided information on Archives, Microfilmed newspaper, and resources.	
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4. POLICY FRAMEWORK

4.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process are found in the Provincial Policy Statement (PPS) (Government of Ontario: 2024) and the Ontario Heritage Act, R.S.O. 1990, c. O.18 (Government of Ontario 1990a).

4.1.1 PLANNING ACT

The Planning Act lays out the “ground rules” for land use planning in Ontario and includes direction for the provincial and local administration of planning matters in the province and enables municipalities to develop Official Plans, which are to set goals, objectives, and policies to manage and direct local land use (Government of Ontario 1990c). Part 1, Section 2 of the Planning Act states that, amongst other matters, the council of a municipality shall have regard to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” when it is carrying out its responsibilities under the Planning Act.

4.1.2 PROVINCIAL POLICY STATEMENT (PPS, 2024)

The PPS provides policy direction on matters of provincial interest related to land use planning and development (PPS, 2024:2). The PPS applies to the entire Province of Ontario. Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 4.6 of the PPS provides direction on the consideration of cultural heritage and archaeology (PPS, 2024:28).

The PPS directs that “*Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*” *Protected heritage property* is defined by the PPS as “property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.”

The PPS defines conserved 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 should be included in these plans and assessments.”

Further, the PSS underlines proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*. Significant is defined as 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*.

4.1.3 ONTARIO HERITAGE ACT (OHA)

The Ontario Heritage Act (OHA) gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting built heritage resources, cultural heritage landscapes, and archaeological sites. The OHA grants the authority to municipalities and to 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 (HCDs), marine heritage sites and archaeological resources.

Designation ensures the conservation of important places and can take the form of individual designations (Part IV of the OHA) or as part of a larger group of properties, known as an HCD (Part V of the OHA). An evaluation using the criteria outlined in O. Reg 9/06 (as amended by O. Reg. 522/69) is used to determine whether a property under Sections 33, 34 and 42 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 also allows municipalities to list properties that are considered to have potential CHVI on a municipal heritage register. Under Part IV, Section 27 of the OHA, municipalities must maintain a register of properties situated in the municipality that have known or potential 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 property that has not been designated, but that council believes to be of potential CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA to the same extent as designated properties, but are acknowledged under Section 4.6 of the PPS 2024 under the Planning Act. An owner of a listed heritage property must provide the municipality with 60 days' notice of their intention to demolish a building or structure on the property.

4.1.4 THE TOWN OF HALTON HILLS OFFICIAL PLAN

The Town of Halton Hills Official Plan was adopted by Town Council in September 2006, approved by Halton Region in March 2008, and was last consolidated on April 30, 2024. The Official Plan sets out the Town's policies for growth and development through to 2031, and includes policies that emphasize the importance of heritage resources.

Section A 2.6.1 of the *Official Plan* emphasizes the identification, conservation, and enhancement of the Town's cultural heritage resources. It highlights the importance of preserving these resources and promoting their value to the community. Section A 2.6.2 outlines specific conservation strategies to achieve these goals, including clear policies to protect, conserve, and celebrate the Town's cultural heritage for the benefit of both current and future generations.

- a) To enhance the character of the Town by protecting and maintaining the Town's cultural heritage resources;*
- b) To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present;*
- c) To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Town;*
- f) To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made;*
- g) To pursue the designation, or other means of protection, under the Ontario Heritage Act, of significant 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;*
- j) To continue to develop a comprehensive inventory of the Town's built heritage and cultural heritage landscape resources; and,*
- k) To consult with Heritage Halton Hills and other established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Town.*

4.2 MINISTRY OF CITIZENSHIP AND MULTICULTURALISM (MCM)

The MCM is responsible for the administration of the Ontario Heritage Act and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MCM InfoSheet #5 of the Ontario Heritage Tool Kit and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010) have been used as guidance documents for the preparation of this report. This HIA evaluated the study area for cultural heritage value or interest (CHVI) using the criteria prescribed under O. Reg. 9/06 of the Ontario Heritage Act.

4.3 BACKGROUND RESEARCH

Primary sources, secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. This included review of historical mapping, aerial photographs, and Google Earth imagery to identify changes within, and adjacent to, the Study Area.

4.4 PROPERTY INVESTIGATION

A Site Visit was completed on January 18, 2025; to confirm the existing conditions of the Study Area and identify heritage attributes, if altered. Photographic documentation of the heritage building, garage, outbuilding and site context is presented in 6.0 ASSESSMENT OF EXISTING CONDITIONS of this report.

5.HISTORICAL ANALYSIS

When conducting research and outreach beyond traditional archival sources, it's essential to engage with both personal and professional contacts to gather diverse perspectives and insights. Here's a more detailed breakdown of the types of individuals / experts generally contacted during the research:

Historians and Scholars: Professionals who specialize in local history, architecture, or related fields can provide scholarly analysis and interpretation of the property's historical significance. They may have conducted research or published works relevant to your study.

Cultural and Heritage Organizations: Groups dedicated to preserving and promoting local heritage often have extensive knowledge about properties of historical importance. They may have conducted research, organized events, or collaborated on preservation efforts related to the property in question.

Local Government Officials: Officials from planning departments, historic preservation commissions, or other relevant government agencies may have access to official records, planning documents, and regulatory information pertaining to the property.

Local Businesses and Organizations: Businesses and organizations operating in the vicinity of the property may have historical ties or knowledge relevant to your research. They could provide information on past uses, economic activities, or social interactions associated with the property.

By casting a wide net and engaging with these diverse stakeholders, we can gather a rich tapestry of perspectives, stories, and knowledge that will enrich our understanding of the property's historic association with the people, place, and community.

The following sub-section includes excerpts, data, descriptions available from primary as well as secondary sources available online.

5.1 HISTORICAL RESEARCH

5.1.1 INDIGENOUS NATIONS SETTLEMENT

The Subject Property is situated within the Traditional Lands of the Mississaugas of Credit First Nation (MNCFN), a community of hunter-gatherers whose lifestyle involved seasonal migration. Prior to European contact, the ancestors of the MNCFN occupied the lands north of Lake Superior and the area around Georgian Bay. During the summer, they camped along creeks, cultivated corn, and fished for salmon. The ancestors of the MNCFN migrated to Southern Ontario through military conquest. After the Iroquois expelled the Huron in 1649-50, they attacked northward, but by the late 17th century, the Mississaugas and allies drove them back south of Lake Ontario. Many Mississaugas then settled at the eastern and western ends of Lake Ontario, with a primary location at the Credit River's mouth. The Mississaugas of the Credit managed approximately 3.9 million acres of land in Southern Ontario, ranging from the Rouge River Valley to the Thames River headwaters, down to Long Point on Lake Erie, and along Lake Erie, the Niagara River, and Lake Ontario back to the Rouge River Valley.

5.1.2 EARLY EURO-CANADIAN SETTLEMENT

Contact with Europeans, mainly French traders, was limited until the latter part of the 18th century. In 1763, the Seven Years' War resulted in France ceding its North American territories to Great Britain. King George III issued the Royal Proclamation, setting the basis for government administration and forbidding non-First Nations settlement. First Nations lands could only be transferred through negotiation and sale to the Crown. The Mississauga surrendered land to the Crown during a public council, adhering to protocols from the 1763 Royal Proclamation and the 1764 Treaty of Niagara. These agreements stipulated that settlers couldn't use land without a collectively negotiated treaty. Nevertheless, the Mississaugas often faced settler encroachment on their unceded land.

The Mississaugas of the Credit endured significant hardships, including infectious diseases, loss of hunting and fishing grounds, and increasing colonial policies, particularly after the War of 1812 and the Canadian Confederation in 1867. Their population decreased from 500 to about 200 after the War of 1812, while the British population grew from 95,000 in 1814 to 186,488 in 1828.

In need of essential resources, other Anishinaabe Peoples also signed treaties with the Crown in 1818, including the Chippewa of Lake Simcoe (Treaty 18) and the Michi Saagiig near Rice Lake (Treaty 20). The Mississaugas of the Credit had previously entered several treaties with the Crown, such as the Between the Lakes Treaty, No. 3 (1791) and the Toronto Purchase, Treaty 13 (confirmed in 1805).²

Southern Ontario, including the Subject Property, was acquired through treaties and divided into counties and townships. The subject property is located within Treaty Lands and Territory of the MNCFN and the Ajetance Treaty No. 19 (1818), which expanded on the Head of the Lake Treaty No. 14 (1806) along Lake Ontario (Figure 4). Treaty 19, also known as the Ajetance Purchase, was signed on October 28, 1818, by representatives of the Crown and Anishinaabe peoples. The territory described in the written Treaty covers approximately 6,500 km². The Ajetance Purchase is named for the Chief of the Credit River Mississaugas. Some signatories of this Treaty also signed Treaty 18, such as James Givins, who worked with Reverend Peter Jones at the Credit Mission.

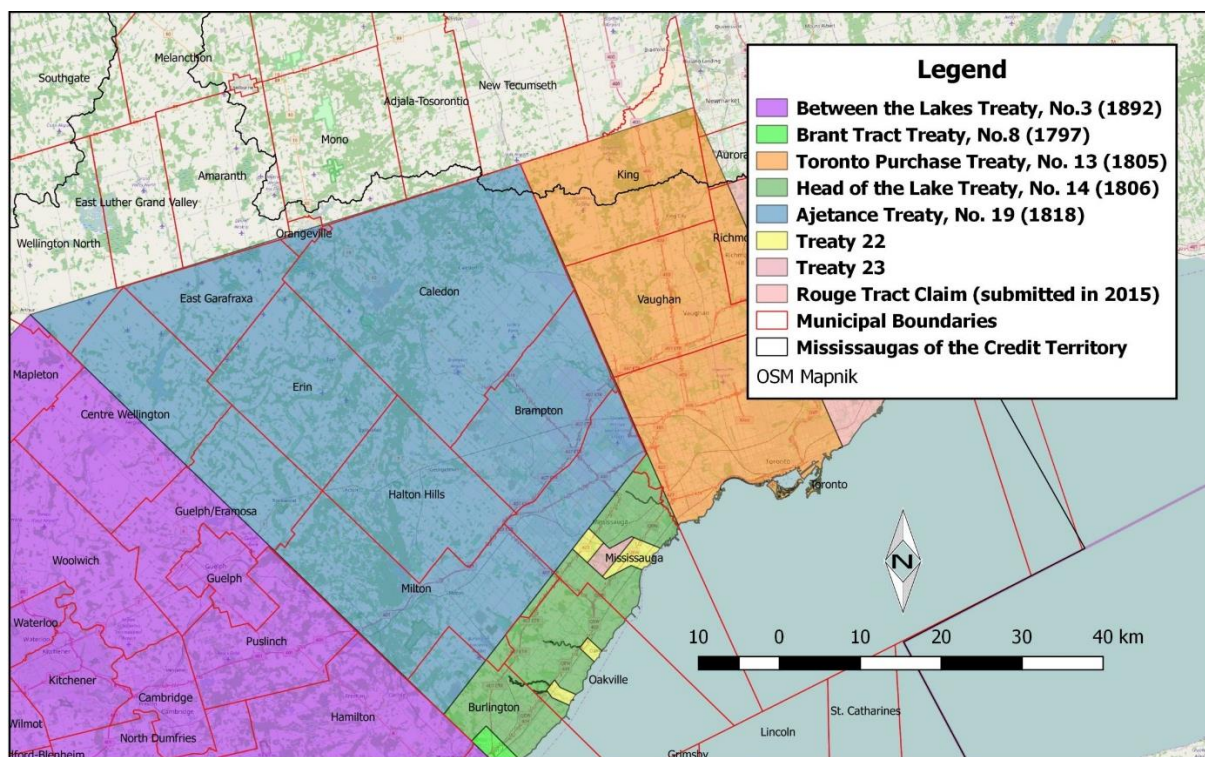


Figure 4: Treaties Map showing municipal boundaries related to the Ajetance Treaty, No. 19 (1818)

Source: Mississauga of the Credit First Nation, "Ajetance Treaty, No. 19 (1818)," accessed 21 February 2025, <https://mncfn.ca/ajetance-treaty-no-19-1818/>

² The Great Lakes Research Alliance, Treat 19. Retrieved online from: <https://grasac.artsci.utoronto.ca/?p=2215>

The following description is an excerpt from MNCFN website³:

'In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October, 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.

Major cities found within the lands of the Ajetance Purchase of 1818 include Brampton and Milton.'

There are no specific First Nation communities located within the boundaries of Halton; however, there are Indigenous Communities around Halton, including⁴:

- The Mississaugas of the Credit First Nation;
- Six Nations of the Grand River;
- Haudenosaunee Confederacy Chiefs Council;
- Métis Nation of Ontario;
- Credit River Métis Council; and
- the Grand River Métis Council.

Esquesing, one of the townships in Halton County, began surveys immediately, and in 1819, free grants of 100 acres were provided to settlers. The name Esquesing comes from the Aboriginal people and means "*That which lies at the end*"⁵. The Township of Esquesing was bounded on the north by Erin, in the county of Wellington, on the east by Chinguacousy, in the county of Peel, on the South by Trafalgar and on the west by Nassagaweya⁶. A total of eleven concessions (west to east) with thirty-two lots each (north to south) were included within the township. Historically, the subject property is identified as Lot 16, Concession 11 East, Esquesing with Noah Whithan and George Cooper as occupants in 1862.⁷

5.1.3 EUROPEAN SETTLEMENT

Halton Hills was surveyed by Loyalist Charles Kennedy and land surveyor Richard Bristol to allow settlement in 1819 attracting Loyalist settlers due to the power of the Credit River. In 1823, George Kennedy arrived from the Niagara region and opened a mill. Barber family of four brothers — William, James, Joseph and Robert Barber bought the mill in 1837 and named the settlement Georgetown. Many local industries harnessed its power for sawmills, flourmills and hydroelectric power.

Glen Williams and Acton were settled in 1825, with Acton renamed in 1844 by postmaster Robert Swan.

³ Ajetance Treaty, No. 19 (1818). Retrieved online from: <https://mncfn.ca/ajetance-treaty-no-19-1818/>

⁴ Indigenous Communities around Halton: <https://www.halton.ca/The-Region/Projects-and-Initiatives/Building-meaningful-relationships-with-Indigenous>

⁵ Genuweb – Digital Design, Straight Up. (2023). Halton Hills celebrates 50th birthday. Do you know the history? *GeorgetownOn Magazine*. Retrieved online from: <https://www.georgetownon.ca/halton-hills-celebrates-50th-birthday-history>

⁶ Robert Warnock. A Sketch of the County of Halton, Canada West (1862). Retrieved online from: <https://electriccanadian.com/history/ontario/halton.pdf>

⁷ Ibid.

5.1.4 HISTORY OF THE SUBJECT SITE

The subject property is located in Lot 16, Concession 11, in the history Esquesing North Township, historic Halton County, present day Georgetown, Halton Hills, Ontario.

HISTORICAL MAPPING OF THE SUBJECT SITE AND OWNERSHIP

ON Land registry records and historical maps were studied and the following ownership history re: Lot 16, Concession 11 were retrieved and documented in the table below:

LISTING OF OWNERS

Sale Date	Owner
1855	George Cooper (Crown Patent – 100 Acres)
1857	Peter Tisdale
1859	George Cooper
1864	Canada P.B & S Society
1870	George Cooper
1877	Robert Cooper
1894	Joseph Bird (from Robert Nobles)
1903	John Watkins
1906	Isabella Watkins
1908	Isabella Cooper
1913	Joseph Bird
1914	John L. Clarke (or Clark)
1920	Fred Hancock
1923	John L. Clarke (or Clark)
1924	Samuel McCandles
1936	Elizabeth Ann Clarke & John L. Clarke (or Clark)
C.1936 the 100 acres lot was sub-divided and sold to various families/ Incorporations.*	
1946	Thomas Berry (from James Henry William)
1951	Lloyd Brighton
1951	Rhoda Cameron
1955	The Hydro Electric Power Commission of Ontario
1962	Estate of Jane Isabella Gilchrist Watkins
1964	John Benjamin Clark Watkins
1967	James Lyons Clark
1968	John & Rhoda Cameron
1971	Mint Leaf Developments Limited
Owner information between 1971-1989 was not found.*	
1989	Maria Medeiros; Hercules Medeiros
2023	1000653879 Ontario Inc
2024	Gursewak Gill

* Records are presented based on available material at the time of this review.

See Appendix B for further ownership details.

HISTORICAL MAPPING

1858

County of Halton Map 1858 showing the subject site under the ownership of Geo Cooper. Figure 5 annotated to show the location of the subject site.



Figure 5: County of Halton, Tremaine's Map 1858, showing Geo Cooper as the owner of Lot 16, Concession 11, Esquesing. Annotated by author to show the subject property. Accessed online from: <https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>

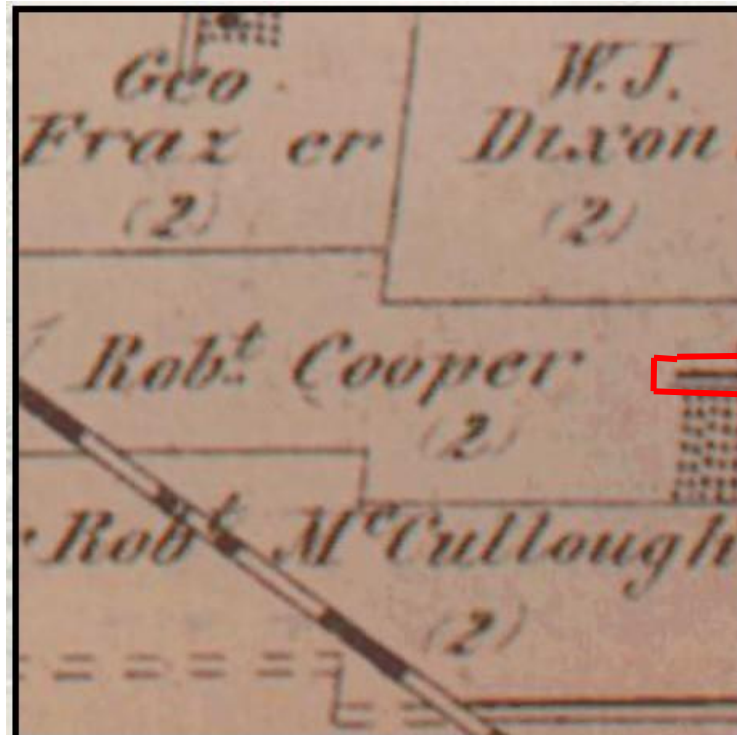


Figure 6: County of Halton, Tremaine's Map 1877, showing Robert Cooper as the owner of Lot 16, Concession 11, Esquesing. Annotated by author to show the subject property. Accessed online from: <https://digital.library.mcgill.ca/countyatlas/showmap.php?Township=Esquesing+North&plotX=3809&plotY=2827&getMap.x=85&getMap.y=15>



Figure 7: Historical Topographic Maps of Ontario. **Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 1], 1909.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/uri@=HTDP63360K030M12_1909TIFF&add:true_nozoom:true



Figure 8: Historical Topographic Maps of Ontario. **Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 4], 1922.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1922TIFF&_add:true_nozoom:true



Figure 9: Historical Topographic Maps of Ontario. **Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 7], 1933.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1933TIFF&_add:true_nozoom:true

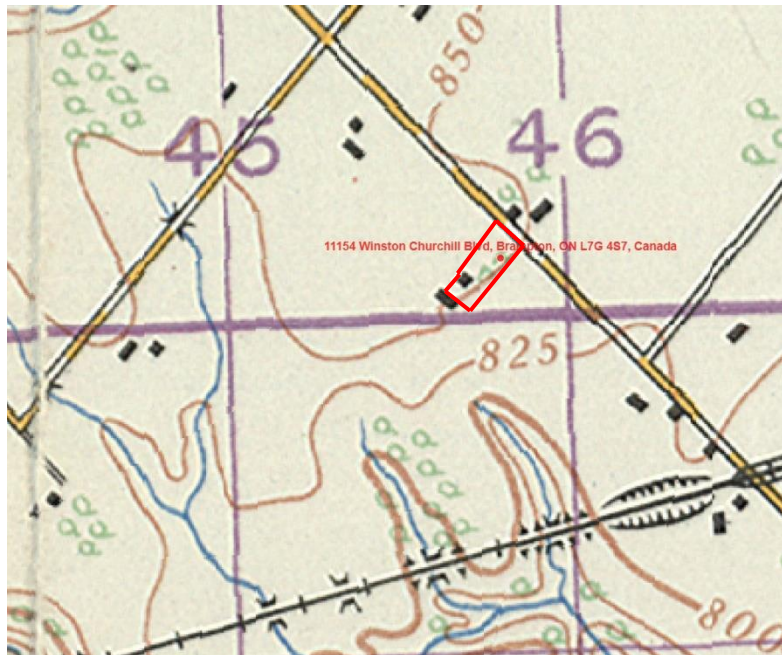


Figure 10: Historical Topographic Maps of Ontario. **Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 9], gridded (2), 1942.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1942_MBTIFF&_add:true_nozoom:true

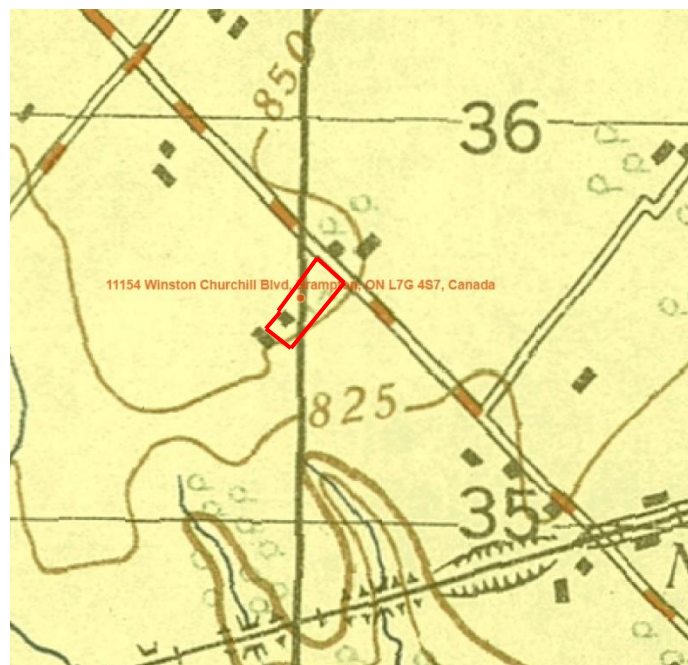


Figure 11: Historical Topographic Maps of Ontario. **Brampton (West) Ontario. 1:50,000. Map Sheet 030M12, ed. 2, 1951.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1951ed2WTIFF&_add:true_nozoom:true



Figure 12: Historical Topographic Maps of Ontario **Brampton (West) Ontario. 1:50,000. Map Sheet 030M12, ed. 4, 1964.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/uri@=NTS50K030M12_1964ed4aseWTIFF&add:true_nozoom:true

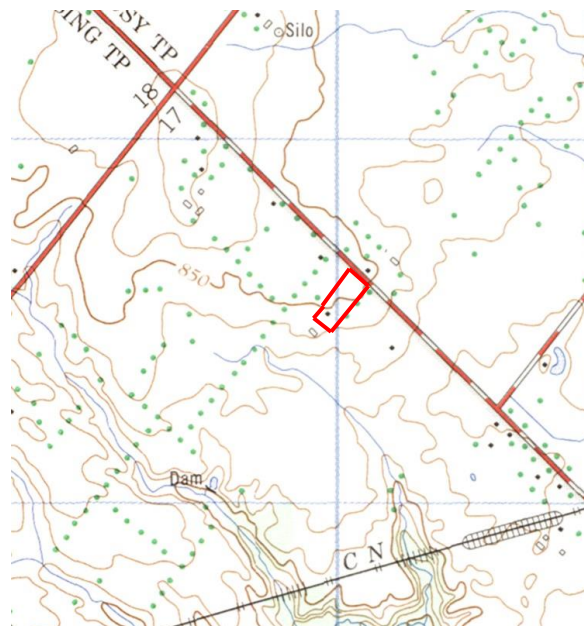


Figure 13: Historical Topographic Maps of Ontario **Georgetown, Ontario. 1:25,000. Map Sheet 030M12E, ed. 1, 1974.** Source: *Natural Resources Canada (NRCan)*, Georgetown, ON Accessed online from: https://geo.scholarsportal.info/#r/details/uri@=HTDP25K030M12e_1974TIFF&add:true_nozoom:true

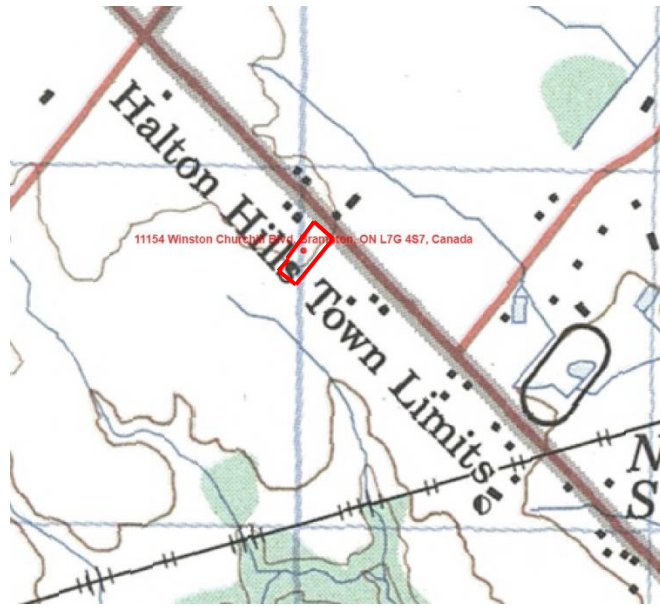


Figure 14: Historical Topographic Maps of Ontario **Brampton Ontario. 1:50,000. Map Sheet 030M12, ed. 7, 1994.** Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/uri@=NTS50K030M12_1994ed7TIFF&add:true_nozoom:true

Outbuilding is not visible.

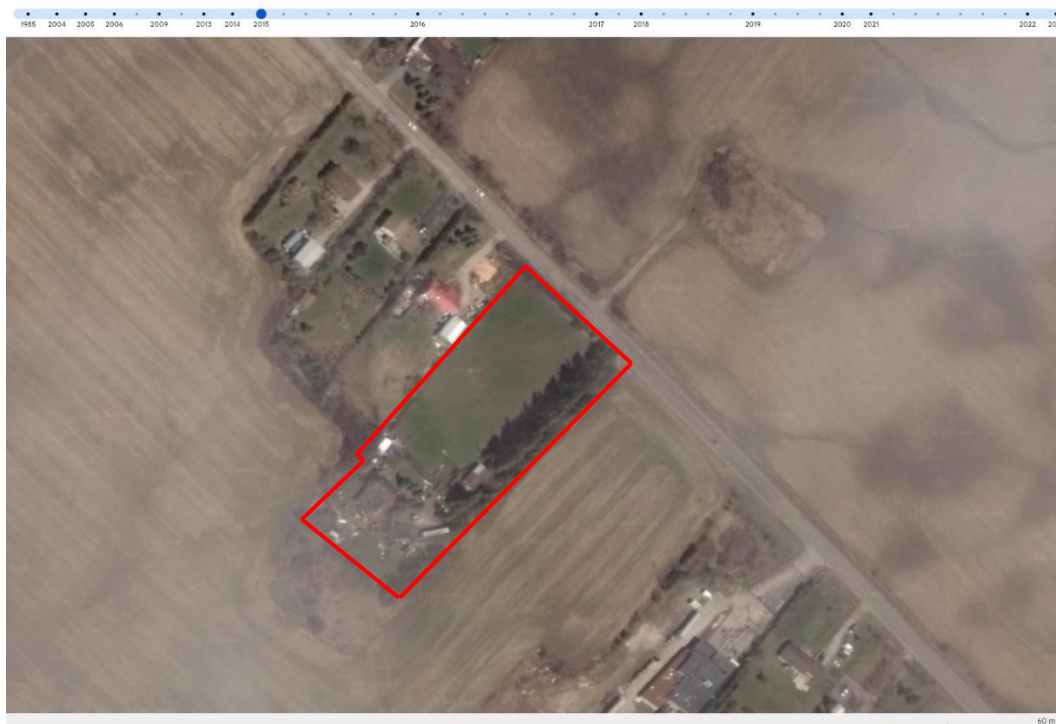


Figure 15: Aerial Imagery for the subject site – 2004. Source: Google Earth Imagery.

Two outbuildings are now visible.

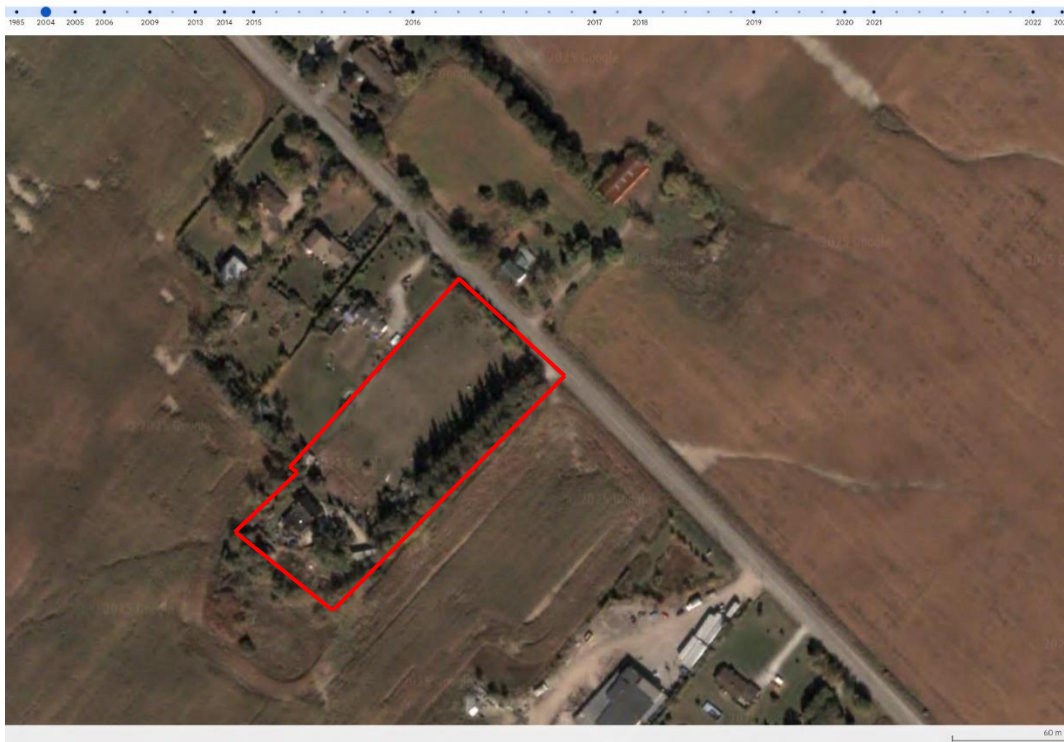


Figure 16: Aerial Imagery for the subject site – 2015. Source: Google Earth Imagery.

6.0 ASSESSMENT OF EXISTING CONDITIONS

A site visit was conducted on January 18, 2025 to document the existing conditions of the heritage building and site.

6.1 OVERVIEW

The red brick building, designed in the Georgian architectural style, is located at 11154 Winston Churchill Boulevard in the Town of Halton Hills. It carries an Assessment Roll Number of 241507000312600 and occupies a rectangular lot in Lot 16, Concession 11, situated west of Winston Churchill Boulevard and south of 17 Side Road. The house was constructed in late 19th century,



Figure 17: Rectangular lot featuring heritage house, and outbuildings.
Source: Interactive mapping, [MapLinks](#), Town of Halton Hills

6.2 EXISTING DWELLING AND OUTBUILDINGS

The Georgian-style house on the property is currently being used for storage purposes. The overall condition of the house is fair to poor, with many of its interior elements either altered or showing significant signs of deterioration. The property also includes a garage located at the end of the driveway and an additional outbuilding situated at the rear of the lot.

The house itself is set back approximately 140 meters from Winston Churchill Boulevard, with the land between the house and the street largely covered in farmland and dense vegetation. This significant setback, coupled with the dense plant cover along the driveway, makes the house difficult to spot from the main road.

Surrounding the property are farmlands to the east and south, which contribute to the seclusion of the house. To the north of the property, there is a residential dwelling with an outbuilding located close to the property line.



Figure 18: Existing dwelling facing west representing symmetric façade.



Figure 19: Front façade with significant alteration to front door, sidelights and transom and six over six windows.



Figure 20: South façade of the farmhouse, alterations to windows, soffit and fascia were observed.



Figure 21: North façade of the farmhouse. Historic windows have been replaced.



Figure 22: Later addition to the farmhouse facing north, from the site visit in January 2025.



Figure 23: Later addition to the farmhouse facing south, from the site visit in January 2025.



Figure 24: Staircase leading to the farmhouse basement.



Figure 25: Basement foundation looks relatively stable with the original log beams. Minor water leakage was observed during the site visit.



Figure 26: Farmhouse front door with single light sidelights and transom, has been altered significantly.



Figure 27: The front door featuring sidelights and a transom, offering views from the farmhouse.

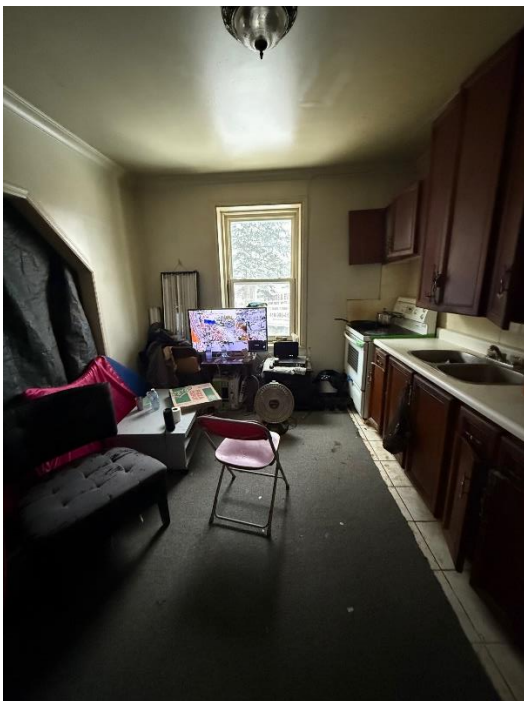


Figure 28: The existing kitchen has altered flooring and is in overall poor condition.



Figure 29: The existing kitchen is in overall poor condition.



Figure 30: Staircase leading to the second floor no longer reflects its original character.

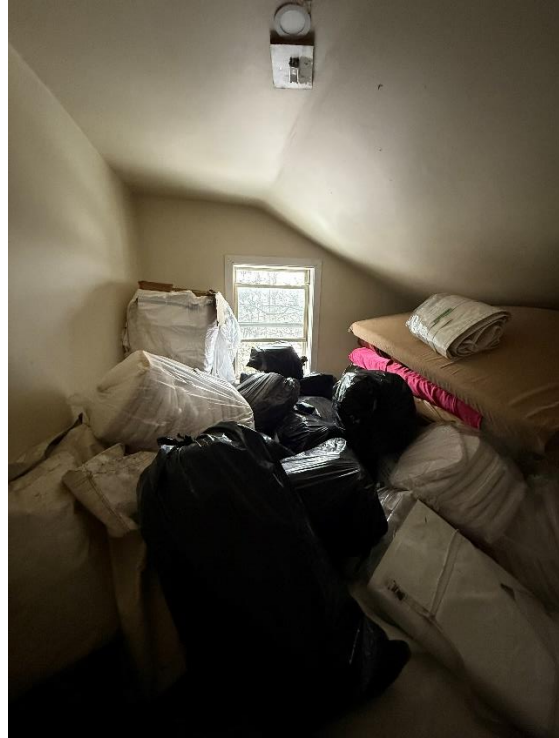


Figure 31: The rooms on the second floor are primarily used for storage, with no notable interior attributes remaining.



Figure 32: The later addition to the farmhouse was found to be structurally unstable and is primarily used as a storage area.



Figure 33: Later addition to the farmhouse was found to be in debilitated condition.



Figure 34: Outbuilding at the rear of the property.



Figure 35: Garage building at the end of the driveway leading to farmhouse.

7. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

7.1 EVALUATION PER O.REG. 9/06

The criteria for determining CHVI is defined in O. Reg. 9/06 (as amended by O. Reg. 522/69). This regulation was created to ensure a consistent approach to the designation of heritage properties under the OHA. All designations under the OHA made after 2006 must meet the criteria outlined in the regulation. A property may be designated under Section 29 of the OHA if it meets two or more of the following criteria for determining whether it is of CHVI:

Based on the results of the historical research, community consultation and site investigations, a cultural heritage evaluation against O.Reg. 9/06 was completed. It was determined that the subject property does not possess Cultural Heritage Value or Interest. An evaluation of the subject property at 11154 Winston Churchill Boulevard according to O. Reg. 9/06 can be found in Table 1 below.

Table 1: Cultural Heritage Evaluation of the subject property at 11154 Winston Churchill Boulevard per O.Reg. 9/06

Criteria	Description	Yes/No	Assessment
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	No	The red brick cladding, five bays front symmetrical facade and chimneys and entry with transom and sidelights of 11154 Winston Churchill Boulevard are reflective of the Georgian architectural style. However, modifications to the façade elements, architectural detailing as well as the later one-storey addition have impacted the structure's architectural features such that it is no longer a rare or unique representative example of the Georgian style. Other more representative examples of the style are found in the Town of Halton Hills particularly along Winston Churchill Boulevard at 8656 Winston Churchill Boulevard (Humphrey Farm): example of a Georgian style farmhouse with unique Flemish bond pattern brickwork, 10948 Winston Churchill Boulevard, 10712 Winston Churchill Boulevard. These examples retain their massing, fenestration and detailing. Constructed in late 19 th century, the house is not an early example of the Georgian style, which can date to 1750 ⁸ .
	Displays a high degree of craftsmanship or artistic value	No	The subject property includes a late 19 th century structure representative of Georgian style architecture. Present day assessment of the building conditions and evaluation of the heritage value (as stated in the Town's Heritage Report dated August 2013) of the structure determined fair to poor building conditions and significant alterations to the heritage attributes including side symmetrical façades with the addition of a one-storey

⁸ Georgian Building Style (1750-1850). Retrieved online from: <http://ontarioarchitecture.com/georgian.htm>

			<p>structure to the south east of the building, deteriorated front door with light sidelights and transom and previously existing six-over-six windows with fixed single glazing.</p> <p>The exterior brick cladding displays a degree of craftsmanship that is typical for that time. The existing windows are replacements and do not form part of the original construction. No interior elements were found to be a defining feature of the house as the house has been renovated over the years from the interiors.</p> <p>11154 Winston Churchill Boulevard does not display a high degree of craftsmanship or artistic value.</p>
	Displays a high degree of technical or scientific achievement	No	The Subject Property supported residential uses of the 19th century; however, no significant technical or scientific achievements have been associated with it over that time.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No	<p>11154 Winston Churchill Boulevard is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. The Cooper family most likely built the farmhouse, established the farmstead and lived on the property before selling it to the Bird and the Watkins families. The Lot was subsequently severed and subdivided in the early to mid-1900s.</p> <p>Although the property is associated with the Cooper family, an early settler and original patent owner of the subject lands, research conducted did not suggest any notable contributions to the community made by the individuals who lived on this property.</p>
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	No	11154 Winston Churchill Boulevard does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	11154 Winston Churchill Boulevard does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. Research conducted did not locate the builder of the dwelling or a company that may be associated with the construction of the subject dwelling.

Contextual Value	Is important in defining, maintaining or supporting the character of an area	No	11154 Winston Churchill Boulevard is not important in defining, maintaining or supporting the character of the site context. The rural agricultural character has evolved to a semi-rural mixed-use character through the construction of 20 th and 21 st century contemporary suburban developments.
	Is physically, functionally, visually or historically linked to its surroundings	No	The Georgian dwelling is located at the west end of the lot and is not prominently visible from Winston Churchill Boulevard. The adjacent property to the north at 11180 Winston Churchill Boulevard is approximately 60m south of the subject dwelling and is not linked to the subject site physically, visually or historically. To the south of the subject property are vacant lands. 11154 Winston Churchill Boulevard is not physically, functionally, visually or historically linked to its surroundings.
	Is a landmark	No	11154 Winston Churchill Boulevard is not a Landmark.

11154 Winston Churchill Boulevard does not meet the criteria of *O. Reg. 9/06* as such, it does not merit designation under Part IV of the *Ontario Heritage Act*.

7.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Based on the results of the historical research, community consultation, site investigations and cultural heritage evaluation against *O. Reg. 9/06*, it was determined that the subject property does not meet any of the criteria. The following SCHVI provides a description of Design, Historical and Contextual Value where applicable for the subject property providing an archival record for the Town and the community's future use and reference.

7.2.1 DESCRIPTION OF THE PROPERTY

The property at 11154 Winston Churchill Boulevard is a property located on the east side of Trafalgar Road, between Sumner Avenue and Randall Street, at the north end of Downtown Oakville. The property contains a Georgian Style dwelling, constructed in late 19th century, 1-½ storey brick house with rear addition and two outbuildings.

7.2.1 DESIGN OR PHYSICAL VALUE

The historic dwelling was built in the Georgian Style. Constructed c. late 19th century, the structure is not an early, unique or rare example of the style which can be commonly seen in Esquesing as well as along Winston Churchill Boulevard. The structure was originally a detached home with a symmetrical five bay façade, single light sidelights and transom and six-over-six windows with large shaped lintels, gable roof and chimneys typical of the Georgian era. The red brick detailing includes Flemish bond, stone and brick voussoirs over each of the windows and doors and a dentilled cornice detail under the roof eaves. Modifications to the dwelling include incompatible windows replacement, alterations to the main door, the roof as well as the later one-storey addition. The later addition is a simple, end gable-roofed structure constructed in brick and is currently in a poor physical condition with exposed facades and has no cultural heritage value. These modifications have impacted elements of the structure's original design such that it is no longer a unique or rare representative example of the Georgian style.

7.2.3 HISTORICAL OR ASSOCIATIVE VALUE

In 1855, the Crown Patent for the south half of Lot 16, Concession 11 originally in the Township of Esquesing, Halton County went to George Cooper⁹, who then sold the property to his son, Robert Cooper c.1877. The Cooper family were Irish Wesleyan Methodist farmers that formed part of an Irish Catholic settlement in the area. According to the Federal Census of 1871 (Ontario Book)¹⁰, George Cooper and his wife Isabella Cooper lived on the subject property. The Cooper family owned and occupied the property until 1908 when Isabella sold the land to Joseph Bird. According to the land registry records, Joseph Bird and his wife lived on the property until 1914 after which it was sold to John L. Clark and subsequently to Fred Hancock family c. 1920s after which the property changed hands many times. Although the subject property is associated with the early settler Cooper family, conducted research and currently available resources do not suggest any notable contributions to the community made by members of the family.

7.2.4 CONTEXTUAL VALUE

The Subject Property is primarily a residential lot, with a late-19th century existing Georgian architecture style residence and two outbuildings. To the south of the lot, the dwelling is set back roughly 140 meters from the Winston Churchill Boulevard (formerly known as Guelph-Plank Road) and is not prominently visible from Winston Churchill Boulevard. It is accessed by a gravel, L-shaped driveway located along the east periphery of the lot and adjacent to mature trees. The adjacent property to the north at 11180 Winston Churchill Boulevard is approximately 60m south of the subject dwelling and is not linked to the subject site physically, visually or historically. The rural agricultural character has evolved to a semi-rural mixed-use character through the construction of 20th and 21st century contemporary suburban developments. 11154 Winston Churchill Boulevard is thus not physically, functionally, visually or historically linked to its surroundings.

⁹ <http://central.bac-lac.gc.ca/.redirect?app=census&id=167807&lang=eng>

¹⁰ Federal Census of 1871 (Ontario Index). Retrieved online from: <http://central.bac-lac.gc.ca/.redirect?app=census&id=167807&lang=eng>

8.0 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION

The owner is proposing:

- Demolition of the Georgian style dwelling and the outbuildings.

No new development or construction is proposed on site at the time of this review process.

9.0 MEASUREMENT OF DEVELOPMENT OR SITE ALTERATIONS IMPACT

9.1 INTRODUCTION

Impacts can be described as 'direct' when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity or 'indirect' when cultural heritage resources are disrupted by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting.

9.2 ASSESSMENT OF ADVERSE IMPACTS

When assessing the effects of a development or site alteration on built heritage resources or cultural heritage landscapes, it's important to consider both direct and indirect adverse impacts. According to the Heritage Resources in the Land Use Planning Process (2005), these impacts can include:

9.2.1 DIRECT IMPACTS

- Destruction of any, or part of any, significant heritage attributes, or features; and
- Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.

9.2.2 INDIRECT IMPACTS

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; or
- A change in land use such as a rezoning an open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built-in masonry, are susceptible to damage from vibration caused during the construction phase.

The following is an assessment of the potential direct or indirect adverse impacts resulting from the proposed development, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

Table 2: Assessment of direct and indirect adverse impacts

Potential direct and indirect adverse Impact	Assessment
1. <i>Destruction</i> of any, or part of any significant heritage attributes of features	No Impact. The farmhouse proposed for demolition has been evaluated and found to lack significant physical, historical, or contextual value.
2. <i>Alteration</i> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No Impact The farmhouse proposed for demolition does not contribute to the historic fabric or character of the area.
3. <i>Shadows</i> created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	No Impact. A cultural heritage evaluation was performed, and no cultural heritage attribute was identified. Hence there is no impact from demolition.
4. <i>Isolation</i> of a heritage attribute from its surrounding environment, context or a significant relationship	No Impact. A cultural heritage evaluation was performed, and no cultural heritage attribute was identified. Further,, the structure is set back approximately 140 meters from

	Winston Churchill Boulevard and maintains no direct relationship with the adjacent properties.
5. <i>Direct or indirect obstruction of significant views</i> or vistas with, from, or of built and natural features	No impact. A cultural heritage evaluation was performed, and no views or vistas were identified. Hence there is no impact on views and vistas from proposed development.
6. <i>A change in land use</i> (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.	No impact At this time, no changes to land use are proposed, and the evaluation found no heritage attributes that would be impacted by the planned demolition.
7. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resource.	No Impact. A cultural heritage evaluation was performed, and no cultural heritage attribute was identified and hence no impacts related to land disturbance.

9.2.3 RESULTS OF IMPACT ASSESSMENT

The preceding assessment has concluded that the proposed demolition will result in no direct or indirect impact. Considerations of alternatives, mitigation measures, and conservation methods are addressed in the following section.

10.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION METHODS

The farmhouse proposed for demolition has been evaluated and found to lack significant physical, historical, or contextual value. As a result, it is not recommended for designation under Part IV of the Ontario Heritage Act. The following approaches were considered to address the direct and indirect impact of the proposed demolition which includes a heritage resource located at 11154 Winston Churchill Boulevard, Town of Halton Hills.

Option A: Maintain Existing Condition:

This option proposes to retain the current condition of the site. A cultural heritage evaluation was conducted to assess the potential for future development of the property, and no heritage attributes were identified.

Option B: Relocation:

The historic farmhouse, built in the late 19th century in the Georgian style, originally featured a symmetrical five-bay façade, six-over-six windows, a gable roof, and red brick detailing, including Flemish bond and stone lentils. However, it has been altered over time with incompatible window replacements, modifications to the main door and roof, and a later one-storey brick addition in poor condition, lacking heritage value. These modifications have diminished its architectural significance, and it is now considered to have minimal physical, historical, or contextual value, ruling out the option of relocation.

Option C: Demolition:

The owner has proposed demolishing the historic farmhouse. After a comprehensive assessment of its heritage value and a review of possible mitigation measures, it has been determined that the significant alterations made to the farmhouse over time have diminished its original character. These changes have led to the conclusion that the building no longer retains its physical, historical, or contextual significance. The impact assessment derives the demolition is the preferred option.

11. CONSERVATION STRATEGY

The building has been significantly altered over time, with modifications that have compromised its physical, historical, and contextual value. These alterations include incompatible window replacements, changes to the main door and roof, and a one-storey addition in poor condition that lacks cultural heritage value. Furthermore, the property does not hold substantial historical associations, nor does it contribute meaningfully to its surroundings in terms of contextual value.

Given these considerations, the farmhouse no longer retains its distinct architectural character or historical significance. The extensive alterations have diminished its value as a representative example of Georgian architecture, and it no longer holds meaningful historical connections to the area or its community. Additionally, the property's surroundings have evolved significantly, further distancing the farmhouse from its original context. Therefore, preservation or conservation is not warranted for the subject property.

12.0 SUMMARY STATEMENT

11154 Winston Churchill Boulevard, Halton Hills (“subject site”) is located in a mixed residential/agricultural area on the southeast of Side Road 17 and Winston Churchill Boulevard in the Town of Halton Hills, Regional Municipality of Halton, Ontario. The subject property at 11154 Winston Churchill Blvd., Halton Hills, ON is included in the Town’s Heritage Register ¹¹as a Listed Heritage Property. A site visit was conducted on January 18, 2025 to document existing site and building conditions. The site investigations confirmed that the property contains a late-nineteenth century one-and-a-half-storey Georgian style structure and a later one-storey addition and two outbuildings. The subject site is surrounded by agricultural fields under cultivation and adjacent mixed-use contemporary suburban developments.

This HIA concludes that:

- The subject property includes a late-19th century structure representative of Georgian style architecture. Present day assessment of the building conditions and evaluation of the heritage value (as stated in the Town’s Heritage Report dated August 2013) of the structure determined fair to poor building conditions and significant alterations to the heritage attributes including side symmetrical façades with the addition of a one-storey structure to the south east of the building, deteriorated front door with light sidelights and transom and previously existing six-over-six windows with fixed single glazing.
- Based on the results of the historical research, community consultation, site investigations and cultural heritage evaluation against O.Reg. 9/06, it was determined that the subject property does not possess Cultural Heritage Value or Interest.
- The impact assessment determined that the demolition of the existing dwelling, later addition and the outbuildings will not result in direct or indirect impacts from a cultural heritage perspective since no CHVI was identified for the property.

No further cultural heritage reporting is required for the subject property. This HIA must be submitted to heritage planning staff at the Town of Halton Hills for review and subsequent planning approvals.

¹¹ Heritage Register, Town of Halton Hills. Retrieved online from: <https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx>

13. SIGNATURES

Should you have any questions regarding the contents of this report, or if you need any further assistance, please contact the undersigned.

Harsh Padhya, CAHP

plannerp.harsh@gmail.com

14.0 APPENDICES

APPENDIX A: BIBLIOGRAPHY & REFERENCES

Abstract Book 20 Halton County, Lot 16, Concession 11.

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https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1994ed7TIFF&_add:true_nozoom:true

Government of Canada

2024 Census Search, Menzies, John. A. Electronic Resource:

<http://central.bac-lac.gc.ca/.redirect?app=census&id=45057040&lang=eng>

Government of Ontario

Planning Act, R.S.O. 1990, c. P.13

<https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement, 2024

<https://www.ontario.ca/page/provincial-planning-statement-2024>

Ontario Heritage Act, R.S.O. 1990, c. O.18

<https://www.ontario.ca/laws/statute/90o18>

Ministry of Citizenship and Multiculturalism (MCM)

Ontario Heritage Tool Kit

Standards and Guidelines for the Conservation of Historic Places in Canada

Town of Halton Hills, ON

2025 Property Index Map (2020). Electronic Document. <https://help.onland.ca/en/property-search/>

The Town of Halton Hills Official Plan, March 2008, consolidated on April, 2024

<https://www.haltonhills.ca/en/business/resources/Documents/OfficialPlan/OfficialPlanConsolidationDec310-2020-Apr30-2024-FINAL-Compressed.pdf>

Mapping – Secondary Plans H2 Norval Landuse Plan, April 2024

2024 Designated Heritage Properties. Electronic Resource:

<https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&run=WFSU&qS=1&qL=4&q=OBJECTID=2910&LayerTheme=8>

Online Resources/Publications

2024 Scholars GoePortal, Historical Mapping. Retrieved online from:

https://geo1.scholarsportal.info/#r/details/ uri@=NTS50K030M12_1994ed7TIFF

Ontario Historical County Maps County of Halton, Tremaine's Map 1858. Accessed online from:

<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>

County of Halton, Tremaine's Map 1880. Accessed online from:

<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>

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OWNERSHIP OF ESQUEWING, LOT 5 CONCESSION 11 PAGE 1

TOWNSHIP OF ESQUESING. LOT 16

CONCESSION 11

PAGE 2

[illegible]

TOWNSHIP OF ESQESING, LOT 11 CONCESSION 11 PAGE 3

[illegible]

MICROFILMED
July 14/80
MICROFILMED
30 March 1977
10

LOT

16

CONCESSION

11 Esquensing

PAGE NO. 7

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
503548	Re-assign	5 June 1979	13 June 1979	The Toronto Dominion Bank	274563 Ontario Limited	Pt. c.	Assign #37/178
20R-4457	Plan	—	21 Sept., 1979	A Reference Plan	—	\$ 51.00	See Plan Re: #221897 and 20189H ²
515493	Deed	4 Dec., 1979	13 Dec., 1979	James L. Clark,	The Regional Municipality of Halton,	\$2.00 & c	Pt. E ² lot, des. Pt. 2 on 20R-4457.
515659	D of M	28 Nov. 1979	17 Dec. 1979	Botwin Investments Limited	Barbara Ioannidis	—	#468257. <i>4th 20R</i>
515660	Deed	4 Dec. 1979	17 Dec. 1979	James L. Clark	Judith M. McDonald	N.L.A. & \$2. & c	Part lot designated as PARTS 3, 4, 5, 6 and 7 on 20R-4457. Subject to eas't & Together with right
515853	Deed	4 Dec 1979	18 DEC 1979	James L. Clark	Bruce Castle & Paul Zulak as partnership property	\$2.00 & c	Pt E ² of lot des as Pt-1 on 20R-4457
515854	Mtge	10 Dec 1979	18 Dec 1979	Bruce Castle & Paul Zulak	James L. Clark	\$28,500.00	Pt E ² of lot des as Pt-1 on 20R-4457, with Provisions
517276	Consent (Dept. of Nat. Revenue)	22 Jan., 1980	28 Jan., 1980	To the transfer of property of John Benjamin Clark Watkins,	the estate of	—	Pt. E ² lot as in #221897.
535109 Dis'd by 752102	Judgement of Title	16 Jan. 1981	30 Jan. 1981	Bruce M. and Connie R. Castle	The Royal Bank of Canada	—	Pt. E ² lot, described as Part 2 on 20R-2244, together with right of way
540303	Mtge	25 May 1981	25 May 1981	Bruce M. & Connie R. Castle	James L. Clark	\$50,000.	Part E ² designated as PART 2 on 20R-2244, together with right of way with provision
540315	DM	28 May 1981	28 May 1981	James L. Clark,	Bruce M., and Connie R. Castle,	—	#486782
543447	M Lien	8 Jul 1981	8 Jul 1981	Carosi Construction Ltd	Barbara Ioannidis & Umberto Giarrande	\$7,233.90	Part as in 370359
545441	Gert of Action	17 Aug 1981	17 Aug 1981	Carosi Construction Limited, Plaintiff	Barbara Ioannidis and Umberto Giarrande, Defendant	\$7,203.90	Pt. E ² lot as in 370359. <i>Rule 9C.06 19 mt</i> <i>Rule 9C.06 20 mt</i> <i>Pt E² lot (3acs) as in 370359</i>
547195	Deposit	day/month/year 18 09 81	—	—	—	—	Part E ² designated as PARTS 1 to 8 inclusive on 20R-4457

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70-2446
M3733A

PAGE NO. _____ LOT 16 CONCESSION 11 Requeing

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	day MONTH Year	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
547197	Deed		18 09 81	CASTLE, Bruce ZULAK, Paul	JAKUBCZYK, Elsie P. JAKUBCZYK, Stanislaw Jt.	\$2. & C	Part E $\frac{1}{2}$ designated as PART 1 on 20R-4457
547198	M		18 09 81	JAKUBCZYK, Elsie P.	Shir-Gonn Construction	\$25,000.	Part as in #547197
Discharged by # 56362 Asst. Dep. Land Reg. 10							
548160	Deed		09 10 81	IOANNIDIS, Barbara	479087 Ontario Inc.	\$2&C	1st'ly-Part E $\frac{1}{2}$ (3.00 acs) Beg'g N'ly angle lot Thence SE 1038.01' SW 400' NW 300' SW 438.76' SE 300' NE 438.76' to POC 2nd'ly-Part N or NW $\frac{1}{2}$ as in 332040
548161	M		09 10 81	479087 Ontario Inc. and	Halton Community Credit	Prem	1st'ly- as in 548160
# 609763 Dep. Land Reg. 10							
				GRANDGRAND, Umberto, as	Union Limited		2nd'ly- as in 332040
				Guarantor of Third Part			
553652	Deed		07 12 81	McDONALD, Judith M.	CLARK, James Lyons	\$2&c	Pt. des as pts. 3, 4, 5 & 7 on 20R-4457. Subj. to & Tog. with rights.
552102	Discharge of Lodgement Title		14 01 82	The Royal Bank of Canada	CASTLE, Bruce M. CASTLE, Connie R.		No. 539102
No. 546494 Asst. Dep. Land Reg. 10							
			15 12 82	27155 Ontario Limited	271553 Ontario Limited	\$25,000.00	Pt. described above by sub. #
577633	Deed		31 05 83	JAKUBCZYK, Elsie P.	STERRITT, William M. STERRITT, Nina A., as JT.	\$2. + c	Pt. E $\frac{1}{2}$ des. as Pt. 1 on 20R-4457
573475	Deposit		10 06 83				Pt. E $\frac{1}{2}$ as in 547197
583094	Agreement		15 08 83	CAMERON, John H. CAMERON, Rhoda	276895 Ontario Limited	Prem. +	Extending M. #371568
587324	M		11 10 83	276895 Ontario Limited	HUMMEL, Elsie	\$18,000.	Part Com'g NW limit lot 808.01' SE from N angle lot. Thence NW 306.78' SW 561.98' NW 187.46' NE 162.67' NW 479.80' SW 1,829.28' NW 273.61' SW 826.70' SW 460.13' SW 941.38' SE 503.18' NE 353.65' SE 51' NE 463.89' NE 212.31' NE 554.09' NW 34' NE 424.62' NE 255.76' SE 72.11' SE 77.20' SE 146.52' NE 118.16' NE 1279.63' NW 300' NE 438.76' SE 100' NE 400' to p.o.c. Subj. to eas't.
Discharged by # 347788 Asst. Dep. Land Reg. 9							
				Je-Hew Holdings Limited			
				BROWN, G. Edmund			
				GOLN, Doris			
				HUMMEL, Roxine H.M.			
				LESLIE, Robert, guarantors			
				of third part			

LOT 16 CONCESSION 11

PAGE NO. _____

FORM A-3

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DAY/MONTH/YR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
605228	Court Order		17 08 84	000			Sub 95.06.10 19 m Dte of Mch-Len #543447
608837	Grant		26 10 84	CASTLE, Bruce M. CASTLE, Connie R.	BELL, Gerritt J. BELL, Lorne E. as JT		Pt E4 of lot des as pt 2 on 20R-2244
608838	Mort		26 10 84	BELL, Gerritt J. BELL, Lorne E.	CLARK, James L.	\$45,000.	Pt E4 of lot des as pt 2 on 20R-2244
609764	Grant		14 11 84	479087 Ontario Inc.	605015 Ontario Limited		as in #548160
609765	Mort		14 11 84	605015 Ontario Limited	PILLERSBURY, Oscar	\$170,000.	as in #548160
609766	Mort		14 11 84	605015 Ontario Limited	479087 Ontario Inc.		as in #548160
609767	AM		14 11 84	479087 Ontario Inc.	Halton Community Credit Union Limited		Mort #609766 AN
20R-7113	R-Plan		26 07 85				Re: #18620 G ²
628425	Grant		10 10 85	The Director, The Veterans' Land Act	The Regional Municipality of Halton		Pt. des. as pt. 3 on 20R-7113
628706	Grant		16 10 85	The Director, The Veterans' Land Act	BROWNE, William G. M.		Pt. NW $\frac{1}{4}$ des. as pts. 1 & 2 on 20R-7113
628707	Grant		16 10 85	BROWNE, William G. M.	The Regional Municipality of Halton		Pt. E4 des. as pt. 2 on 20R-7113
628708	Grant		16 10 85	BROWNE, William G. M.	Kuebler's Custom Homes Inc.	\$48,500.	Pt. E4 des. as pt. 1 on 20R-7113
630364	Deposit		08 11 85				Pt NW $\frac{1}{4}$ of W $\frac{1}{2}$ of lot des as pt 8 on 20R-4457
632299	Mort		05 12 85	605015 Ontario Limited	Federal Business Development Bank	\$225,000.	As in # 609764
646122	Grant		30 07 86	Kuebler's Custom Homes Inc.	SOWARD, David J. SOWARD, Pamela E. as J.	\$185,000.	Pt of the E4 of lot des as pt 1 on 20R-7113
646123	Mort		30 07 86	SOWARD, David J. SOWARD, Pamela E.	Kuebler's Custom Homes Inc.	\$45,000.	Pt E4 of lot des as pt 3 on 20R-7113
671690	Mort		17 07 87	605015 Ontario Limited	CANADIAN IMPERIAL BANK OF COMMERCE	\$200,000.	1st'y Pt E4 des as pt 1 on 20R-751. (3.00 acres) 2nd'y Pt NW $\frac{1}{4}$ (609764)

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M1973A

PAGE NO. _____

LOT 16 CONCESSION 11

TOWNSHIP OF ESQUEWING Amended 93.02.16 *HL* A.D.L.R.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
20R-8688	R-Plan		17 05 88				Part 1 Re: 18620 G ²
697380	Grant		22 07 88	THE DIRECTOR, THE VETERANS' LAND ACT	BROWNE, William Gordon Milne		Pt NW 1 des as pt 1 on 20R-8688
697381	Grant		22 07 88	BROWNE, William Gordon Milne	656284 ONTARIO LIMITED	\$137,500	Pt NW 1 des as pt 1 on 20R-8688
711851	Transfer		VR - M - D 89 02 06	ONTARIO HYDRO	CROZIER, Victor HALTON HILLS HYDRO-ELECTRIC COMMISSION		Easement over PT & OL
722343	Transfer		89 06 29	THE DIRECTOR, THE VETERANS' LAND ACT	BROWNE, William Gordon Milne		Pt NW 1 with exp
722344	Transfer		89 06 29	BROWNE, William Gordon Milne	MEDEIROS, Hercules MEDEIROS, Maria JT	\$267,000.	Pt NW 1 with exp
722345	Charge		89 06 29	MEDEIROS, Hercules	BROWN, William Gordon Milne	\$200,000.	Pt NW 1 with exp
ADVANCED BY 651588 ASST. DEPT. LAND REG. 1/11/89				MEDEIROS, Maria			
768191	Assignment		91 07 29	HUMMEL, Elsie	HUMMEL, Reginald Alexander		Re: 587324
800490	Transfer		93 02 11	THELOHN HOLDINGS INC. CROZIER, Victor	THELOHN HOLDINGS INC. as to a 1/2 interest JARVIS, Thelma Elizabeth as to a 1/6 interest CROZIER, Carolyn Christine as to a 1/6 interest FERRI, Janice Ruth as to a 1/6 interest		Pt NW 1/2 des as pt 1 on 20R-8688
20R-11776	R-Plan		95 06 21				Part 1 Re: 609754
840587	Transfer		95 07 21	605015 ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF HALTON		Pt des as Pt 1 on 20R-11776
840589	Partial Discharge		95 07 21	FEDERAL BUSINESS DEVELOPMENT BANK			Pt des as Pt 1 on 20R-11776 discharged from Charge 632299
840590	Partial Discharge		95 07 21	CANADIAN IMPERIAL BANK OF COMMERCE			Pt des as Pt 1 on 20R-11776 discharged from Charge 671690
845091	Agreement		95 10 26	605015 ONTARIO LIMITED	THE CORPORATION OF THE TOWN OF HALTON HILLS		Part 1 (3.00 acres) 2ndly: Part NW 1 With Exp. (609764)
846496	Order		95 11 24	ONTARIO COURT (GENERAL DIVISION)	274863 ONTARIO LIMITED (Defendants)		Re: 564792
851172	Transfer		95 04 15	THELOHN HOLDINGS INC.			

Abstract Index
Répertoire par lot

Lot 16 Plan/Concession 11 Page _____

ESQUEMME

Ontario **855091**

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/s/Remarques
850967	Transfer	96 04 19	THELOHN HOLDINGS INC. JARVIS, Thelma Elizabeth CROZIER, Carolyn Christine	MCBRIDE, Randal John MCBRIDE, Chris JT		Part NE½ des as PART 1 on 20R-8688
850968	Charge	96 04 19	FERRI, Janice Ruth MCBRIDE, Randal John MCBRIDE, Chris	THELOHN HOLDINGS INC. 50% int. \$36,000. JARVIS, Thelma Elizabeth 16 2/3 int. \$12,000. CROZIER, Carolyn Christine 16 2/3 int. \$12,000. FERRI, Janice Ruth 16 2/3 int. \$12,000. int.	\$72,000.	Part NE½ des as PART 1 on 20R-8688
854355	Charge	96 08 02	BELL, Gerritt Jasper BELL, Lorna Eileen	CANADA TRUSTCO MORTGAGE COMPANY	\$150,000.	Part E½ des as Part 2 on 20R-2244
854965	Charge	96 08 27	276895 ONTARIO LIMITED	BROWN, Maile LESLIE, Frederick LESLIE, Robert HIMMEL, Roxine each as to an undivided 25% interest	\$36,820.	Pt S to E
855394	Charge	96 09 13	MCBRIDE, Randal John MCBRIDE, Chris	REY, Kenneth	\$28,000. DISCHARGED G-1	Part NE½ des as Pt 1 on 20R-8688 961558 ASST. DEP. LAND REG. J.P.
857557	Charge	97 01 10	MCBRIDE, Randal John MCBRIDE, Chris	FIRSTLINE TRUST COMPANY	\$153,000.	Part NE½ des as Part 1 on 20R-8688

NOTICE
The land in this abstract index is designated
as of
JAN 27 1997

Under part II of the L.R.P.A., all un-qualified properties
are registered under the Land Titles Act pursuant
to Sec. 32. All Registrations subsequent to that
date are recorded in the parcel register set out in
Subsection 14(1) of the Land Titles Act.


NOTICE
The land in this abstract index is designated
as of
FEB 24 1997

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13321 (88) FORM 1

Continued on Suite 3 to page _____

**APPENDIX C: 11154 WINSTON CHURCHILL BOULEVARD, ESQUESING – LISTING SUMMARY,
HALTON HILLS MUNICIPAL HERITAGE REGISTER**

Property Name	n/a
Street Address	11154 Winston Churchill Boulevard
Rural Lot and Concession	Lot 16, Concession 11
Assessment Roll Number	241507000312600
Community	Rural
Municipality	Halton Hills
Regional Municipality	Halton
Construction Date	c. 1860
Building Type	Residential
Cultural Heritage Value	<ul style="list-style-type: none"> Representation of Georgian style architecture including symmetrical façade with five bays, single light sidelights and transom, and six-over-six windows with large shaped lintels
Photo	 <p>Photo: August, 2012</p>
Report Prepared By	Heritage Resources Centre
Date of Report	August 2013
Sources (e.g. Halton Hills Rural Heritage Inventory)	<ul style="list-style-type: none"> Rural Inventory Northern – Lots 11 to 32, 2012

APPENDIX D: QUALIFICATIONS OF THE AUTHOR, HARSH PADHYA, CAHP

Harsh has been working in the field of Policy Planning for over 13 years, with experience in policy research, cultural heritage planning, environmental assessments, and public engagement. He has knowledge, skills, and enthusiasm for conserving and celebrating our cultural and natural heritage resources as part of creating complete communities. While working with the City of Brampton, he has had the opportunity to communicate and collaborate with various departments and agencies. He also has expertise in creating, managing and maintaining technical information, interpreting data, and stakeholder consultation.

Harsh is currently serving as Board of Governors at the National Trust, a Professional Member at the Canadian Association for Heritage Professionals (CAHP) and a Candidate Member with the Ontario Professional Planners Institute (OPPI).

Harsh has worked on a wide range of projects including large- and small-scale development applications, City-initiated capital projects, and large-scale Planning initiatives including input into the City's new Official Plan. Over the years he has maintained excellent relations with the Brampton Heritage Board as well as the Brampton Historical Society and other heritage-oriented community groups and has always been mindful of the need for community engagement and input into how Brampton addresses heritage conservation. A dedicated and focused professional who has an excellent and nuanced understanding of relevant legislation and policies as well as sound judgement based in his extensive real-world experience working with a broad range of development proponents and heritage consultants.

Below list highlights a few specific projects he was/is involved in as they demonstrate the breadth of his experience and professional abilities in Heritage Sector.

Archaeological Management Plan:

Project manager for the development of the City's first Archaeological Management Plan (AMP). He was responsible for the creation of the project charter, scope of work and procurement, and is now leading the project and managing our external consultant. Of particular note are his substantial efforts in developing a program of indigenous and public engagement for the project.

Official Plan Amendment:

A critical role in reviewing the City's past heritage policies and in creating new, up-dated language for the new version of the Official Plan. In particular, he provided invaluable insight into the place of heritage within the overall official plan as well as the various supporting processes, such as Heritage Impact Assessments and development review. As a follow on, he was instrumental in a recent end-to-end program review for the heritage department in support of the Official Plan process and adapting to the new realities of Bill 23.

Heritage Designation:

Conducted research and evaluation against criteria in On. Reg. 9/06, prepared Designation Report for various heritage properties. Presenting reports to the Municipal Heritage Committee and City Council for approval and drafting designation by-law. Few examples of properties designated are provided below:

- 10020 Mississauga Road, Brampton
- Air Canada Crash Site – 72 Degrey Drive, Brampton
- 49 Chapel Street, Brampton

Development Review:

Harsh has been the lead for the review of large-scale development applications involving individual/ group of properties across Brampton. Key component of these projects has been the conservation, restoration,

and planned adaptive re-use of Heritage Houses/ Structures. Working with internal development staff and management, the development proponent, and their heritage consultants to ensure not only that the building is conserved and commemorated but that the design of the new adjacent development is appropriately mindful of retaining and celebrating resources. Few examples from these applications are presented below:

- 28 Elizabeth Street North, Brampton
- 11651 Bramalea Road, Brampton
- 10254 Hurontario Road, Brampton
- 11687 Chinguacousy Road, Brampton
- 1030 Queen Street West (former Springbrook Schoolhouse), Brampton
- 10100 The Gore Road, Brampton

Drafting Heritage Policies:

Amendments to the Designated Property Incentive Grant Program.

- Benchmarking with other cities in Ontario
- Increase in grant amount from \$5,000 to \$10,000
- Amendments to existing By-laws

Review and processing heritage plaques as a part of conservation projects.

- Review of Plaque Content and Design
- Finalized location and size of the plaque(s)/ mural/ commemorative features
- Liaison for production and installation
- Extensively involved in providing design input for Heritage Material updates

Review and update to the Heritage Permit Toolkit; Terms of Reference for Heritage Impact Assessment, Conservation Plan, Documentation, Salvage and Commemoration Plan.