

11154 Winston Churchill Boulevard, Halton Hills, ON HERITAGE IMPACT ASSESSMENT

Prepared for: Gursewak Gill Prepared by: Harsh Padhya, CAHP Final Issued: May 2, 2025

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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 structure built around c. 1870 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.
- Following historical research, community consultation, site investigations, and an evaluation under O. Reg. 9/06, it was concluded that the property meets only one criterion—its physical/design value—and does not overall demonstrate Cultural Heritage Value or Interest.
- A significant landscape feature a tree-lined driveway currently existing on the property, will be retained by the owner.
- 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.

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: <u>https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx</u>

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 an existing Georgian architecture style residence built around c. 1870 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 tree lined 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.

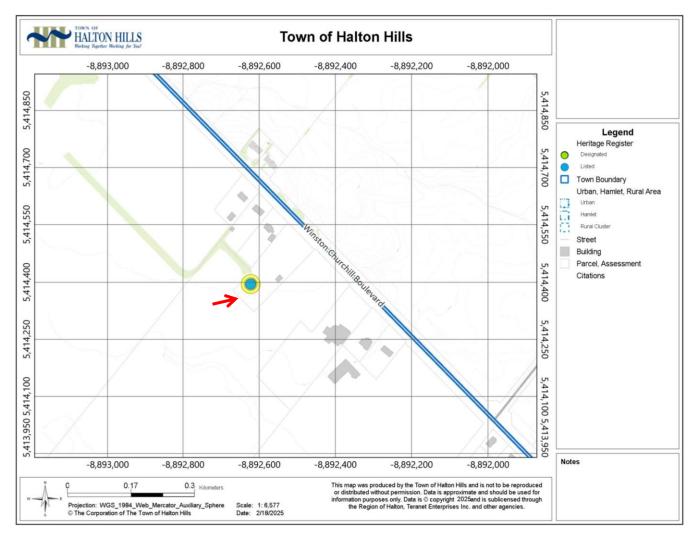


Figure 2: Figure showing the subject property approximate extents, the listed heritage building illustrated by the blue dot and the outbuilding north east of the dwelling. Annotated by the author to show the subject property parcel. Source: Town of Halton Hills, 2025. Retrieved online from:

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

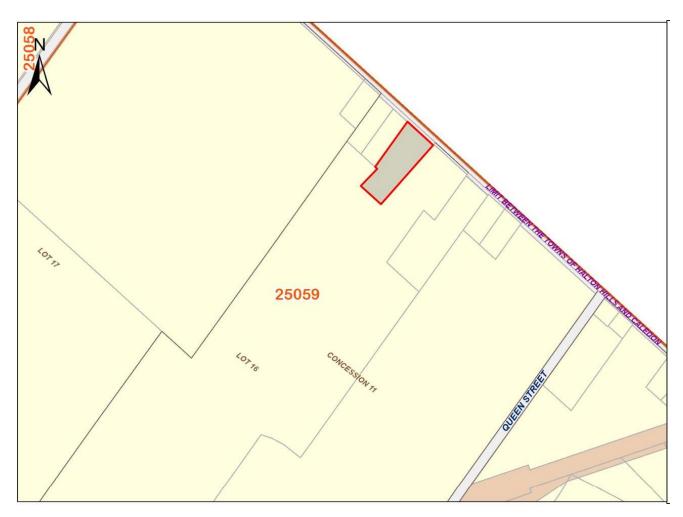


Figure 3: Property Index Map (2025) showing the location, lot 16, and extent of the subject property. Source: Ontario Land Registry Access, ON Electronic Property Index Map. Retrieved online from onland.ca

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 Communic ation	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	<u>sewak_gill@hotmail.com,</u> 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.	<u>esquesinghs@gmail.com, <mrowe< u=""> <u>6@gmail.com></u></mrowe<></u>
February 23, 2025	John Mark Rowe Archivist, Esquesing Historical Society		esquesinghs@gmail.com, <mrowe 6@gmail.com></mrowe

		Provided information on Archives, Microfilmed newspaper, and resources.	
April 27, 2025	Site Visit in presence of the Owner Gursewak Gill		sewak_gill@hotmail.com, gupi.kler@gmail.com

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.

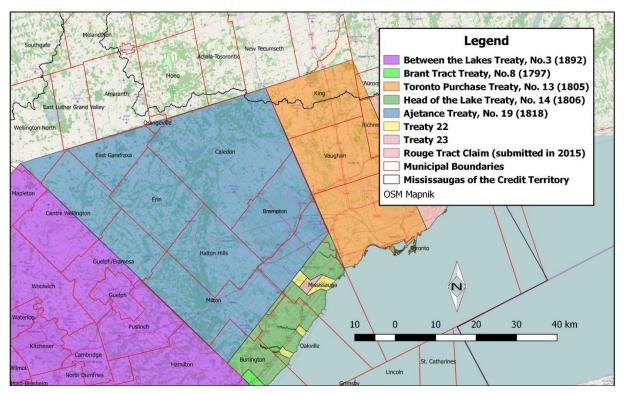


Figure 4: Treaties Map showing municipal boundaries related to the Ajetance Treaty, No. 19 (1818)

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

² The Great Lakes Reseach 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;
- <u>Métis Nation of Ontario;</u>
- <u>Credit River Métis Council;</u> 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: <u>https://mncfn.ca/ajetance-treaty-no-19-1818/</u> ⁴Indigenous Communities around Halton: <u>https://www.halton.ca/The-Region/Projects-and-Initiatives/Building-meaningful-relationships-with-Indigenous</u>

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-birthdayhistory

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

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:

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 Isabella Watkins 1906 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)* Thomas Berry (from James Henry William) 1946 1951 Lloyd Brichton 1951 Rhoda Cameron The Hydro Electric Power Commission of Ontario 1955 Estate of Jane Isabella Gilchrist Watkins 1962 John Benjamin Clark Watkins 1964 1967 James Lyons Clark John & Rhoda Cameron 1968 Mint Leaf Developments Limited* 1971 1989 Maria Medeiros; Hercules Medeiros 2023 1000653879 Ontario Inc 2024 **Gursewak Gill**

LISTING OF OWNERS

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

C.1936 the 100 acres lot was sub-divided and sold to various families/ Incorporations.

Owner information between 1971-1989 was not found.

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.

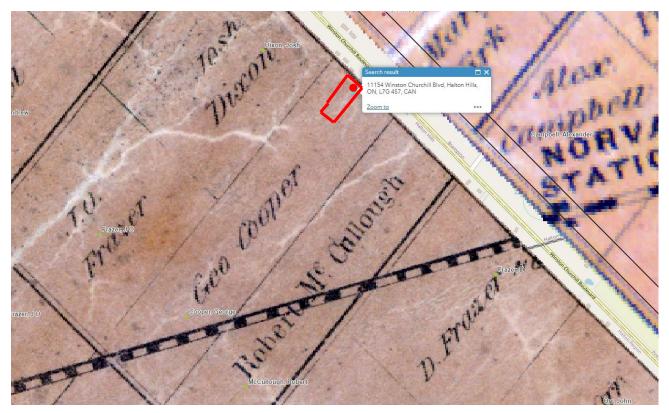


Figure 5: County of Halton, Tremaine's Map 1858, showing Geo Cooper as the owner of Lot 16, Concession 11, Esquesing. Annotated by author to show the subject property. Accessed online from: https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f

Rob. Coo

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: <u>https://digital.library.mcgill.ca/countyatlas/showmap.php?Township=Esquesing+North&plotX=3809&plotY</u> <u>=2827&getMap.x=85&getMap.y=15</u>

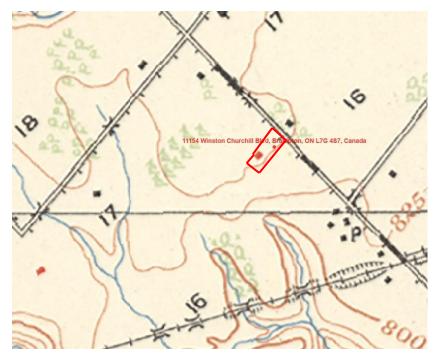


Figure 7: Historical Topographic Maps of Ontario. **Brampton, Ontario. 1:63,360. Map Sheet 030M12,** [ed. 1], 1909. Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/ uri@=HTDP63360K030M12 1909TIFF& add:true nozoom:true



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

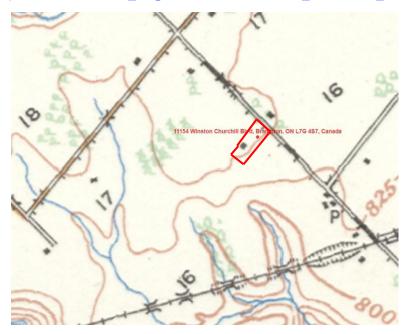


Figure 9: Historical Topographic Maps of Ontario. Brampton, Ontario. 1:63,360. Map Sheet 030M12, [ed. 7], 1933. Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1933TIFF&_add:true_nozoom:true



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 https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1951ed2WTIFF&_add:true_nozoom:tru e

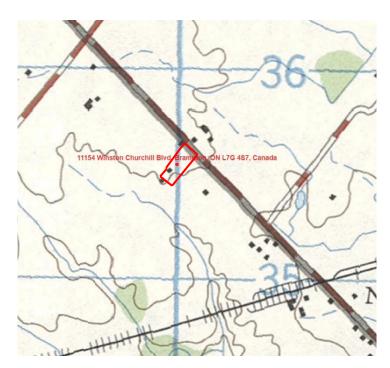


Figure 12: Historical Topographic Maps of Ontario **Brampton (West) Ontario. 1:50,000. Map Sheet 030M12, ed. 4, 1964**. Source: *Natural Resources Canada (NRCan),* Brampton, ON. Accessed online from:

https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1964ed4aseWTIFF&_add:true_nozoom: true

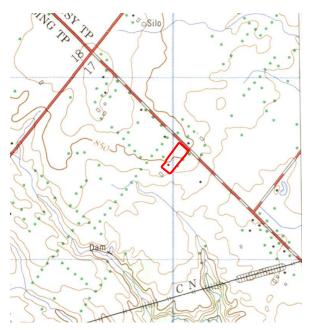


Figure 13: Historical Topographic Maps of Ontario **Georgetown, Ontario. 1:25,000. Map Sheet 030M12E, ed. 1, 1974**. Source: *Natural Resources Canada (NRCan), Georgetown, ON* Accessed online from:

https://geo.scholarsportal.info/#r/details/_uri@=HTDP25K030M12e_1974TIFF&_add:true_nozoom:true

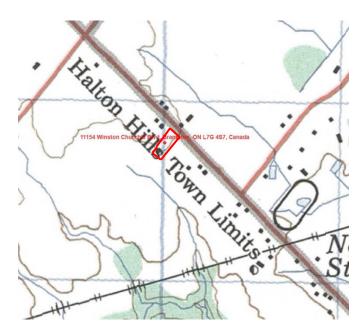


Figure 14: Historical Topographic Maps of Ontario **Brampton Ontario. 1:50,000. Map Sheet 030M12, ed. 7, 1994**. Source: *Natural Resources Canada (NRCan)*, Brampton, ON. Accessed online from: <u>https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1994ed7TIFF&_add:true_nozoom:true</u>

Outbuilding is not visible.

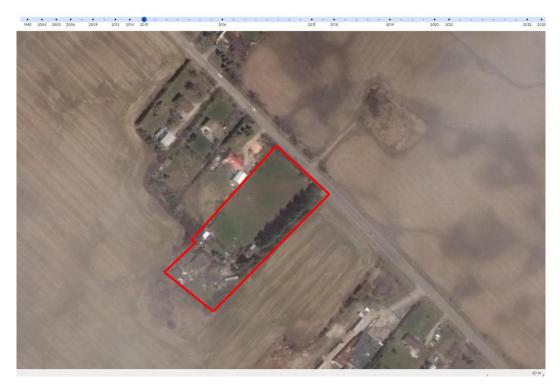


Figure 15: Aerial Imagery for the subject site – 2004. Source: Google Earth Imagery. Two outbuildings are now visible.





5.1.5 Review of Historical Mapping

The Study Area is situated in of Lots 16, Concession 11, in the former Township of Esquesing North, present day Georgetown, Halton Hills, Ontario. Halton County. The property was first granted as a Crown Patent to **George Cooper** in 1855.

Figure 5 and Figure 6 depict the name Geo Coooper and Robert Cooper respectively. The Cooper family were early settlers in the Esquesing North area however no evidence was found that would demonstrate that they played a significant role in the development of Halton Hills. Neither the 1858 or 1877 historical maps list any known property owners (Figure 5). The 1877 map depicts an elongated built structure along with an orchard within the Study Area (Figure 6). Although the latter doesn't not align with the present day building footprint, Geowarehouse – Records indicate that a built structure was built by the Cooper family in 1870. To establish the land-use history of the property, land registry data for Lot 16, Concession 11, in the Township of Esquesing, Halton County was reviewed. The land registry data shows that the Lot 16 originally included 100 acres of land each, which was later subdivided into the numerous town lots associated with the Town of Halton Hills. The subject property located at 11154 Winston Churchill Boulevard is located in the northeast portions of Lot 16, Concession 11, and is comprised of approximately 2.6 acres.

Accordingly, the discussion of the property history below focuses on the northeast portion of this property. In March 1855 the patents for northeast Lot 16 were sold to George Cooper. The property located at Lot 16 would exchange hands between George Cooper to his wife and Robert McCullough before being sold in 1857 to Peter Tisdale.

Following this, the subject property would exchange hands between George Coooper in 1859, Canada P.B. & S Society in 1864 before being sold in 1877 to Robert Cooper and later to Joseph Bird in 1894.

John Watkins (1862-1906) alongside his wife Jane Isabelle Clark Watkins (1864-1942) and their son John Benjamin Clark Watkins (1902-1964) purchased the subject property in 1903 and resided at this property until 1906 following which it was sold in 1908 to Isabelle Cooper. Halton Local Historical Databases (Halton Local History Search Results) and History - Visit Halton Hills webpages were reviewed in order to retrieve additional information on the members of the Watkins family. It was determined that John Benjamin Clark Watkins was a Canadian diplomat and scholar who served as Canadian ambassador to the Soviet Union from 1954 to 1956. (Source: queerplaces -John Watkins). Between 1913 to 1964, the ownership shifted multiple times among individuals, including **Joseph Bird in 1913**, Fred Hancock in 1920 and various members of the Clarke (or Clark) family (1920s and 1930s). C.1936 the 100 acres lot was subdivided and sold to multiple families/ incorporations. In the mid-20th century, notable owners included Thomas Berry, The Hydro Electric Power Commission of Ontario, and members of the Watkins and Cameron families. Furthermore, Land Registry results indicate the subject property was under the ownership of Jane Isabella Gilchrist Watkins in 1962 before it being sold to John Benjamin Clark Watkins in 1964, the year of his demise.

Ownership records from **1971 to 1989** are missing. From 1989 onwards, the land was held by **Maria and Hercules Medeiros**, followed by **1000653879 Ontario Inc in 2023**, and most recently **Gursewak Gill in 2024**.

The property has associations with early settler families like Cooper, Clark, Tisdale and Watkins families and direct association with John Benjamin Clark Watkins who purchased the property in 1964 and was a Canadian Ambassador to the Soviet Union from 1954 to 1956 (<u>queerplaces - John Watkins</u>). Since John Benjamin Clark Watkins both purchased the subject property in 1964 and died in 1964, we cannot ascribe high historical value in terms of John's association with the subject building/property.

Furthermore, the property does not yield or has the information that contributes to an understanding of the Halton Hills community nor does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the Halton Hills community. Based on the above discussion, it is concluded that 11154 Winston Churchill Boulevard does not meets criterion 2.i, 2.ii and 2.iii of O. Reg. 9/06 and does not have historical/associative value.

6.0 ASSESSMENT OF EXISTING CONDITIONS

A site visit was conducted on <u>January 18, 2025</u> 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. As concluded from historical mapping analysis, the house was constructed around c. 1870 (based on available records).



Figure 17: Rectangular lot featuring heritage house, and outbuildings. Source: Interactive mapping, <u>MapLinks</u>, 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 tree-lined 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, alternations to windows, soffit and fascia were observed.



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

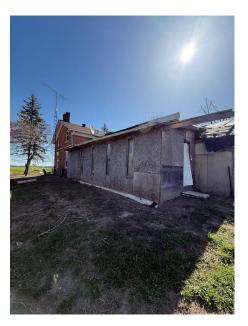




Figure 23: Later addition to the farmhouse facing south, from the site visit in April 2025.

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

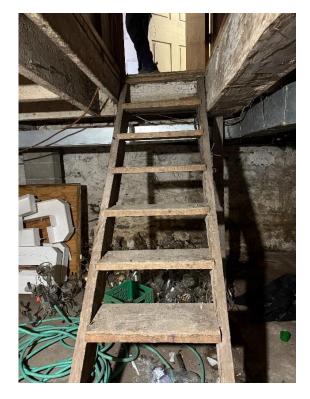


Figure 24: Staircase leading to the farmhouse basement.



Figure 25: Later addition to the farmhouse was found to be in debilitated condition.



Figure 25: Farmhouse front door with single light sidelights and transom, has been altered significantly.



Figure 27: The existing living room is currently vacant has altered flooring and is in overall poor condition.



Figure 26: 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: Staircase leading to the second floor no longer reflects its original character.

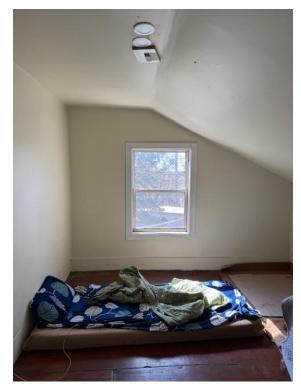


Figure 30: The rooms on second floor primary used as bedroom space by the occupant.



Figure 312: Mature Treeline located North of the property.



Figure 33: Garage building at the end of the driveway leading to farmhouse.



Figure 34: Treeline with driveway access leading to the house.

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 <u>meets two or more</u> 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.

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	Yes	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. These examples retain their massing, fenestration and detailing. Constructed around c. 1870., the house is not an early example of the Georgian style, which can date to 1750 ⁸ . Overall, the house meets representative criteria.
	Displays a high degree of craftsmanship or artistic value	No	The subject property includes a structure built around c. 1870 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

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

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

			 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. 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. 11154 Winston Churchill Boulevard does not display a high degree of craftsmanship or artistic value.
	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	 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. 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. The property has associations with early settler families like Cooper, Clark, Tisdale and Watkins families and direct association with John Benjamin Clark Watkins who purchased the property in 1964 and was a Canadian Ambassador to the Soviet Union from 1954 to 1956 (queerplaces - John Watkins). Since John Benjamin Clark
			Watkins both purchased the subject property in 1964 and died in 1964, we cannot ascribe high historical value in terms of John's association with the subject building/property.

			Furthermore, the property does not yield or has the information that contributes to an understanding of the Halton Hills community nor does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the Halton Hills community. Based on the above discussion, it is concluded that 11154 Winston Churchill Boulevard does not meets criterion 2.i, 2.ii and 2.iii of O. Reg. 9/06 and does not have historical/associative value.
	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	Νο	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 meets one criteria of *O. Reg.* 9/06 as such, it <u>does not merit</u> <u>designation under Part IV</u> of the *Ontario Heritage Act*.

7.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Following historical research, community consultation, site investigations, and an evaluation under O. Reg. 9/06, it was concluded that the property meets only one criterion—its physical/design value—and does not overall demonstrate Cultural Heritage Value or Interest. 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 around c. 1870, 1-1/2 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 around c. 1870, 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. Although the modifications have significantly altered aspects of the structure's original design, the house remains a representative example of the Georgian architectural 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.

The property has associations with early settler families like Cooper, Clark, Tisdale and Watkins families and direct association with John Benjamin Clark Watkins who purchased the property in 1964 and was a Canadian Ambassador to the Soviet Union from 1954 to 1956 (<u>queerplaces - John Watkins</u>). Since John Benjamin Clark Watkins both purchased the subject property in 1964 and died in 1964, we cannot ascribe high historical value in terms of John's association with the subject building/property. Furthermore, the property does not yield or has the information that contributes to an understanding of the Halton Hills community nor does it demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the Halton Hills community. Based on the above discussion, it is concluded that 11154 Winston Churchill Boulevard does not meets criterion 2.i, 2.ii and 2.iii of O. Reg. 9/06 and does not have historical/associative value.

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

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

7.2.4 CONTEXTUAL VALUE

The Subject Property is primarily a residential lot, with an existing Georgian architecture style built around c. 1870 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.

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.

Potential direct and indirect adverse Impact	Assessment
1. <i>Destruction</i> of any, or part of any significant heritage attributes of features	Minor 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

Table 2: Assessment of direct and indirect adverse impacts

	Winston Churchill Boulevard and maintains no direct relationship with the adjacent properties.
5. Direct or indirect obstruction of significant views 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. A change in land use (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 around c. 1870 in the Georgian style, originally featured a symmetrical fivebay 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 and subsequently April 27, 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 structure built around c. 1870 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.
- Following historical research, community consultation, site investigations, and an evaluation under O. Reg. 9/06, it was concluded that the property meets only one criterion—its physical/design value—and does not overall demonstrate Cultural Heritage Value or Interest.
- The significant landscape feature a tree-lined driveway currently existing on the property, will be retained by the owner.
- 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.

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: <u>https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx</u>

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

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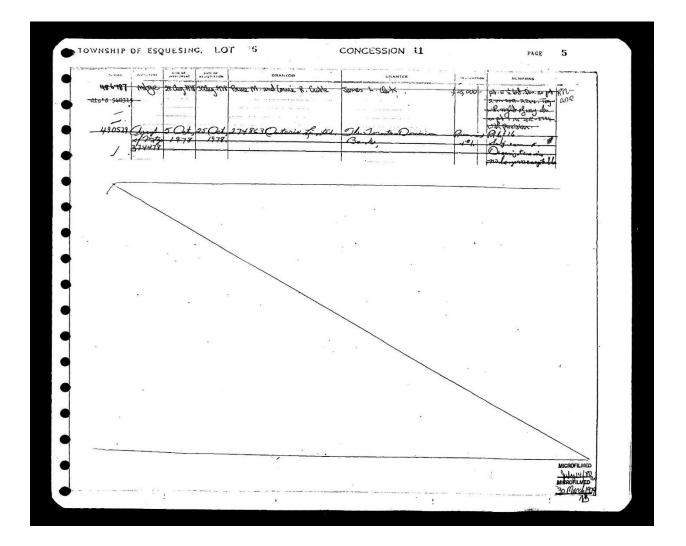
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-540315	-DM	· · · · · · · · · · · · · · · · · · ·	28 May 1981	James LClark,	and a strength of the strength		
				and the transmission of the second	Gastle,		Part as in 370359
543447	M_Lien		8 Jul 1981	Carosi Construction Ltd	Barbara Ioannidis & Umber	\$7.203.9	and the second s
-Discharg	d by #635	228			Giangrande	\$7,203.90	have a first of the second sec
545441	Cert of		17 Aug 1981	Carosi Construction	Barbara doannidic and		Pt We lot as in 332040 Rules 95:06-20- Pt-El lot (Jacs) as in 370
Discharge	Action			Limited, Plaintiff	Unberto Giangrando, Defen	dant	To by lot (Jacs) as 10 JAC
547195	Deposit		day/month/yea 18 09 81		· · · · · · · · · · · · · · · · · · ·		Part Et designated as PART
-							8 inclusive on 20R-4457
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Automation Land Office Bay/Wolkik/Year GRANTOR GRANTOR GRANTOR Constraint Land on Neumann 47197 Deed 18 09 61 ASTLE, Bruce JAKUBCZIK, Elsie P. \$2.4 C Part Ef designated as PART 1 on 20R-4457 47198 M 18 09 41 ANUBCZIK, Staticlaw Jt. 225,000. Fart as in f5/7197 ANDROTH Hardbook Hardbook Hardbook Hardbook 225,000. Fart as in f5/7197 ANDROTH Hardbook Hardbook Hardbook Hardbook 225,000. Fart as in f5/7197 ANDROTH Hardbook Hardbook Hardbook Hardbook 226 Ist'ly-Part Ef (3.00 acs) Beg'g Hardbook Hardbook Hardbook Hardbook Hardbook 184.00. N 300' SH 438.76' SE 300' Hardbook Hardbook Hardbook Hardbook Hardbook 270'ly-Part N or NH as in 332040 Hardbook Hardbook Hardbook Hardbook Hardbook 271'ly-Part N or NH as in 332040 Hardbook Hardbook Hardbook Hardbook	SE NO	•4.4**			LOT ¹⁶	CONCESSION	11	Esquesing
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N N	EGISTRATION	INSTRUMENT	DATE OF	day/month/year	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
yr.10d yr.36 yr.36 <t< td=""><td>47197</td><td>Deed</td><td></td><td>18 09 81</td><td>CASTLE, Bruce</td><td>JAKUBCZYK, Elsie P.</td><td>\$2. & C</td><td>Part Et designated as PART 1 on</td></t<>	47197	Deed		18 09 81	CASTLE, Bruce	JAKUBCZYK, Elsie P.	\$2. & C	Part Et designated as PART 1 on
N 12 02 4 AttBOBER, Black P. Ode-Cann Sonstruction 99,000 Fart as in \$5147197 AB160 Deed 09 10 81 IOANTUIS, Barbara 479087 Ontario Inc. 220 1st'1y-Part Bd (3.00 acs) Beg'g H3160 Deed 09 10 81 IOANTUIS, Barbara 479087 Ontario Inc. 220 1st'1y-Part Bd (3.00 acs) Beg'g H3164 N 09 10 81 IOANTUIS, Barbara 479087 Ontario Inc. 220 N'1y angle lot Theree 88 1008,01' H8165 N 09 10 81 479087 Ontario Inc. 220 271'1y-Part N or NH as in 33200 H8166 N 09 10 81 479087 Ontario Inc. 271'1y-Part N or NH as in 33200 H8166 N 09 10 81 479087 Ontario Inc. 271'1y-Part N or NH as in 33200 Durarance of Third Part Union Limited 271'1y-Part N or NH as in 33200 271'1y-Part N or NH as in 33200 Stateman 11 10 182 The Boyal Bank of Ganada CANK, Janes Lyons 282c Pr. des npts.J., 56 8.7 0 States of third part 12 0 1 2 Noteshalps of 1 12 0 2 271'1y Ontaris 1 271'1y Ontaris		name in the second s			ZULAK, Paul	JAKUBCZYK, Stanislaw jt.		20R-4457
Bachgrout PR. 5 (3 (2) A kSL Dep. Link Reg. L/P Antwoore, Standard Link Sda Link Sda Link Sda 14360 Deed 09 10 61 TOARKUDS, Barbara 479067 Ontario Inc. \$280 Int 'ly-Part B4 (3.00 acs) Beg'E 14360 Deed 09 10 61 TOARKUDS, Barbara 479067 Ontario Inc. \$280 Int 'ly-Part B4 (3.00 acs) Beg'E 148164	17108	M	0 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	10 00 01		Shir-Genn Construction	\$25,000.	Part as in #547197
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isstance b 54778 Ast. Byg. Lind bg				-	Ja-Hew Holdings Limited		-	from N angle lot. Thence NW 306.78
	itcharced h	1847788	Aust Bant Lon	9.	12	· 1.		SW 564.98* NW 187.46* NE 162.67* NV
INNEL, Rexind H.N. 826.70' SW 460.13' SW 94.1,38' SE INNEL, Rexind H.N. 533.13' NE 352.65' SE 5' NE 463.459 ISSLIB, Robert, guarantors 533.13' NE 352.65' SE 5' NE 463.459 of third part 424.62' NE 255.96' SE 72.11' SE 97.20' SE 146.52' NE 138.16' NE 1227.65' NE 300' NE 438.76' SE 100'	100 C. C. C. C.			0				279.80* SW 1,829.28* NW 273.61* SW
LESLIE, Robert, guarantors of third part- 903.18' NE 352.65' SE 5' NE 463.89 NE 313.31' NE 554.09' NW 34' NE 424.62' NE 255.96' SE 72.11' SE 97.20' SE 146.52' NE 118.16' NE 1277.63' NW 300' NE 438.76' SE 100'				1			_	and the second
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	and an instant and a							

				LOT 16	CONCESSION	11	
REGISTRATION		DATE OF	Day/Metteh/Yr	GRANTOR	GRANTEE	CONSIDERATION	LAND AND REMARKS
			17 08 84				Die of Mech Lion #513647 m
695228	Court Order		11 00 04				Vacate Cert of Action #545441
608837	Grant		26 10 84	CASTLE, Bruce M.	BELL, Gerritt J.	Accompany top 5 cm	Pt Et of lot des as pt 2 on
000091			20 20 04	CASTLE, Connie R.	BELL, Lorna E. as JT		20R=2244
608838	N		26 10 84	BELL. Gerritt J.	CLARK, Jeneo L.	\$45,000.	Pt Et of lot dec as pt 2 on
Hecharget	hr # 732138	Asst Dep Lan	Rega	BELL, Lorne E.			20R-2244
609764	Grant		14 11 84	479087 Ontario Inc.	605015 Ontario Limited	i nendiorrofacero	as in #548160
609765	Mort		14-11-84-	605015 Ontario Limited	PILLERSDORF, Occar	\$170,000	ac-in #548160-
					Discharged by # 632301 Asst.		
609766	Mort		11 11 81	605015 Ontario Limited	170087 Ontenio Ing	Pep. Land Re	AN SELECTED
009700	nore		1		Discharged by # 632300 Asst.	Den. Land R	E AN
609767			14-11-84	479087 Ontario Inc.	Halton Community Grodit	-	Mort #609766 AN
509767			14 11 04	ALANOL ANALITY	Union Limited-		1000 8007100 1110
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20R-7113	R-Plan		26 07 85		m	The second secon	
628425	Grant		10 10 85	The Director, The	The Regional Municipality		Pt. des. as pt. 3 on 20R-7113
				Veterans' Land Act	of Halton		
628706	Grant		16 10 85	The Director, The	BROWNE _{ps} William G. M.		Pt. NW ¹ 2 des. as pts. 1 & 2 or
				Veterans' Land Act	41:25 5		20R-7113 '
628707	Grant		16 10 85	BROWNE, William G. M.	The Regional Municipality of Halton		Pt. E ¹ / ₂ des. as pt ² . 2 on 20R-
628708	Grant		16 10 85	BROWNE, William G. M.	Kuebler's Custom Homes	\$48,500.	Pt. El des. as pt. 1 on 20R-
					Inc.		
630364	Deposit		08 11 85				Pt Nig of Wig of lot des as pt
and address of a first state							on 20R-4457
632299	Mort		05 12 85	605015 Ontario Limited	Federal Basiness	\$225,000	1
0.025003.00000000	and allowed to the other and	International International International			Development Bank		
646122	Grant	and the second	30 07 86	Kuebler's Custon Homes Inc	SOWARD, David J.	\$185,000	. Pt of the Ek of lot des as p
				and and the LT of Barrier Ba	SOWARD, Pamela E. as J.	and the second sec	on 20R-7113
646123	Mort		30 07 86	SOWARD, David J.		345 000	Pt Et of lot des as of 1 on -
ISCHARGED B		SST. DEP. LAND P		SOWARD, Pamela-E.			20R-7113
671690	Mort	Manager Comments of Comments	17 07 87		CANADIAN IMPERIAL BANK	\$200 000	1st'ly Pt E% des as pt 1 on
011030	Mort		8/	wivis obtario Limited	OF COMMERCE	1.200,000	1
		1949 - Marine Systematic y Constanting Constanting	1		OF COMMERCE	1	20R-751. (3.00 acre
			1	and the second se			2na'ly Pt NW% (609764)
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				LOT	CONCESSION	11	man Million and a second se
REGISTRATION	INSTRUMENT	DATE OF		and the second		and the second se	6 HA A.D.L.R.
		INSTRUMENT	day/month/year	GRANTOR	GRANTEE	CONSIDERATIO	N LAND AND REMARKS
20R-8688	R-Plan		17 05 88		and the second		Part 1 Re: 18620 G ²
697380	Grant		22 07 88	THE DIRECTOR, THE VETERANS'	BROWNE, William Gordon Milne		Pt NW i des as pt 1 on 20R-8688
	+			LAND ACT			
97381	Grant		22 07 88	BROWNE, William Gordon Milne	656284 ONTARIO LIMITED	\$137,500	Pt NW2 des as pt 1 on 20R-8688
		1999 (1991) - 1997 (1997) (1997) - 1997) - 1997)	YR M D		CROZIER, Victor		
711851	Transfer	and a second	89 02 06	ONTARIO HYDRO	HALTON HILLS HYDRO-ELECTRIC		Easement over PT & OL
	1				COMMISSION		
722343	Transfer		89 06 29	THE DIRECTOR, THE VETERANS'	BROWNE, William Gordon Milne		Pt NW3 with exp
	······ ··· ··· ··· ··· ··· ··· ··· ···	1 (10) (100-1-14) - may - Marrier amountai		LAND ACT			A CONTRACTOR OF A CONTRACTOR O
722344	Transfer		89 06 29	BROWNE, William Gordon Milne	MEDEIROS, Hercules	\$267,000.	Pt NW3 with exp
·····					MEDEIROS, Maria JT		0
722345	Charge	d	89 06 29	MEDEIROS, Hercules	BROWN, William Gordon Milne	\$200,000-	Pt NW} with exp
		SASST. DET. LAVE	res Thing	MEDEIROS; Maria	-		
768191	Assignment		91 07 29	HUMHEL, Elsie -	HUMMEL, Reginald Alexander		Re:-587324 0 -
800490	Transfer		93 02 11	THELOHN HOLDINGS INC.	THELOHN HOLDINGS INC. as to		Pt NW1/2 des as Pt 1 on 20R-8688
				CROZIER, Victor	a 1/2 interest	and the state of the second second	The second s
		terre la company		an and a second s	JARVIS, Thelma Elizabeth	1	
					as to a 1/6 interest		
a		a contract of the later of the second second		and strategy to many to an end of the	CROZIER, Carolyn Christine		
					as to a 1/6 interest	1	
· · ···				1	FERRI, Janice Ruth		and a second
I anna -					as to a 1/6 interest		
03-11776	R-Plan		95 06 21		and the second		Part 1 Re: 609754
840587	Transfer		95 07 21	605015 ONTARIO LIMITED	THE REGIONAL MUNICIPALITY OF	1	and the second
	24			and the second se	HALTON		Pt des as Pt 1 on 20R-11776
840589	Partial		95 07 21	FEDERAL BUSINESS DEVELOPMENT			Pt des as Pt 1 on 20R-11776 discharged
	Discharge			BANK			from Charge 632299
340590	Partial		95 07 21	CANADIAN IMPERIAL BANK OF		······	and the second
	Discharge			COMMERCE			Pt des as Pt 1 on 20R-11776 discharged
945091	Agreement		95 10 26	605015 ONTARIO LIMITED	, THE CONDOLITION		from Charge 671690 Istly:
>				OCOULD ONLYAKIO LIMITED	THE CORPORATION OF THE TOWN OF		Part Ei (3.00 acres) 2ndly: Part NWi With Exp. (609764)
846494	Order		- 95-11 24	ONTARIO COURT (CENERAL DIVISIO	HALTON HILLS		
				GULTER COLLEGE DIVISIO) 274863 ONTARIO LIMITED		- <u>Re: 564792</u>
5. 17	Tranafe:	······································	95 04 19	Policy for the own			·
1	r dhare.		70 04 19	THELEON HOLDINGS INC.			

			Rép	ertoire par lot		Page
ଚ୍ଚ			Lot _16	Plan/Concession		i ugo
845091		Registration Date			Consideration	Land/Remarks Bien-fonds/Observations
Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DO AA MM JJ	Parties from Parties	Parties to Parties	Contrepartie	Bien-fonds / Observations
850967	Transfer	96 04 19	THELOHN HOLDINGS INC. JARVIS: Theims Elizabeth CROZIER, Carolyn Christine	MCBRIDE, Randal John MCBRIDE, Chris JT		Part NW2 des as PART 1 on 20R-8688
850968	Charge	96 04 19	FERRI, Janice Ruth MCERIDE, Randal John MCERIDE, Chris	THELOHN HOLDINGS INC. 50% int. \$36,000.	\$72,000.	Part Nwy des as PART 1 on 20R-8688
				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.		
854355	Charge	96 08 02	BELL, Gerritt Jasper BELL, Lorna Eileen	\$12,000. int. CANADA TRUSTCO MORTGAGE COMPANY	1	Part Et des as Part 2 on 20R-2244
854965	Charge	96 08 27	276895 ONTARIO LIMITED	BROWN, Maila LESLIE, Frederick LESLIE, Robert	\$36,820.	Pt S to E
				HUMMEL, Rexine each as to an undivided 25% interest	1	
855394	Charge	96 09 13	MCBRIDE, Randal John	KEY, Kenneth	\$28,000.	Pt NHS des as pt 1 on 20R-8688
857557	Charge	97 01 10	MCBRIDE, Chris MCBRIDE, Randal John MCBRIDE, Chris	FIRSTL'INE TRUST COMPANY	SHECHARGED \$153,000.	8 + 951558 ASST. DEP. LAVD FED. J.C. Part NEi des as Part 1 on 20R-8688
				Poet of the land in this abstract inder as of	x is designated	NOTICE The land in this abouract index is designated as of
	1			JAN 2 7 1997		FEB 2 4 1997
			and the second s	Under Dak II of the L.R.R.L. at J at a are, replaced under the Land Th It Size, 32. All Replatrations sub Geo Lee recorded in the parcel is Subsection 141(5) of the Land This	as Act pursuant as Act pursuant asquent to that obter set out in a Act	an registerio under the LR/K-L/h-c-L/masset/Droperties to Sec. 32. All Registrations schemester for that data are recorded in Registrations schemester to that Subsection 141(3) of this Least Titles and Determined Sinh & Least Titles and

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	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	Photo: August, 2012
Report Prepared By	Heritage Resources Centre
Date of Report	August 2013
Sources (e.g. Halton Hills Rural Heritage Inventory)	Rural Inventory Northern – Lots 11 to 32, 2012

Halton Hills Municipal Heritage Register

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 \$10,0000
- 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.