

CULTURAL HERITAGE EVALUATION REPORT

Address

6583 Trafalgar Road,
Town of Milton

Client

York Trafalgar Homes

Project No. 25333

Date November.04.2025

Biglieri



Background Information

Owner Information

The land and buildings at 6583 Trafalgar Road in Milton, Ontario ('subject lands'), are presently owned by York Trafalgar Homes. This Cultural Heritage Evaluation has been requested by the owner of the property, contact information is provided below:

Hanover Trafalgar Farms Limited

c/o York Trafalgar Homes
1039 Fourth Line
Milton, Ont. L9T 6P9

Authors

This Cultural Heritage Evaluation Report was prepared by The Biglieri Group Ltd. ("TBG"). TBG is an urban planning, design, and heritage consulting firm based out of Toronto and Hamilton that specializes in the conservation and stewardship of cultural heritage resources across Ontario.

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1. INTRODUCTION



The Biglieri Group (“TBG”) has been retained by York Trafalgar Homes (the “Applicant”) to prepare a Cultural Heritage Evaluation Report (“CHER”) for the property municipally known as 6583 Trafalgar Road, south of Derry Road in the Town of Milton (“subject site” or “site” - see Figure 1).

The subject site is identified as a listed (non-designated) property on the Town of Milton’s Heritage Register. At the time of writing, the subject site is not located with a Heritage Conservation District or otherwise identified cultural heritage landscape.

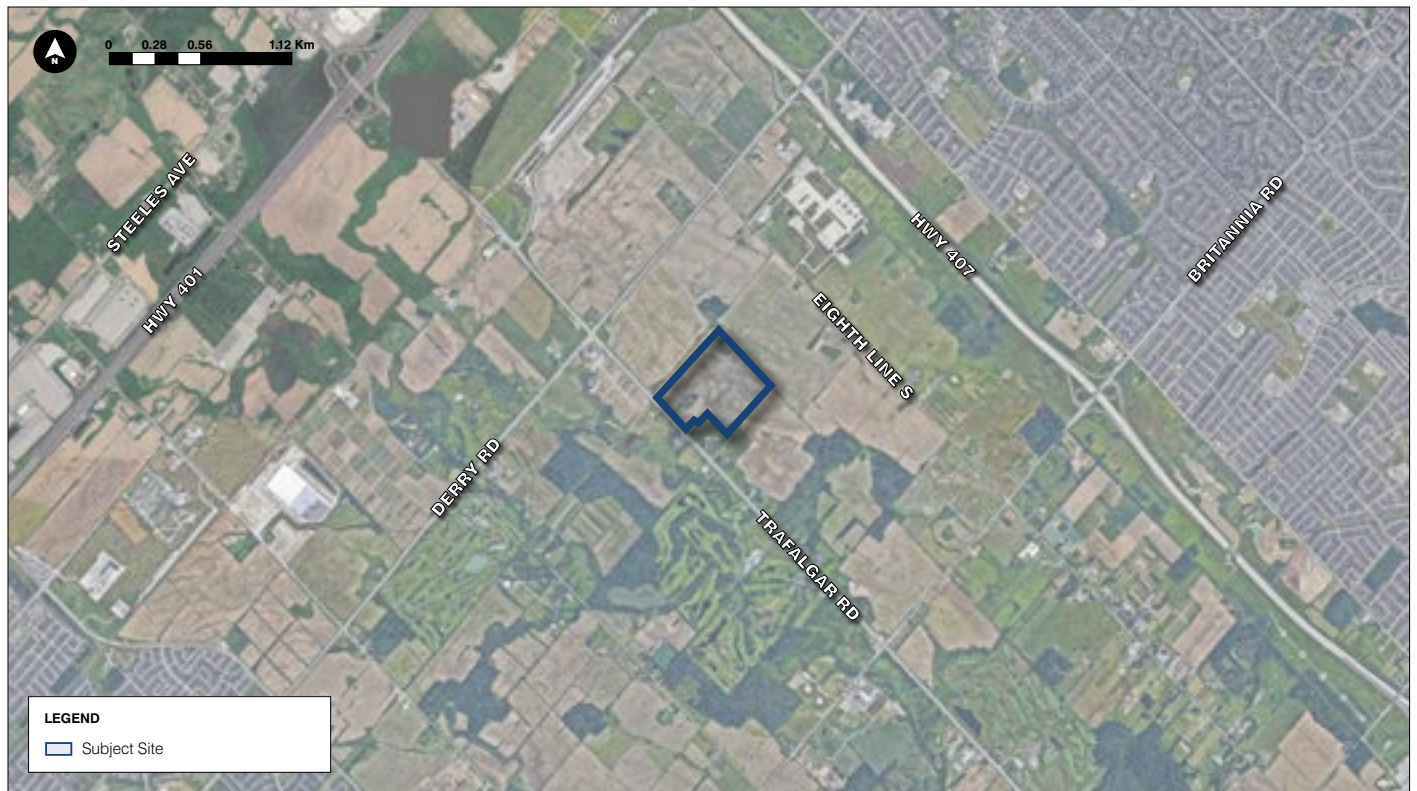
The purpose of this report is to determine whether the subject site has cultural heritage value or interest. It will assess whether any significant heritage attributes may exist on the site and whether a designation under Part IV, Section 29, of the OHA should be considered.

The evaluation section will provide an analysis of potential cultural heritage value or interest without regard to pre-determined or desired outcomes. If the property is considered a cultural heritage resource by meeting the minimum criteria under O. Reg. 9/06, a Statement of Cultural Heritage Value or Interest will be developed and heritage attributes identified.

A clear understanding of a site’s heritage value or interest can both ensure its long-term conservation and identify opportunities for flexibility and change early in the planning process. The conclusions drawn in the evaluation section summarize the research and evaluation that was undertaken for the site, and any recommendations put forward related to conservation.

Figure 1. **Aerial Context Map**

Google Earth, 2025



2. SITE DESCRIPTION & SURROUNDINGS

2.1 The Subject Site

2.2 Surrounding Area

2.3 Heritage Status



2.1 The Subject Site

The Subject Lands are situated on the east side of Trafalgar Road less than 850 metres south of Derry Road within the Town of Milton in Halton Region. The Lands are approximately 325103.69m² (32.5 ha) in size with approximately 306.96 metres of frontage along Trafalgar Road. The area immediately surrounding the Subject Lands features agricultural, low rise commercial, and residential uses characteristic of a rural settlement area. The Subject Lands are legally described as:

PT LT 9, CON 8 TRAF NS, PT 1, 20R19009. TOWN OF MILTON

The following figures show the aerial context of the Subject Site and their surroundings. The Subject Site feature one two and half storey single detached dwelling and one small-scale shed. The property is accessed by Trafalgar via a long straight driveway that ends in a cul-de-sac. The property primarily includes agricultural lands. A detailed review of the existing conditions of the site is included in Section 5 of this report.

Figure 2. **Location Map**

Google Earth, 2025



2.2 Surrounding Area

The subject site is surrounded by agricultural, commercial, and low-rise residential uses (see Figure 1). Within the broader context, the Site is located within the municipal boundary of Milton Area, outside of the central with the majority of the surrounding area consisting of agricultural and low-rise residential and commercial land uses. The immediate surrounding land uses include the following:

North: There are agricultural lands located directly north of the Subject Site. Derry Road is located to the north of the Subject Site and provides access from the site to Highway 407 to the east and central Milton to the west.

East: The lands to the east consist of agricultural lands. Eighth Line is also located to the east of the project site. On the east side of Eighth Line there are a number of industrial uses including maintenance vehicle storage facility and power generation facility. Highway 407 is also located to the east of the Subject Site.

South: The lands to the south, include low-density residential dwellings and agricultural lands

West: Trafalgar Road is located directly to the west of the Subject Site. There is a garden centre on the opposite side of Trafalgar Road along with a golf course. There is also a creek and additional agricultural lands located to the west of Trafalgar Road.

Figure 3. **Looking North from the Subject Site**



Figure 5. **Looking South from the Subject Site**



Figure 4. **Looking East from the Subject Site**



Figure 6. **Looking West from the Subject Site**





2.3 Heritage Status

The heritage status of the subject site and adjacent properties was determined through a review of municipal, provincial and national databases including: the Town of Milton's Heritage Register, the Ontario Heritage Act Register, the Canadian Register of Historic Places and other relevant documents such as the Town of Milton Official Plan.

Based on our review, the subject site is a listed (non-designated) property on the Town's Municipal Heritage Register (Town of Milton Heritage List, 2019) and identified as BHR-84 in the Cultural Heritage Assessment Report: Built Heritage Resources and Cultural Heritage Landscapes (2017) by Archeoworks for the Milton Land Base Analysis. The report identifies the property as a "residence" and provides the following description (see Appendix 'A'):

The original homestead is in the southeast portion of the structure. It is a two-and-a-half-storey brick structure with across gable roof and return eaves. Each window has a concrete lintel, and all the windows have been updated. A wrap around verandah is located along the north and west elevation. A brick chimney is located at the east elevation, and the foundation is fieldstone. The north and west elevation was constructed in 1915 giving the house an L shaped footing. A small shed is located to the southeast of the structure and is constructed with a metal roof, gable roof. The property is relatively flat with a large pond to the south of the structure, and the driveway is lined with mature trees (Archeoworks Inc., 2017, p. 54).

The Summary of Historical and Contextual Value is concluded as:

Depicted in proximity to a homestead and orchard owned by William Mason in the 1877 Illustrated Atlas (Archeoworks Inc., 2017, p. 54).

The Summary of Historical and Contextual Value does not identify how the statement is relative to the criteria for determining cultural heritage value or interest under O. Reg. 9/06. Table 4.9 of the report identifies the property as a "Property Requiring No Immediate Change in Heritage Status". This determination infers that the property was not recommended for designation at the time of the screening and therein not considered a priority for conservation.

The property is not situated within a designated Heritage Conservation District, or within an identified Cultural Heritage Landscape, nor is it part of any identified significant view or vista.

3. POLICY FRAMEWORK

3.1 Planning Act

3.2 Provincial Planning Statement (2024)

3.3 Ontario Heritage Act

3.4 Ontario Heritage Tool Kit

3.5 Halton Region Official Plan

3.6 Town Region Official Plan

3.7 Milton Land Base Analysis



3.1 Planning Act

The Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act includes several sections that speak to matters relating to cultural heritage, including those matters of provincial interest in Section 2, which among other matters, states that:

2 The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest; [...].

In order to refine the matters of provincial interest described in Section 2 of the Planning Act, the Minister of Municipal Affairs and Housing, or the Minister together with any other minister of the Crown, issues policy statements on matters relating to municipal planning that are of provincial interest. In this regard, the 2024 Provincial Policy Statement was prepared, which sets the rules for land use planning in Ontario.

3.2 Provincial Planning Statement (2024)

On August 20, 2024, the Ministry of Municipal Affairs and Housing (“MMAH”) released a new Provincial Planning Statement (“2024 PPS”), which came into force and effect on October 20, 2024. The 2024 PPS is intended to be a streamlined land use policy framework and has replaced the 2020 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe 2019. It builds on housing-supportive policies from both documents and provides municipalities with the tools and flexibility to increase housing supply, align development with infrastructure for a competitive economy, support rural viability, and protect agricultural lands, the environment, and public health and safety.

In this regard, Section 4 of the 2024 PPS provides policy direction on the wise use and management of resources in Ontario, including cultural heritage and archaeological resources. Section 4.6 specifically provides policy direction on cultural heritage and archaeology, providing the following policies:

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

4. *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

A protected heritage property is a defined term in the 2024 PPS, and means 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.

Significant heritage resource is also a defined term in the 2024 PPS and means, in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act”.

Accordingly, the policies of 4.6.1 and 4.6.4 apply to as it relates to understanding the significance of the heritage value that could be tied to the subject site, and therefore, have been captured in this report.

The focus for heritage conservation in Ontario, as per the 2024 PPS, has now shifted to conserving protected heritage properties (which excludes the subject site), which means properties inventoried, listed (non-designated) properties are not provincial priorities for conservation.

This Cultural Heritage Evaluation Report evaluates the subject site to determine its cultural heritage value or interest, building an understanding whether there should be consideration for designation (leading to long-term conservation) or, alternatively, removal from the Town’s Heritage Register. The CHER aims to evaluate the subject site under O.Reg 9/06 which sets out the provincial criteria to determine cultural heritage value or interest, identify specific heritage attributes, provide a comparative analysis of comparable properties / structures in the Town, and if applicable, draft a statement of significance, which will help determine next steps related to conservation, if any.



3.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “Heritage Act”), is provincial legislation that sets out the ground rules for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, and has been amended several times, including in 2005 to strengthen and improve heritage protections in Ontario, and in recent years through Bill 108 in July 2022, in November 2022 through Bill 23, in December 2023 through Bill 139, and then again in June 2024 through Bill 200, (i.e., the Homeowner Protection Act, 2024).

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22. Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*

4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

This report uses the above mentioned criteria to determine if the property has cultural heritage value or interest.

3.4 Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides that are designed to help illustrate the heritage conservation process in Ontario. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe the roles that community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage.

Following recent amendments to the Heritage Act, the OHTK was updated to assist users to understand the changes. The updated OHTK debuted in May of 2025.

The original OHTK consist of five documents. The documents that are entitled “Heritage Property Evaluation,” and “Designating Heritage Properties” are the most applicable to this CHER. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of buildings or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Section 5 of the document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the subject site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property’s cultural heritage value is diminished. For example:



What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, “this happened here.”

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.

3.5 Halton Region Official Plan

The subject site is located within the Urban Area as per Map 1 (Regional Structure) within the Halton Region Official Plan (ROP). The subject site is located on Trafalgar Road which is identified as a Regional Intensification Corridor in Regional Urban Boundary on Map 1 h (Regional Urban Structure) and as a High Order Transit Corridor as per Map 3 (Functional Plan of Major Transportation Facilities). The ROP aims to promote awareness, appreciation, and stewardship of the Region's heritage. The ROP provides policy direction to ensure the aforementioned goals are met including the formation of local historical organizations, committees, the record of documented heritage resources in the Region, and communication with relevant government agencies and first nations groups. Policy direction for cultural heritage can be found under Part IV, Policies 165-167. Policy 167 in particular includes several sub-policies including policies to maintain a listed of Cultural Heritage Resources in Halton through the stewardship of local municipalities, local historical organization and municipal heritage committees. Within the context of this report, the Town of Milton has a heritage list which includes the subject site. There are additional policies regarding the protection of adjacent Protected Heritage Properties and that the protection of Cultural Heritage Resources is to have regard for normal farm practices. Additionally, local municipalities are to prepare an inventory of heritage resources and provide guidelines for preservation, assessment, and mitigation.

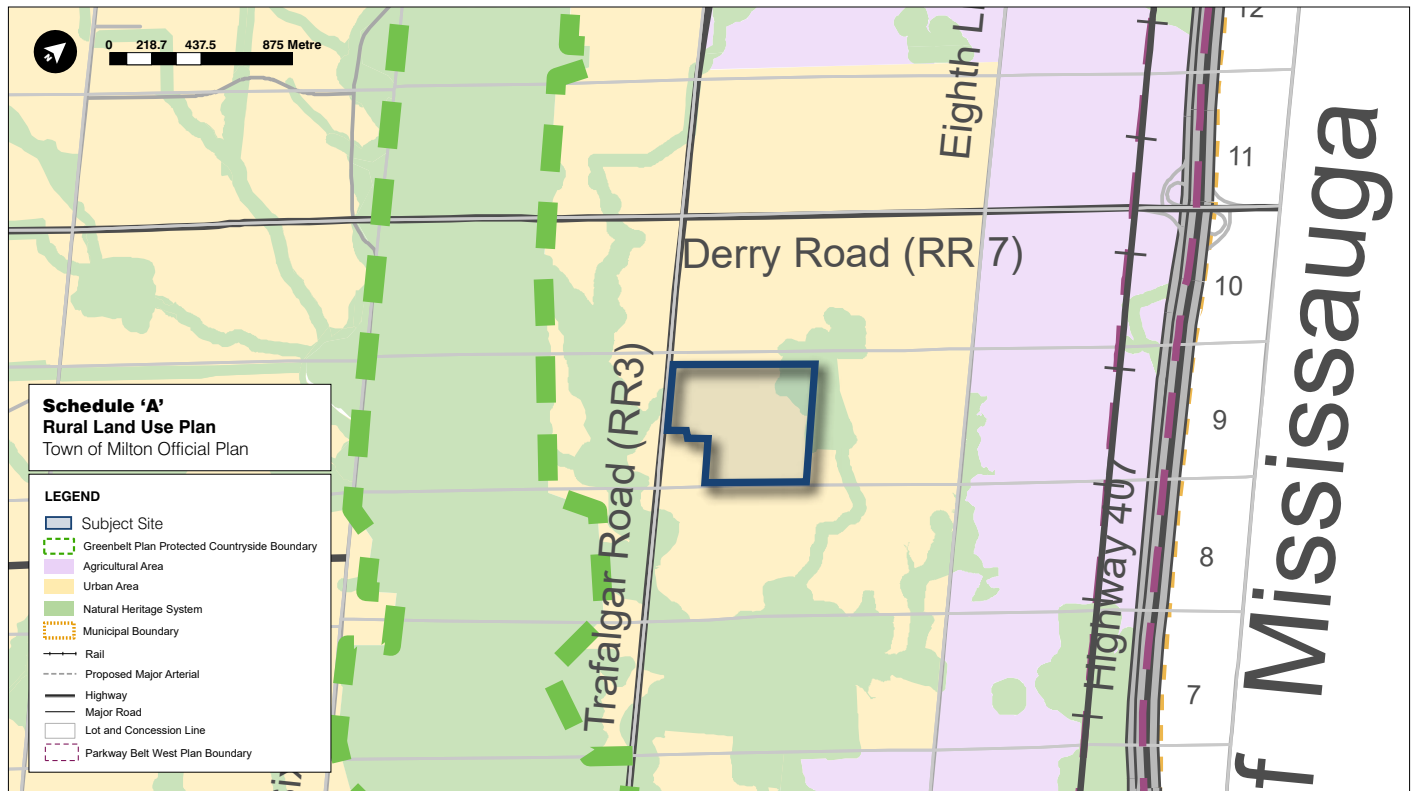
3.6 Town of Milton Official Plan

The subject site is located on Trafalgar Road, which is identified as a *Major Arterial* on Schedule E (Transportation Plan) of the Town of Milton Official Plan (OP). It is designated as an *Urban Area*, as shown on Schedule A (Rural Land Use Plan). The site falls within the Trafalgar Planning District as per Schedule D2 (Urban Districts and Neighbourhoods). The site is also designated *SHP Urban Area* as per Schedule D1 (Urban and Rural Districts) and as within the *Trafalgar Corridor Phase 4* as per Schedule H (Phasing of Urban Expansion) within the Town of Milton Official Plan (see Figure 7).

Section 2.10 of the OP provides the objectives and policies pertaining to cultural heritage. The OP aims to conserve the Town’s cultural heritage resources through the process of identifying, preserving, protecting, and managing resources, the integration of the conservation of cultural heritage resources into the Town’s planning approach, and promoting an understanding and appreciation for the Town’s cultural heritage resources. Sub-policies within Section 2.10.2 speak to the identification, management and protection of cultural heritage resources and the development of a “-comprehensive inventory of the Town’s cultural heritage resources and to update the Heritage List, as appropriate.” The subject site is on the Heritage List that was developed by the Town in consultation with Heritage Milton and interested groups, individuals and agencies as per 2.19.3.3.

Figure 7. Town of Milton Official Plan - Schedule A - Rural Land Use Plan

TBG, 2025





Policy 2.10.2.3 states that individual heritage buildings, structures, sites, natural features and landscapes can be designated as heritage properties under Part IV of the Ontario Heritage Act. Policy 2.10.2.5 discusses the Town's Character Areas; to confirm the subject site is not located in a Character Area as per Schedule 'D' of the Official Plan. The criteria outlined in 2.10.3.8 for determining worthiness of designation reflects the provincial prescribed criteria, however, a property now must meet a minimum of two of the criteria to warrant designation.

Section 2.10.3.22 speaks to the granting of a demolition permit for a property included on the Town's Heritage List it states, "the recording of the property prior to demolition, to a standard acceptable to Heritage Milton shall be a condition of the demolition permit."

3.7 Milton Land Base Analysis

The Town of Milton completed a Land Base Analysis (LBA) to support the Secondary Plan process, in particular, the Agerton Secondary Plan. The Cultural Heritage Assessment Report: Built Heritage Resources and Cultural Heritage Landscapes (2017) completed by Archeoworks Inc. for the Milton Land Base Analysis identified the subject site as BHR-84 indicating that it was a potential built heritage resource. Table 4.9 of the report identifies the property as a "Property Requiring No Immediate Change in Heritage Status". This determination infers that the property was not recommended for designation at the time of the screening and therein not considered a priority for conservation.

4. HISTORICAL OVERVIEW

4.1 Indigenous Communities

4.2 County of Halton

4.3 Trafalgar Township

4.4 Subject Site



4.1 Indigenous Communities

The area surrounding the subject site now known as Halton Region have been inhabited since between 9000 and 8400 B.C (Ellis & Ferris, 1990). Significant shifts in cultural and environmental patterns were noted during the Woodland Period around 950 B.C. at which time semi-permanent villages began to form (Ellis & Ferris, 1990). Pottery from this era has been described simplistic while housing structures were typically rudimentary enclosures. The late Woodland occupants of the area were the Neutral Nation who spoke Iroquois and cultivated three primary crops of corn, beans, and squash (Lincoln Environmental Consulting, 2021, p. 7). Villages of this era were typically characterized by longhouses which were multi-family dwelling consisting of families related through maternal lineage. Pottery from this era were characterized by well-made pottery, with simple decoration. Sites post European contact have included items manufactured in Europe including glass beads, kettles, and metal and iron tools including knives and axes (Ellis & Ferris, 1990). Upon European arrival, the Neutral were dispersed and experienced population decline as a result of the arrival of European diseases and warfare between tribes. Trafalgar Township included the Red Hill Trail which was a key route which connected Twelve and Sixteen Mile Creeks for Indigenous Communities including the Haudenosaunee, Anishinaabe and Mississaugas of the Credit (Trafalgar Historical Society).

Stages 1-2 Archaeological Assessment for the subject site prepared by Lincoln Environmental Consulting identified 19 archaeological sites within a one-kilometre radius of the subject site, 8 of which have been identified as pre- European contact; this includes approximately four pre-contact campsites (AjGw-447, AjGw-448, AjGw-540, AjGw-61). None of the archaeological sites are located within 50 metres of the subject site.

4.2 County of Halton

Current-day Halton County is situated on lands that are comprised of three Treaties: Brant Tract of 1795, signed between representatives of the Crown and the Mississauga peoples; the 1806 Head of the Lake Purchase, signed between the Crown and certain Mississauga peoples; and the 1818 Ajetance Purchase, signed between representatives of the Crown and Anishinaabe peoples (Government of Ontario).

The County was formally recognized in 1816 through the establishment of the District of Gore, as the Townships of Trafalgar, Nelson, Flamborough, Beverly, some blocks of the Grand River, with reserved lands in the rear of the townships of Blenheim and Blanford were to form the newly formed County of Halton. Additionally in 1821, the Townships of Esquesing, Erin, Nasagweya, Eramosa, Garafraxa, and church lands were annexed to become part of Halton County (Nasagweya Historical Society, 2022). The 1851 census of Upper Canada states that the population of Halton County was 18,322. In 1857, due to rapidly growing populations and Oakville's position as a principal shipping port, the town of Milton and Oakville became incorporated towns, separating from Trafalgar, with the County of Halton (Statues of the Province of Canada, 1857, p.401). In 1962, the Township of Trafalgar was amalgamated into Oakville which included the amalgamation of the Village of Bronte and the Town of Oakville (Trafalgar Township Historic Society). Under the Regional Municipality of Halton Act, 1973, the area was renamed The Regional Municipality of Halton, established in 1974.

4.3 Trafalgar Township

The lands that are part of the historic Trafalgar Township were originally purchased from the Mississaugas in 1805 (Trafalgar Historical Society). The following year, the Township was surveyed by Samuel S. Wilmot and named Trafalgar after the Battle of Trafalgar of 1805 (Oakville Historical Society). In 1819, a new survey was completed by Richard Bristol (Mathews 1953, p.6). In 1816, the Township became part of the Gore District. By 1817, the population was noted to be 548 and the township included one grist mill and four saw mills; by 1850, the population was 4,513 and there were two additional grist mills and 15 additional saw mills (Smith 1846, pp.198-199). The earliest families that are noted as settling in the Township include: Sovereign, Proudfoot, Katting, Freeman, Post, Biggar, Mulholland, Kenney, Chalmer, Albertson, Chisholm, Sproat, Brown and Hagar.

4.4 Subject Site

The following sub-section provides a review of the history of the property including the historical ownership and physical evolution. Sub-section 4.4.2 provides the Chain of Title related to the historical ownership.

4.4.1 Historical Overview

The subject site is Part of Lot 9, Concession 8 of the former Trafalgar North Township with Halton County. In 1828, Lot 9 of Concession 8 was patented by the Crown to King's College which included 200 acres (LRO). In 1846, King's College sold the west half of Lot 9, comprised of 100 acres, to John Bussell (LRO). In 1851, the census of Trafalgar Township identifies that Bussell is the owner of the Lot, which at the time, had a property value of £340 with total value of property and personal property at a value of £1290 (Canada, Ontario, Tax Assessment Rolls 1827-1922, Family Search). John was married to Sarah and together they had Daniel Bussell. John died on November 3, 1857 (Find a Grave). In 1853, a will was established to will the property to John's son, Daniel, who at the time was 42 years old. Daniel legally inherited the land in June of 1858 after his father had passed (LRO). In 1858, the *Historical County Map of Halton County* published by Tremaine identifies John Bussell as the owner as would have been on title albeit he had passed away the year before; no buildings are represented on this map (see **Figure 8**). Only months after Daniel inherited the property, he sold the land to John Mason (LRO).

In 1871, both the west and north half of the west half of Lot 9 was granted from John Mason to William James Mason (LRO). William was born in 1831 in Ontario and identified as "Irish" in ethnic origin and a "farmer" (Ontario, Canada Census Index, 1871).



The 1877 *Illustrated Historical Atlas of the County of Halton, Ontario* published by Walker & Miles shows that the west half of the lot was owned by William Mason and a building is represented on the property, to the north of the subject site, along with an orchard that is immediately located north and south of the house within a L configuration (see Figure 9). The building located to the north of the subject site indicating that there was a previous building on the lot that has since been removed.

In the 1881 Census of Canada, William is identified as married to Elizabeth and together they had four children: Margaret “Maggie Jo”, George, William (Emerson) and Solom. William is identified as a “farmer” in Trafalgar Township. In 1899, William James Mason passed away from a paralytic stroke (Ontario, Canada Deaths, 1869-1934). The death certificate indicates that his occupation was a “farmer”. In 1871, William James Mason willed the property to William Emerson Mason, his son, however it was not until 1904 that William took over the ownership from his mother Elizabeth following her passing on March 4, 1904 (LRO & Library and Archives Canada). William Emerson was born on December 6, 1866 in Ontario and would have 33 years old upon his father passing and unmarried. In the 1911 Census of Canada, he is identified as a ‘Farm Labourer’. In June of 1915, William Emerson married Dolly Ann Matilda Orr, which correlates with the year of the construction of the extant dwelling (indicated by the date stone). At the time of their marriage, William was 48 years old and Dolly was 42 years old. Figure 10 shows the topographic map of 1915 which exhibits the location of the existing building and also indicates that the historic building shown in the 1877 historical cartography to the north of the site no longer existed.

Although the house was constructed for William and Dolly, their ownership of the property was brief, spanning from 1915 to 1920, after which it was granted to John Russell Smith and his wife. John was born in 1888 in Trafalgar Township (Canada, Ontario Births and Baptisms, 1779-1899). He married on November 24, 1915 to Bessie Catherine Johnston (Canada, Ontario, Marriages, 1869-1927).

At the time of their marriage, John is identified as a “farmer” and Bessie as “at home spinster”. In the 1921 and 1931 censuses, John is identified as a “farmer” living in a single brick house with his wife Bessie. The topographic maps shown in Figure 10 from 1938 and 1942 demonstrate that there was limited change to the property during this period of time with the exception the construction of an outbuilding south-east of the dwelling between 1939 and 1941.

In 1945, the property was granted to William Henry and Virginia (“Virgie”) Xenette Shaw. In a 1954 aerial of the subject site, a barn is present south-east of the house (see Figure 11). The dwelling is surrounded by considerable vegetation, and an outbuilding is apparent to the northeast. The remainder of the property appears to consist of agricultural fields with limited tree cover or vegetation. In 1957, the property was granted to Donald “Don” Chester Shaw, son of William and Virginia. Three years later, Donald granted the property to William Douglas Shaw (LRO).

In the 1962 Voter’s List, William is identified as a “farmer” living with Mrs. Helen W. Shaw (Canada, Voter’s Lists 1935-1980). In 1970, the land was granted to Victor Solnicki as Trustee; this indicates that Victor, although listed as the legal owner of the land, was solely acting for the benefit of the beneficiaries and therein holding the property in trust for another party. In the late 1970s and early 1980s, Victor produced and wrote several screen plays including *The Brood* (1979), *Scanners* (1981), and *Videodrome* (1983). He was born on January 12, 1938 in Canada and passed away on September 14, 2016. He was a respected member of the Toronto Film and Television community (The Toronto Star, September 17, 2016). There is no documentation indicating that Victor Solnicki resided on the property. It is unlikely that he did, as the land does not appear to have been his personal asset, but rather one held in his capacity as an estate administrator or possibly through a corporate or partnership arrangement between William Douglas Shaw and Victor Solnicki.

In 1973, the property was granted to Frederick Wilhelm Gruehl (LRO). In the previous year, the Voter's List of 1972 identifies Frederick as a "R.E. [real estate] Broker" living at 708 Don Mills Road in York East (Canada, Voter's Lists, 1935-1980). Fred studied at the University of Guelph receiving an undergraduate degree in 1968 (Connected North). In 1994, the property was granted to Ursula Gruehl, Frederick's wife (LRO). In 2012, the property was transferred to Hanover Trafalgar Farms Limited; eight years later, the property was transferred to Milton Shiva Land Limited (LRO).

In the latter half of the 20th century, a man-made pond was created to the east of the dwelling (see Figure 12). Eventually, the barn and associated agricultural outbuildings were demolished. The northern corner of the property also appears to have changed from being used for agricultural lands to being vegetated with sporadic tree plantings/ potentially used for storage. By 2013, the man-made pond was filled and by 2024, the only remaining outbuildings on the property include two small-scale sheds in addition to the dwelling (see Figure 13). The property currently includes the dwelling and a shed.

Figure 8. 1858 Tremaine's Map of the County of Halton. Canada West

Burlington PL, 2025





Figure 9. 1877 Illustrated Historical Atlas of the County of Halton

McGill University, 2025



Figure 10. Historical Topographic Maps

OCUL, 2025

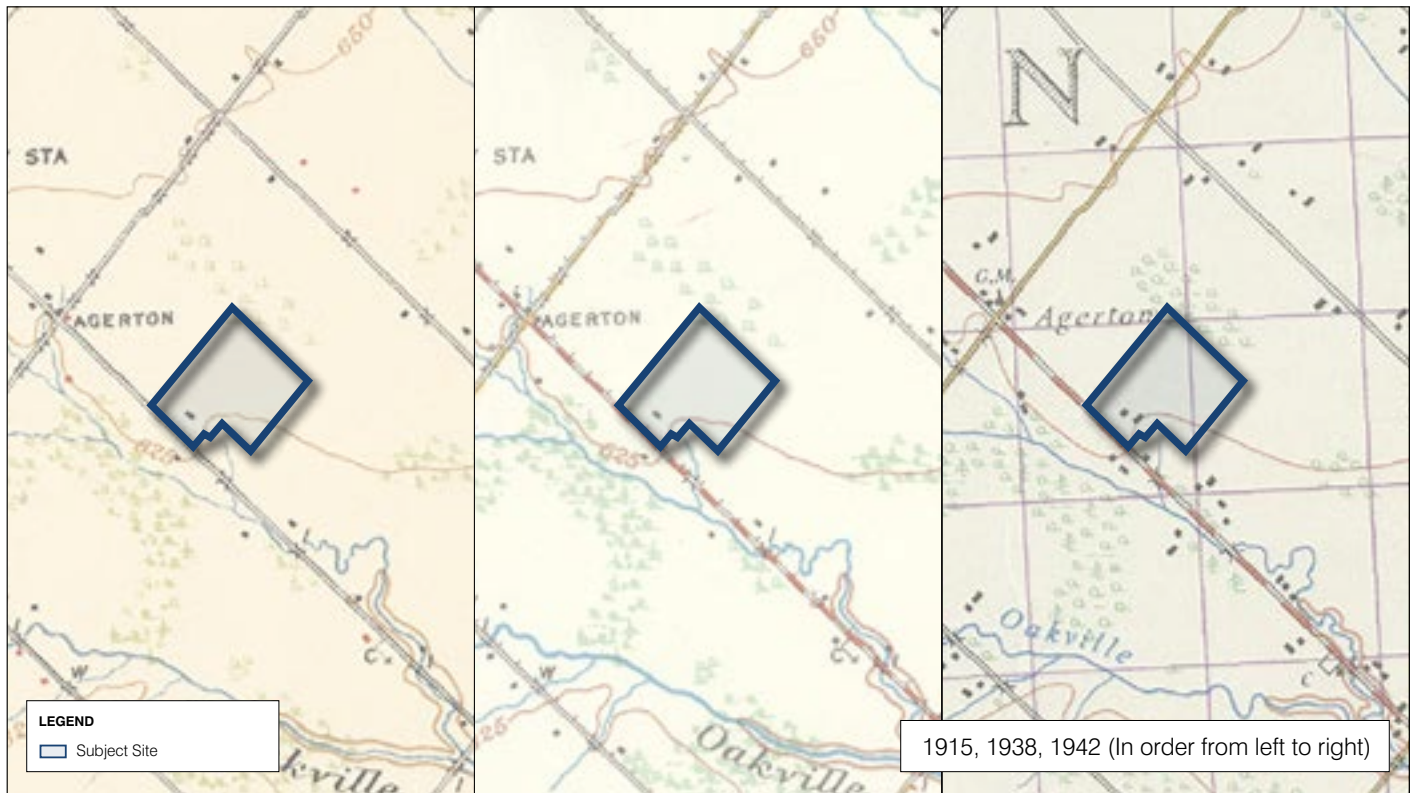


Figure 11. **1954 Aerial Photo**

Google Earth, 2025

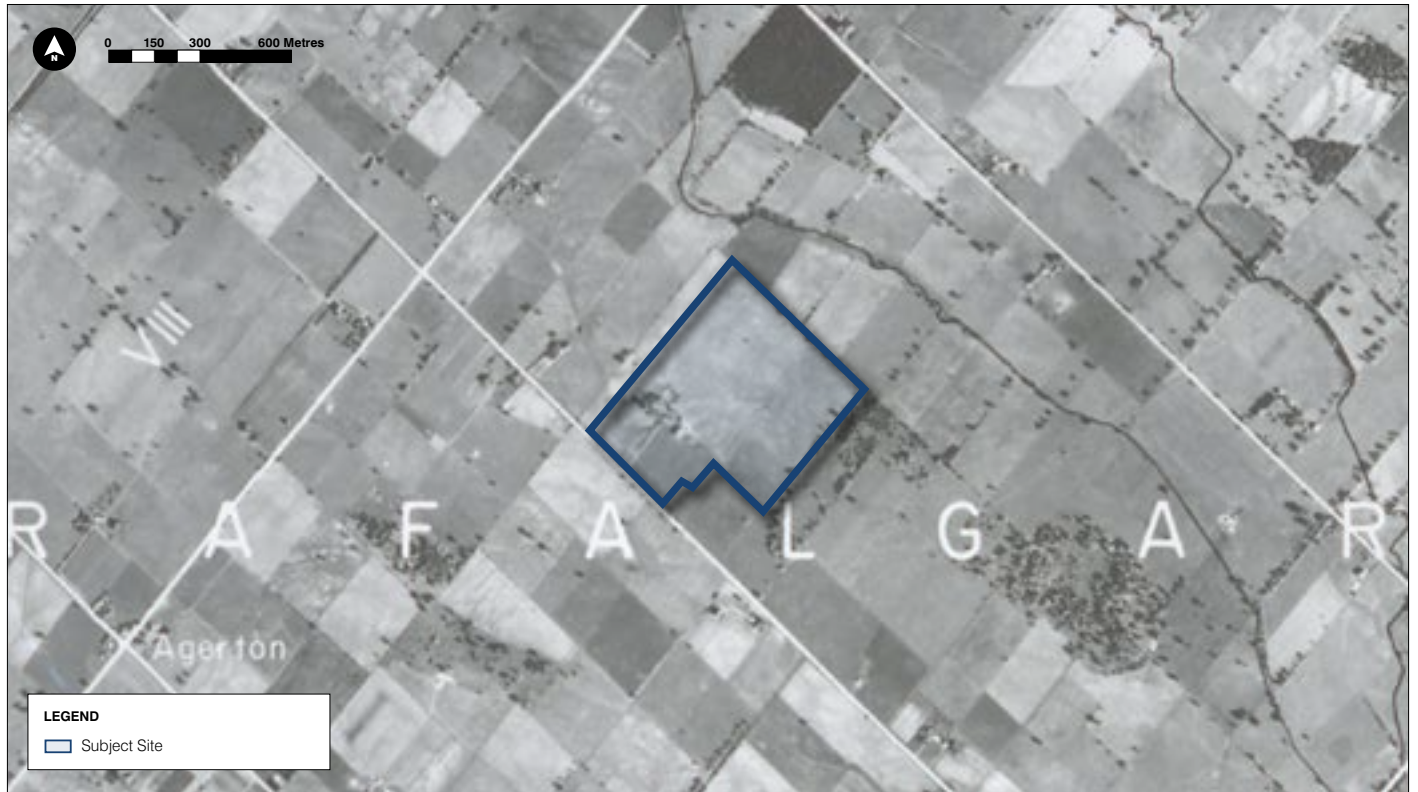


Figure 12. **2005 Aerial Photo**

Google Earth, 2025





Figure 13. **2025 Aerial Photo**

Google Earth, 2025



4.4.2 Chain of Title

Table 1. **Chain of Title: Lot 9, Concession 8, Trafalgar North Township**

No. of Instrument	Instrument/ Type of Transaction	Instrument Date	Date of Registry	Parties From	Parties To	Quantity of Land
	Patent	January 3, 1828	"	Crown	King's College	All 200
531B	Bargain and Sale	January 17, 1846	February 9, 1854	King's College	John Bussell	100 W1/2
961	Will	March* 10, 1853	June 25, 1858	John Bussell	"His son Daniel"	W1/2
122	Bargain and Sale	December 20, 1858	January 22, 1859	Daniel Bussell	John Mason	100, W1/2
575H	Bargain and Sale	April 2, 1867	January 17, 1871	John Mason, and wife	William James Mason	N ½ of W1/2
647H	Bargain and Sale	January 17, 1871	April 6, 1871	John Mason	William James Mason	S1/2 of W1/2
8446	Will	November 14, 1904	November 18, 1904	Elizabeth Mason, widow	Her son William E. Mason	W ½ subject to payments
8449	Deed	November 19, 1904	November 21, 1904	William E. Mason, William John Clements and Matthew Clements, Executor of the Last Will of Elizabeth Mason, widow deceased.	William E. Mason	100 Acre, W1/2 for \$1.00
13477	Grant	July 30, 1920	August 5, 1920	William Emerson Mason and Wife	John Russell Smith	100 Acre, W1/2
21050K	Grant	August 24, 1945	September 12, 1945	John Russell Smith & Wife	William Henry Shaw and Virginia Kenneth Shaw, his wife	Part of W1/2 with exceptions
63325	Grant	March 4, 1957	April 23, 1957	William Henry Shaw and wife	Donald Chester Shaw	Pt Lt 9, see Plan
110607	Grant	April 11, 1960	April 29, 1960	Donald Chester Shaw	William Douglas Shaw	Pt Lt 9
289515	Grant	March 20, 1969	March 2, 1970	William Douglas Shaw	Victor Solnicki (Trustee)	Pt Lt 9
289516	Lease	February 20, 1970	March 3, 1970	Victor Solnicki "As Trustee"	William Douglas Shaw	"Rents"



347572	Quit Claim Deed	May 1, 1972	October 11, 1972	William Douglas Shaw	Victor Solnicki (Trustee)	
372340	Grant	May 20, 1973	September 7, 1973	Victor Solnicki, as Trustee	Frederick Wilhelm Gruehl	Pt Lt 9
718824	Transfer	October 12, 1994	"	Friedrich Wilhelm Gruehl	Ursula Gruehl	Pt S to E with Exps Tog with R of W (289515)
HR1003483	Transfer	March 22, 2012	"	Ursula Gruehl	Hanover Trafalgar Farms Limited	
HR1708652	Transfer	June 24, 2020	"	Hanover Trafalgar Farms Limited	Milton Shiva Land Limited	

5. EXISTING CONDITIONS

5.1 Introduction

5.2 Built Features

5.3 Heritage Integrity

5.4 Landscape Features



5.1 Introduction

As part of the analysis in this evaluation report, a site visit was conducted on August 12, 2025 to review the existing conditions of the property and the surrounding area. The property includes a 2 ½ storey brick dwelling, one utilitarian small-scale shed and a long driveway. There are some mature plantings on-site but they appear to be sporadically located. The property primarily consists of agricultural fields.

Figure 14. **Existing Site Conditions (Placeholder)**

TBG, 2025



5.2 Built Features

Dwelling

The existing dwelling is a two and a half storey red brick structure with a cross gabled roof with return eaves and brick chimney. The datestone on the gable of the south façade of the dwelling indicates that the building was constructed in 1915. The windows and doors have limestone lintels and sills; the original windows and doors have contemporary replacements. There is a large, covered deck located along the north elevation along with an enclosed sunroom addition that is clad in wood siding. The building plan is irregular and the house has a stone foundation concealed by applications of Portland Cement. The interior of the building has been extensively renovated with only the staircase being a remaining original feature. Exterior photographs are contained in Figure 15 and interior photographs are contained in Figure 16.

South (Front) Façade

The south elevation of the building represents the front of the house as it is the primary entrance off the driveway. A wooden verandah provides access to the front door of the building with an asphalt lean-to roof. Narrow, simple, wooden columns have been used as supports for the verandah roof and the verandah includes simple rails and balusters. There is an extension of the verandah to the east with a conical asphalt roof. Based on construction and observations on-site the verandah is contemporary replacement. The roof of the verandah appears to be in fair/ poor condition. There are two window irregularly placed and sized window openings that have stone lintels and sill. The front door is modest in presentation with a stone lintel. The upper storey includes two window openings on either side of the façade and one paired window in the gable of the

front roofline which rests below the date stone. All windows and the front door have been replaced. One of the facades of an enclosed addition is visible on this elevation with French doors.

West Façade

The west façade includes an enclosed contemporary, vinyl clad addition with a window gallery and east facing door and asphalt lean-to roof. Following the addition is a projecting bay with a gabled roofline. The first storey of the bay includes a new three-pane window; the upper storeys include two-pane windows with stone sills and lintels. The recessed bay includes a window opening at each level with a single pane window. A rear porch with cross gabled asphalt roof is visible from this elevation.

North Façade

The north elevation of the building includes an extended wooden porch with a centred, medium-pitched gable clad in wood shingles which appear to be in fair condition. The asphalt roof of the porch is partially hipped, connected to this façade. The first storey includes a doorway and window opening, both of which have a stone sill and lintel. The upper storey includes one window opening with stone sill and lintel with a new one pane window. This elevation shows the intersecting rooflines between the hipped roofline and the gabled roofline on the south elevation.



Figure 15. **Exterior of the dwelling**

TBG, 2025



- | | |
|--------------------|--------------------------------|
| 1. East Elevation | 4. North Elevation |
| 2. Date Stone | 5. West Elevation |
| 3. South Elevation | 6. Perspective of front facade |

Figure 16. **Interior of the dwelling**

TBG, 2025



- | | |
|------------------|----------------------------|
| 1. Bathroom | 4. Kitchen |
| 2. Main Floor | 5. Stairs to second storey |
| 3. Attic bedroom | 6. Upstairs bedroom |



East Façade

The east elevation includes two bays. The recessed bay includes the extension of the verandah and a projecting bay with a gabled roofline which includes a two-pane window one each level, each with a stone sill and lintel. There are some signs of water damage between the first and second storey of the building indicating that there may have been a structure formerly affixed to this façade.

Shed

The existing shed is a wood structure clad in standing seam metal cladding with a low-pitched gabled asphalt roof. There are no windows and a human entry is located on the gabled end in the form of a sliding barn door.

Figure 17. **Photos of Shed 1**

TBG, 2025



5.3 Heritage Integrity

The Ontario Heritage Toolkit discusses the importance of heritage integrity as part of the rigorous review of a property within the context of a heritage designation. The following provides an excerpt of this discussion:

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

There have been a number of changes that have been made to the existing building. The verandah located on the front façade has also been replaced and there is no documentation to confirm if the form and footprint is similar to what was pre-existing. All original windows and doors have been replaced. There is a contemporary one-storey addition that has been added to the northern elevation. The large, covered deck located along the north elevation is also a modification from the original structure. The interior of the house has undergone several renovations which have removed original features including flooring, trim and interior doors.



5.4 Landscape Features

The property includes a long driveway leading to the built features on the property; the driveway is designed as a cul-de-sac. There are some mature trees on the property, mainly deciduous, that are sporadically located within the green open space surrounding the existing dwelling. There is a wooded area at the north-east corner of the property.

The remaining lands are agricultural fields with vegetative buffers along the north-east and west property lines. The building is accessed off the east side of Trafalgar Road via a gravel driveway that terminates in a turnaround loop along the east side of the dwelling in front of the primary entrance.

Figure 18. **Landscape Features**

TBG, 2025



6. CULTURAL HERITAGE VALUE OR INTEREST

6.1 Ontario Regulation 9/06 and Ontario Regulation 385/21

6.2 Evaluation Criteria

6.3 Cultural Heritage Evaluation

6.4 Recommendation for Designation or Removal from the Heritage List



6.1 Ontario Regulation 9/06 and Ontario Regulation 385/ 21

The following section provides an evaluation of the remaining potential cultural heritage value of the subject site as per *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. O. Reg. 9/06 is the legislated criteria for determining cultural heritage value or interest as outlined below. If the property is determined to have cultural heritage value or interest, a Statement of Cultural Heritage Value is required and the identification of heritage attributes which are mandated to be compliant with O. Reg. 385/21, Section 3.

6.2 Evaluation Criteria

The criteria for determining Cultural Heritage Value or Interest (“CHVI”) under O. Reg 9/06 is as follows:

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

6.3 Cultural Heritage Evaluation

6.3.1 Evaluation Analysis

- 1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.**

The property contains a two-and-a-half-storey vernacular dwelling constructed in 1915. It features a cross-gabled roof, red brick exterior, and stone headers and sills around the openings, along with a dated stone. The existing front verandah is a replacement of what was likely an original feature, and the windows, doors, and a north addition are contemporary alterations.

In our professional opinion, the dwelling does not reflect a distinct architectural style but rather a vernacular form typical of the early 20th century period in rural Ontario, emphasizing utility over design intent. While the open gabled roof with returning eaves suggests a Classical influence, this element alone is insufficient to classify it within a specific style. The replacement of the original verandah further diminishes any potential stylistic representation.

- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

The property does not demonstrate or present a high degree of craftsmanship or artistic merit in a greater than normal quality or above industry standard.

- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.**

The property does not demonstrate or present a high degree of technical or scientific achievement in a greater than normal quality or above industry standards. The construction methods were conventional for the time and place.

- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.**

The extant dwelling on-site was constructed for William Emerson Mason and his wife Dolly Ann Matilda Orr in 1915. There is no documentation that indicates that William Emerson or his wife were significant to the community in their contribution or other previous and subsequent owners of the property. Although Victor Solnicki has been identified as a Canadian Producer, his association with the property is not considered direct. There is no indication that Victor resided on the property and was acting as Trustee indicating that his role was solely to administer the estate appropriately to the beneficiaries. Furthermore, there is no direct association with a theme, event, belief, activity, organization or institution with the property that has been determined to be significant to the community. The property operated as vernacular, rural farmstead that is widespread throughout Ontario.



5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property does not yield information or have potential to yield information that contributes to an understanding of the community or culture that is not already known. The property does not offer new knowledge or greater understanding of particular aspects of the community's history.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

The builder of the extant dwelling is unknown. The design of the house appears to be based on vernacular design using design cues from popularized house designs that appeared in catalogues such as the Sears Catalogue Kit Homes at the turn of the century. The property does not demonstrate or reflect the work of an architect, artist, builder, designer or theorist who is significant to the community.

7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.

Context includes a range of land uses including agricultural, commercial, recreational and industrial. Immediately south-west of the property is the Wyldewood Golf and Country Club and westwards and north-west is the Garden Centre Nursery and Van Dongen's Plant Nursery.

To the east of the property is the MSO Construction and 407 Patrol Yard, Highway 407 and the western urban sprawl of Mississauga (Meadowvale West, Churchill Meadows and Streetsville); the residential subdivision of Meadowvale West is approximately 2 kilometres east of the property. In summary, there is no clear definable character area to support, maintain or define as the historic character of the area has been considerably altered.

8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

The property no longer includes any of the supportive features of a typical farmstead including such as agricultural buildings (e.g. barn) and tree windbreaks. The property is not considered to be physically, functionally, visually or historically linked to its surroundings in a manner that is significant. Although, it is within proximity of Agerton (formerly known as Auburn), it is outside of what was considered the urban settlement of the community and not considered significantly physically or historically linked to the Agerton community and immediate surrounding area. The dwelling was constructed in 1915, a building which ultimately replaced former buildings on the site that may have contributed to understanding the earlier historical context of the area.

9. The property has contextual value because it is a landmark.

The property is not considered a landmark that is meaningful to the community. There is no information in the historical record or otherwise in communal documents to suggest that it is a landmark.

6.3.2 Summary of O.Reg. 9/06 Evaluation

In summary, the property does not meet the minimum criteria to be considered a cultural heritage resource and therefore a Statement of Cultural Heritage Value or Interest or identification of heritage attributes is not warranted.

Table 2. **Summary of the Cultural Heritage Evaluation under O. Reg. 9/06**

Criteria of O. Reg. 9/06	Yes / No	Comments / Response
1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	No.	The property does not include a built feature that has design/ physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. The dwelling on site, constructed in 1915, is vernacular rural farmhouse that does not have significant physical/ design value.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No.	The property does not display or high degree of craftsmanship and artistic merit. The design of the dwelling uses conventional material and utilitarian expression.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No.	The property does not demonstrate a high degree of technical or scientific achievement. The dwelling uses conventional construction techniques.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	No.	A thorough review of historical ownership of the property does not demonstrate a direct, historical association with persons and the former agricultural use of the property is not considered linked to significant theme, event belief, activity, organization or institution that is significant to the community.



5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No.	The property does not yield or have potential to yield information that contributes to an understanding of the community or culture that is beyond what is already known.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No.	The property does not reflect work or idea of an architect, artist, builder, designer or theorist who is significant to a community. The dwelling was constructed for the Mason family, however, the builder is unknown.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No.	The property is not important in defining, maintaining, or supporting the character of the area which undefinable. The range of land use, building forms and development and circulations routes (e.g. 407 highway) have altered what may have been a historic agricultural context.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No.	The property is not physically or functionally linked to its surroundings. It no longer represents a farmstead and was not considered part of the Agerton community. It is not considered to be significantly visually connected to the surrounding area or historically connected. The extant dwelling was constructed in 1915 following the removal of the original built features on the site.
9. The property has contextual value because it is a landmark.	No.	There is no indication through research that the community identifies this property as a landmark.

6.4 Recommendation for Designation or Removal from the Heritage List

Under the *Ontario Heritage Act*, properties must meet at least two of the nine prescribed criteria in O. Reg. 9/06 to warrant consideration of a heritage designation. The subject site does not meet any of the criteria as assessed in sub-section 6.2 of this report. It is our professional opinion, that the property does not meet the above criteria outlined by the Town of Milton Official Plan or the minimum criteria outlined by the Province and therefore, should not be considered a significant cultural heritage resource worthy of conservation as per the PPS 2024. It is recommended the Town of Milton remove the property from the Town of Milton's Heritage List.



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7. CONCLUSION



Under the *Ontario Heritage Act*, properties must meet at least two of the nine prescribed criteria in O. Reg. 9/06 to warrant consideration of a heritage designation. The subject site does not meet any of the criteria as assessed in sub-section 6.2 of this report. It is our professional opinion, that the property does not meet the above criteria outlined by the Town of Milton Official Plan or the minimum criteria outlined by the Province and therefore, should not be considered a significant cultural heritage resource worthy of conservation as per the PPS 2024. It is recommended the Town of Milton remove the property from the Town of Milton's Heritage List.

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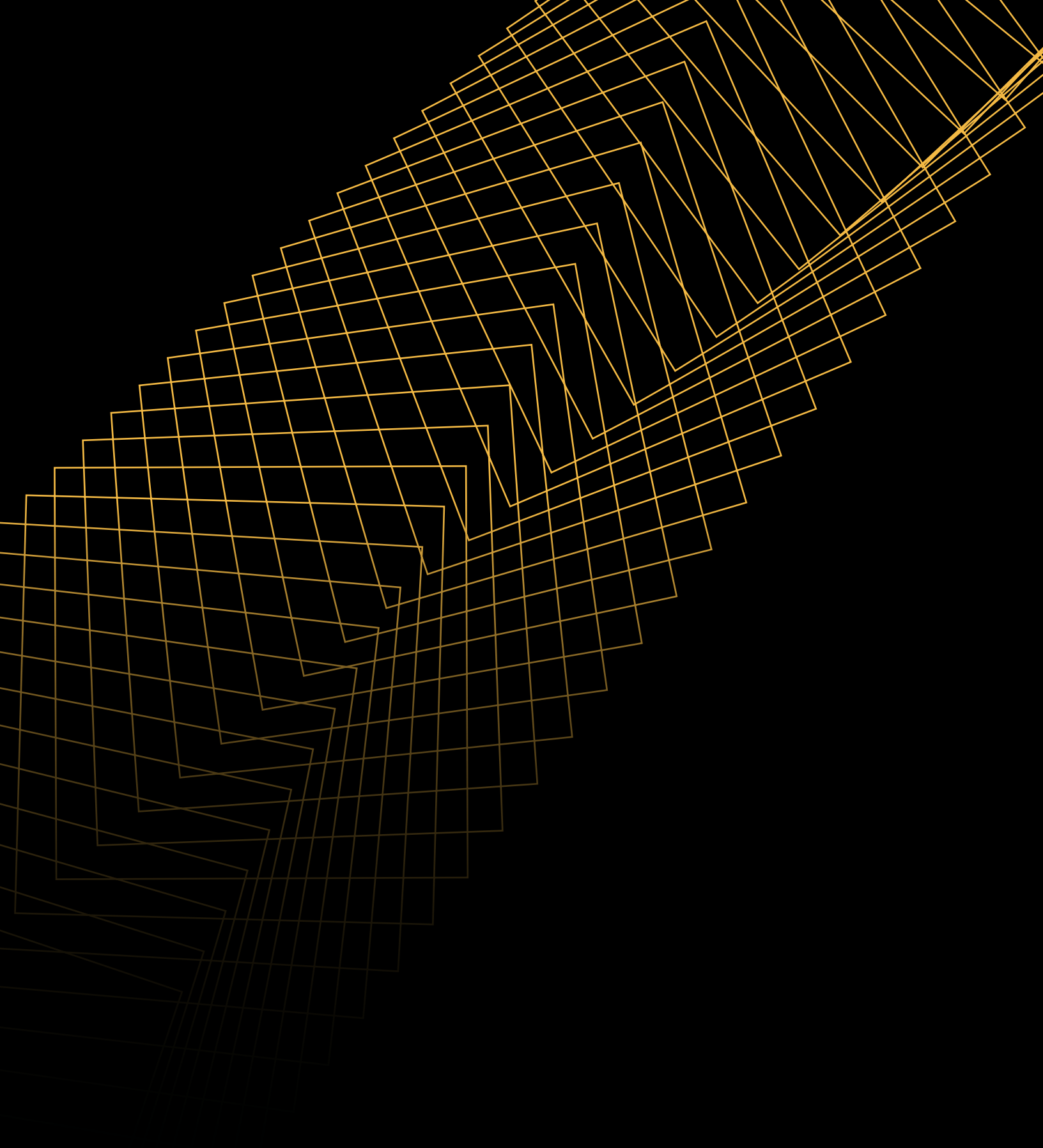
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9. APPENDIX

Appendix A Excerpt from the Milton Land Base
Analysis CHAR

Appendix A

Identified Cultural Resource	Resource Category	Resource Type	Location	Physical Description	Summary of Historical and Contextual Value	Heritage Status	Photo
82	BHR	Residence	6472 Trafalgar Road	<p>A two-storey structure with a steep side gable roof of metal siding. The front façade consists of a three-bay façade, with a central entrance, and two sash 6-over-6 windows with storm windows. The foundation is concrete. An extension is located on the south elevation and is frame with a large glass patio doorway.</p> <p>The structure is built into the hillside overlooking the Sixteen Mile Creek valley.</p>	Is present in the 1954 Aerial Photograph.	<p>Listed, Town of Milton Heritage List – approved November 2016</p> <p>Statement from the Town of Milton: “A heritage house.”</p>	
83	BHR	Residence	6499 Trafalgar Road	<p>A twentieth century, one-and-a-half-storey, brick and/or veneer house that exhibits Arts and Craft (or Craftsman) elements such as side gable roof where the side gable extends over the covered verandah, with a large gable dormer on the front façade. No chimneys were visible. The foundation is concrete.</p> <p>Much of the property has been heavily landscaped.</p>	Is present in the 1954 Aerial Photograph.	<p>Listed, Town of Milton Heritage List – approved November 2016</p> <p>Statement from the Town of Milton: “A heritage house.”</p>	
84	BHR	Residence	6583 Trafalgar Road	<p>The original homestead is in the southeast portion of the structure. It is a two-and-a-half-storey brick structure with a cross gable roof, and return eaves. Each window has a concrete lintel and all the windows have been updated. A wrap around verandah is located along the north and west elevation. A brick chimney is located at the east elevation and the foundation is fieldstone. The north and west elevation was constructed in 1915 giving the house an L-shaped footing.</p> <p>A small shed is located to the southeast of the structure and is constructed with a metal roof, gable roof. The property is relatively flat with a large pond to the south of the structure and the driveway is lined with mature trees.</p>	Depicted in proximity to a homestead and orchard owned by Wm. Mason in the 1877 Illustrated Atlas.	<p>Listed, Town of Milton Heritage List – approved November 2016</p> <p>Statement from the Town of Milton: “A heritage house.”</p>	



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