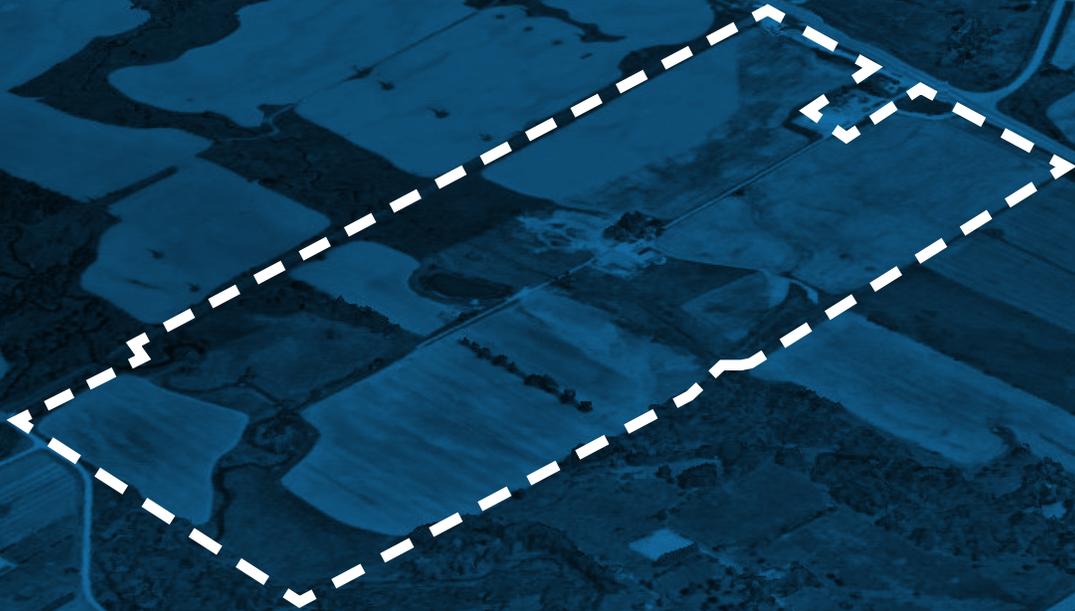


7244 TRAFALGAR ROAD  
MILTON, ONTARIO

JANUARY 7, 2026

# CULTURAL HERITAGE ASSESSMENT REPORT



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PREPARED FOR:

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COVER PAGE: Aerial photo of the Site and surrounding area  
(Google Earth; annotated by ERA).

Project # 25-173-01  
Prepared by AP / DE / CS / ZA

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# 1 EXECUTIVE SUMMARY

## Purpose

ERA Architects Inc. (ERA) has been retained by the applicant to prepare this Cultural Heritage Assessment Report (CHAR) for 7244 Trafalgar Road, in the Town of Milton, Ontario (the “Site”). The CHAR includes primary and secondary research, observations from visual inspection, and an evaluation of the potential cultural heritage value of the Site.

## Heritage Status

The Site is not identified on the Town of Milton Heritage Register (the “Heritage Register”). A 2017 Cultural Heritage Assessment Report (the “2017 CHAR”) identified the Site as a potential Cultural Heritage Landscape (CHL) and recommended it be included on the Heritage Register, however since the issuance of the 2017 CHAR, the property has not been listed on the Heritage Register.

## Cultural Heritage Value Evaluation

ERA conducted a Preliminary Heritage Evaluation for the property at 7244 Trafalgar Road using the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06) and found that the Site does not meet the criteria for cultural heritage value. A Cultural Heritage Management strategy has not been prepared.

## 2 INTRODUCTION

### Scope of the Report

ERA Architects Inc. (ERA) has been retained by the applicant to prepare this Cultural Heritage Assessment Report (CHAR) for 7244 Trafalgar Road, in the Town of Milton, Ontario (the “Site”). The purpose of this CHAR is to evaluate the potential cultural heritage value of the Site. The Terms of Reference for the Agerton Secondary Plan (per Town of Milton Memo for Agerton Secondary Plan – Policy Changes and Terms of Reference, dated March 25, 2025) confirmed that the report methodology for the Site is to include the following components:

- Undertake Cultural Heritage Screening;
- Undertake Preliminary Heritage Evaluation based on O. Reg 9/06 criteria; and
- Undertake an Interim Cultural Heritage Management strategy.

Multiple sources of data have been collected, sorted, and analyzed for this assessment. Both primary and secondary sources have been consulted, including: historical maps, atlases, aerial photographs, previous reports relating to the area, archival images, and observations from a site visit.

The documents reviewed in preparing this report include:

- Standards and Guidelines for the Conservation of Historic Places in Canada (2011);
- Provincial Planning Statement (2024);
- Ontario Regulation 9/06 Criteria for determining Cultural Heritage Value;
- Cultural Heritage Assessment Report - Built Heritage Resources & Cultural Heritage Landscapes Milton Land Base Analysis In the Geographic Township of Trafalgar (North), prepared by Archeoworks Inc. (April 2017); and
- Cultural Heritage Assessment Report - Built Heritage Resources & Cultural Heritage Landscapes, Britannia Secondary Plan Update, Town of Milton, ON, prepared by Wayne Morgan (August 2021).

### Property Owner and Agent Information

Cassels Brock & Blackwell LLP  
Suite 3200, Bay Adelaide Centre – North Tower  
40 Temperance Street, Toronto, ON M5H 0B4

Attn: Signe Leisk, Partner  
T: (416) 869-5411  
E: sleisk@cassels.com

## 3 BACKGROUND

### 3.1 Description of the Property



Figure 1. Aerial view with the Site boundary indicated (Google, 2019; annotated by ERA).

The Site is comprised of a single property, known municipally as 7244 Trafalgar Road in the Town of Milton, Ontario.<sup>1</sup> Located on the west side of Trafalgar Road, the Site is generally bound by Trafalgar Road to the east, Derry Road to the south, Sixth Line to the west, and the rail corridor to the north. The Site forms part of Concession 7, Lot 12, and is accessed by an east-west, single lane road from Trafalgar Road oriented to the concession grid which terminates near the centre of the property, ending in a group of buildings comprised of a farmhouse building, a barn, and several outbuildings.

Contextually, the Site is located east of the Town of Milton's urban centre. The area to the west of the Site includes agricultural land and a warehouse building further west. North of the Site is another largely agricultural lot, with the Town of Milton limits and Highway 401 beyond. To the east is a rail yard, with Highway 407 and residential areas further east. Directly south of the Site are additional lots comprised primarily of agricultural land.

<sup>1</sup> Refer to the property survey in the *Appendix* for the legal description.



- A Farmhouse building
- B Barn
- C Outbuilding

Figure 2. Aerial photo of the central portion of the Site with the structures indicated (Google Maps 2025; annotated by ERA).

The following provides a description of the buildings in the central portion of the property. A group of four structures west of the watercourse near the irrigation pond are part of the property, however they are excluded from the scope of this reporting and evaluation. These structures are later additions to the property and were constructed in the last 40 years to accommodate extended family of the current owner.

Photographs of the buildings are included in the following section. Refer to the *Cultural Heritage Screening* section for more detail on the historic evolution of the Site.

### ***Farmhouse Building***

Approximately 540 metres from Trafalgar Road and 15 to 20 metres north of the access road is a one-and-a-half storey, wood frame, houseform building clad in aluminum siding. The farmhouse is a modest, vernacular building, symmetrical in form, with an extension at the rear. The front (east) portion of the building is rectangular with a side gable roof and a wall gable on the front with a centrally-placed single entrance door at the ground floor. The door is flanked by two pairs of contemporary hung windows. This portion of the house is modest in scale with two ground floor and two second floor rooms. There are paired second floor windows at both the north and south side gable walls. There is an additional access door on the east elevation and an exterior stair accessing a basement. There is a small ground floor window and a concrete block chimney on the north elevation.

The rear (west) portion of the plan has a lower cross gable roof, irregularly-placed windows and a poured concrete foundation. There are single-storey shed roof and gable roof additions to the rear portion of the building.

### ***Barn***

South of the access road and to the west of the farmhouse is an L-shaped barn with a concrete foundation and metal siding. The original barn, which was likely constructed in the 1960s based on available mapping, was destroyed in a fire.

### ***Outbuildings***

North of the access road and to the east and west of the farmhouse building are two outbuildings. To the south there is a two-storey stucco garage, hoop house, and additional outbuildings. According to the owner, these buildings were constructed in the 1980s.

### ***Landscape***

The area around the farmhouse contains a mix of trees. A secondary road extends west, beyond the barn with a concrete culvert over the watercourse. The area west of the watercourse contains an irrigation pond and a single remnant tree line running perpendicular to the road.

### **Heritage Status**

The Site is not identified on the Town of Milton Heritage Register.

## Site Documentation

The following pages include photographs taken from a site visit conducted on September 9, 2025.



Figure 3. Context view looking west from the access road from Trafalgar Road with the primary east elevation of the farmhouse building visible north of the access road (ERA, 2025).



Figure 4. Context view from access road looking east, with garage to the south and outbuildings to the north of the access road visible (ERA, 2025).



Figure 5. Primary east and north elevation of the farmhouse building (ERA, 2025).



Figure 6. East elevation of the farmhouse building (ERA, 2025).



Figure 7. Partial north elevation of the farmhouse building (ERA, 2025).



Figure 8. Partial north elevation of the farmhouse building (ERA, 2025).



Figure 9. South elevation of the farmhouse building (ERA, 2025).



Figure 10. West elevation of the farmhouse building with the rear, one-storey portion visible (ERA, 2025).



Figure 11. Partial west and north elevation of the barn (ERA, 2025).



Figure 12. Partial east elevation of the barn, with outbuildings visible (ERA, 2025).



Figure 13. West and north elevation of the garage (ERA, 2025).



Figure 14. Context view from access road looking south, with outbuildings visible (ERA, 2025).

### 3.2 Existing Condition

ERA conducted a visual inspection of the property on September 9, 2025 to review existing conditions, with a focus on the farmhouse. The visual inspection was carried out from grade and included a brief review of the interior of the farmhouse building.

On November 13, 2025, ERA returned to the Site to conduct select investigations on the exterior of the farmhouse building. The site visit included removing areas of overcladding in order to expose the conditions beneath and better understand the physical value of the building. The removed cladding was reinstated following the review. Findings related to the condition of the farmhouse building are included below. The conditions of the other buildings on the property were not reviewed.

- The building has a stone foundation with parging visible.
- There is aluminum siding on the one-and-a-half storey building with vinyl siding on the one storey additions.
- The investigation revealed insul-brick sheathing and standard width sheathing boards (6" and 8") fastened with wire nails under the siding. This type of construction is consistent with late nineteenth and early twentieth century frame construction.
- Removal of aluminum siding above the contemporary entrance door at the primary elevation reveal no evidence of a remaining window.



Figure 15. Top to bottom: gable wall at upper level; detail photos (2) of insul-brick and wood found beneath aluminium siding; detail of parging over stone foundation (ERA, 2025).



Figure 16. 1839 Plan of township of Trafalgar, showing areas of the Twelve Mile Creek, Sixteen Mile Creek, and the River Credit Reserves (Library and Archives Canada).

### 3.3 Cultural Heritage Screening

The following section provides an overview of the area and Site history. Multiple sources of both primary and secondary information have been collected, sorted, and analyzed for this assessment. Resources consulted include archival mapping, aerial photography, directories, and tax assessments and collector’s rolls. Additional resources consulted include Ontario Land Registry Office records, census lists, and previous reporting prepared by ERA.

#### Indigenous Past, Present, Future<sup>2</sup>

The Site forms part of the territory of the Wendat, Haudenosaunee, and Mississaugas of the Credit. For each of these nations, rivers and waterways were central to the traditional ways of life before the arrival of European settlers, supporting villages, fisheries, horticulture, transportation, and trade networks. The Site is located to the east of Sixteen Mile Creek, which flows from the Niagara Escarpment through the towns of Milton and Oakville, into Lake Ontario. Sixteen Mile Creek is known as niizhozaagiwan or ‘having two outlets’ in Anishinaabemowin.

Following the migration of the Wendat and the retreat of the Haudenosaunee from Southern Ontario in the seventeenth-century, the Mississaugas migrated to the area, where they continued to follow a seasonal cycle of movement and resource harvesting along the rivers. In 1793, the British Crown issued a royal proclamation which established guidelines for the colonization of Indigenous territories in North America. Unlike the British, the Mississaugas understood land in spiritual terms, and did not believe that access to land and resources could be given up permanently. In 1818, the British Crown negotiated the purchase of 648,000 acres of land from the Mississaugas of the Credit, including the majority of present-day Milton, under the Ajetance Treaty No. 19 (1818), named after Chief Ajetance, ultimately leaving the Mississaugas with a few small reserves on the Lake Ontario shoreline at Twelve Mile Creek, Sixteen Mile Creek, and the Credit River.

<sup>2</sup> This section of the report was written by non-Indigenous authors from a non-Indigenous perspective to provide a high-level summary primarily using archaeological and written resources. This summary may not reflect or represent the entirety of the rich history of Indigenous peoples in this area.

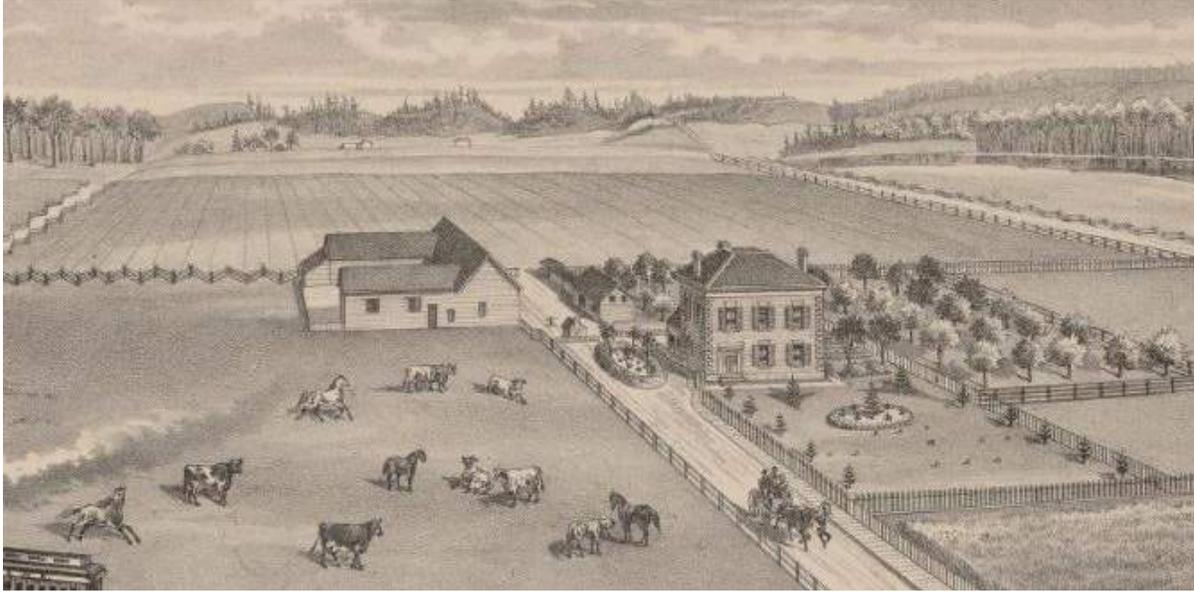


Figure 17. 1877 illustration of a farm in Trafalgar Township (McGill University).

## Trafalgar Township

In 1806, Samuel S. Wilmot surveyed the Township of Trafalgar in Halton County into four concessions bisected by Dundas Street. The township was later extended north and known as Trafalgar North. Trafalgar Road was the central north-south transportation route in the township at this time. Lots and settlements developed along the corridor, and by the 1830s the population of the entire township was over 4,000. The township was also a heavily-used regional travel route in the early 1800s, with stagecoaches frequently stopping in the township during journeys between Hamilton and Toronto. The growing travel route concentrated along Dundas Street prompted the planking of unpaved roads, further increasing access to the area. Many of the townships in Halton County were highly agricultural areas comprised of farms, mills, quarries and other agricultural industries.

The arrival of the railways in the 1850s led to the growth of towns such as Milton and Georgetown. In 1879 the Credit Valley Railway opened, with the official opening held in Milton. Despite increased railway connections, some areas remained mostly rural until after the Second World War with the construction of the 400-series highways. In 1962, Trafalgar Township was amalgamated with the Village of Bronte and the Town of Oakville, with some areas incorporating into the Town of Milton in 1974.

## Site History

The following section includes a summary of the history of ownership and development of the Site, as understood through available resources. Refer to the *Appendix* for detailed information regarding ownership and Site chronology for the lot.

The Site forms part of Concession 7, Lot 12 in the historic Township of Trafalgar North in Halton County. In 1827, the 200-acre lot was granted to Robert Kole by the Crown. One earlier resource indicates that Kole and his family lived on a 200-acre lot two years prior, and at this time 40 acres of the land were cultivated, while the remaining 160 acres remained uncultivated.



Figure 18. 1907 (published in 1909) Department of Militia and Defence Topographic Map of Brampton with the approximate location of the farmhouse building on the Site indicated (McMaster University).

### **Construction**

ERA could not definitively confirm the date of construction of the farmhouse building on the Site. Based on available mapping, the first building at the centre of the Site was constructed by 1907. A map surveyed in 1907 (published in 1909) shows the Site with one structure located at the centre of the property identified as a wood house. The extant farmhouse east of the watercourse is not visible in an 1877 map. Later mapping shows the evolution of the lot, with a changing number of wood structures at the center of the property throughout the years. By 1960, several wood structures and the east-west access road are visible in mapping.

Land transaction records were also reviewed. Typically, it can be assumed that an increase in property value from one year to a subsequent year is indicative of construction on the lot, however available land records during this timeframe do not clearly indicate a considerable change in the value of the lot after 1877 and before 1907.

### **Ownership**

As the date of construction for the farmhouse building could not be determined, ERA was unable to definitively confirm property ownership at that time. A general overview of the Site ownership is included below, however the findings are inconclusive in establishing a single owner. Available records show various landowners and tenants on the property between 1877 and 1907. It is worth noting that there are instances where the available land transaction records are incomplete or illegible, therefore an overview based on availability and legibility is included below.

- 1878 - John White & wife (via Estate) take out mortgage from the Canada Life Assurance Company and from Jonathan Galloway and [illegible], Trustees of Will of Thomas Baxter for the lot and other land. In the same year, a discharge of mortgage was also registered, indicating John White paying back Canada Life Assurance Company.
- 1881 - John White listed as the owner of the 200-acre lot, valued at \$7,000 in tax assessment roll for Township of Trafalgar. Conveyance of parts of the lot by John White and George Stephen & wife and Edward Boyd Oster & wife to the Credit Valley Railway Company are also listed in land transaction records of the same year.
- 1892 - Wm. Moore listed as owner, J.L Reid listed as a tenant in directory for Township of Trafalgar.
- 1895 - Wm. Morse listed as owner, J.H. Campbell listed as a tenant in directory for Township of Trafalgar.
- 1906 - John and Norman (son) Bradley listed as owners in directory for Township of Trafalgar.

## Visual Resources

This section includes maps, plans, and photographs to provide an overview of the evolution of the Site.

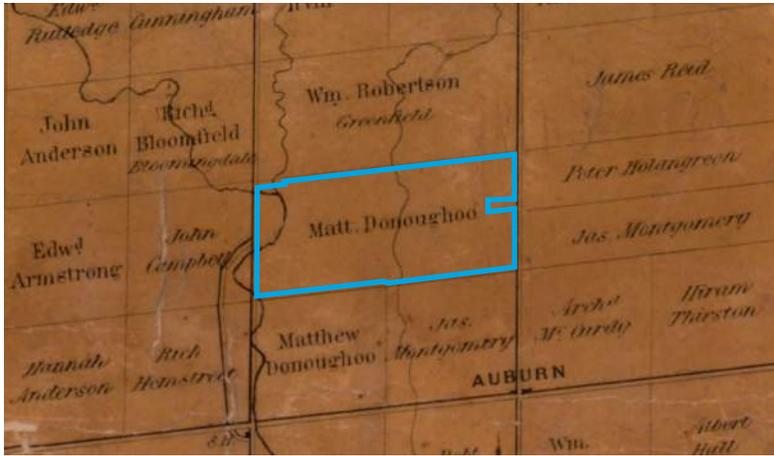


Figure 19. 1858 Tremaine's Map of the County of Halton with the Site boundary indicated (Burlington Public Library).

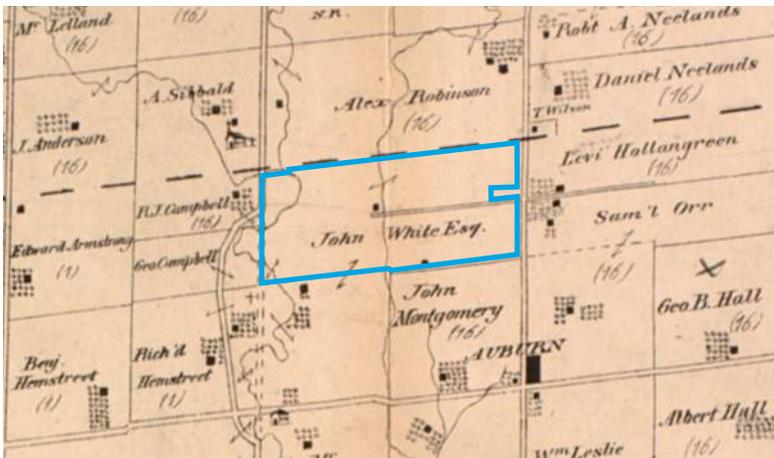


Figure 20. 1877 Halton County Atlas with the Site boundary indicated (McGill University).

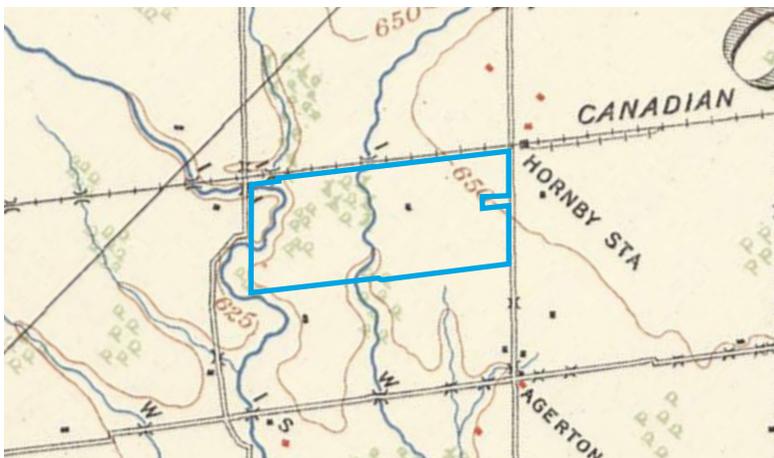


Figure 21. 1907 (published in 1909) Department of Militia and Defence Topographic Map of Brampton with the Site indicated (McMaster University).



Figure 22. 1913 (published in 1915) Department of Militia and Defence Topographic Map of Brampton with the Site indicated (McMaster University).



Figure 23. 1951 (published in 1960) Department of National Defence Army Survey Establishment Map of West Brampton with the Site boundary indicated (University of Toronto Libraries).



Figure 24. 1954 aerial with the Site boundary indicated (University of Toronto Map and Data Library).

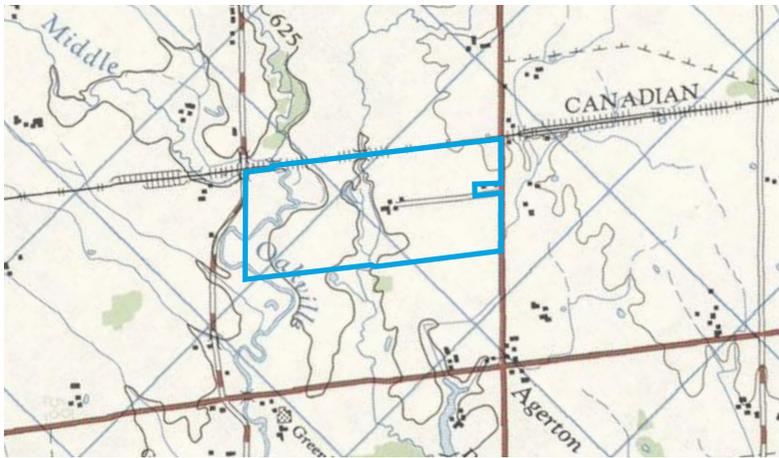


Figure 25. 1960 (published in 1964) Department of Mines and Technical Surveys Army Survey Establishment Map of West Brampton with the Site boundary indicated (University of Toronto Libraries).

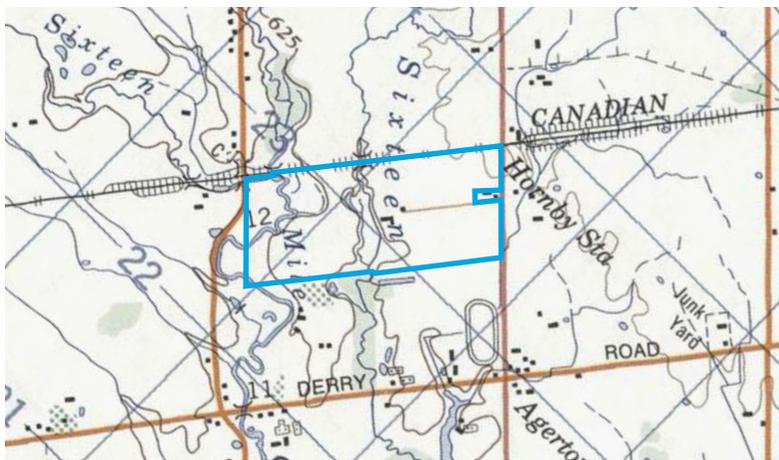


Figure 26. 1976 (published in 1979) Department of Energy, Mines and Resources, Survey and Mapping Branch Map of Brampton with the Site boundary indicated (University of Toronto Libraries).



Figure 27. 1989 (published in 1994) Department of Energy, Mines and Resources, Survey and Mapping Branch Map of Brampton with the Site boundary indicated (University of Toronto Libraries).



Figure 28. 2004 aerial with the Site boundary indicated (Google Earth).



Figure 29. 2005 aerial with the Site boundary indicated (Google Earth).

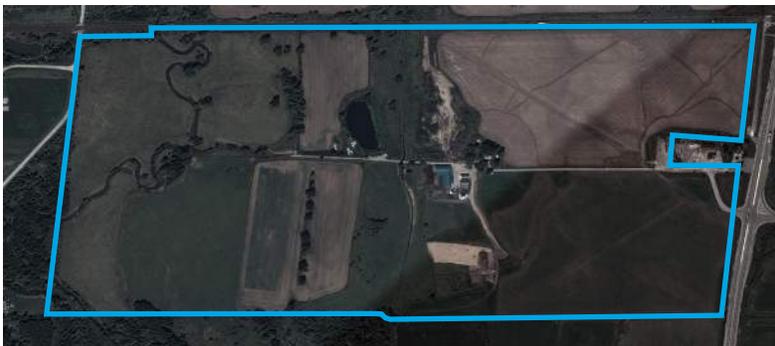


Figure 30. 2013 aerial with the Site boundary indicated (Google Earth).



Figure 31. 2025 aerial with the Site boundary indicated (Google Earth).

## 4 PRELIMINARY HERITAGE EVALUATION

### Evaluation of Cultural Heritage Value or Interest

Ontario Regulation 9/06 sets out Criteria for Determining Cultural Heritage Value or Interest for the purpose of determining candidacy for designation under Part IV, Section 29 of the OHA. The OHA requires that properties must meet two or more criteria out of the nine criteria under O.Reg. 9/06 to be eligible for designation under Part IV of the Act.

ERA has conducted a Preliminary Heritage Evaluation for the Site using the prescribed criteria under Ontario Regulation 9/06. The assessment is summarized in the following pages.

CRITERION	Y/N	COMMENTS
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.	N	<p>The property is not a rare, unique, representative or early example of a style, type, expression, material or construction method. The farmhouse on the property is a modest, one-and-a-half storey vernacular building with a side gable roof and extension at the rear, likely constructed in the late-nineteenth or early-twentieth century with subsequent additions and alterations for residential use. The farmhouse is devoid of any remarkable design expression, lacks integrity, and is insufficient to meet the criteria of a rare, unique, representative, or early example of a style, type, expression, material, or construction method.</p> <p>The barn and outbuildings are later additions to the property and do not contribute to the overall design value of the property.</p>
2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	The farmhouse on the property does not display craftsmanship or artistic merit in a greater than normal quality or at an intensity well above industry standards.
3) The property has design value or physical value because it demonstrates a high degree of scientific or technical achievement.	N	The farmhouse was constructed using conventional construction techniques and does not demonstrate 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.	N	<p>Historical research has not revealed any definitive link or direct association between the property and an important event, theme, belief, person, activity, organization, or institution that is significant to a community.</p> <p>The lot that the property is on hosted a number of occupants, and research indicates that their association to the property is incidental.</p>
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.	N	Based on the research conducted for this report, the structure does not appear to offer new knowledge or 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, builder, designer or theorist who is significant to a community.	N	The property does not demonstrates or reflects the work or ideas of an architect. Neither an architect nor a builder was identified for the farmhouse building on the property.

CRITERION	Y/N	COMMENTS
7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	The property is not important in defining, maintaining, or supporting the character of the area. The surrounding area has undergone changes including nearby industrial and residential development. While there are some agricultural areas in close proximity to the Site, the area does not exhibit a distinctive sense of place. The character of the area is evolved, and the property does not define, maintain or support that evolution.
8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The property is not physically, functionally, or visually linked to its surroundings. Some areas remain rural, however the surrounding context has undergone changes including industrial and residential development.
9) The property has contextual value because it is a landmark.	N	The property is not a landmark. The buildings on the property are located at the centre of the lot, approximately 540 metres from Trafalgar Road via a private access road. The buildings on the property are small in scale and lack prominent physical characteristics. Research does not indicate that the property serves as an orientation guide or attraction in the community.

ERA has evaluated the property using the prescribed criteria under Ontario Regulation 9/06 and finds that the property does not meet the criteria.

## 5 PROFESSIONAL STATEMENT OF OPINION

ERA undertook a Cultural Heritage Screening, conducting research on the history of the Site using primary and secondary resources, supplemented by an assessment of the existing condition through observations from a site visit. ERA conducted a Preliminary Heritage Evaluation of the property at 7244 Trafalgar Road using the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06) and found that the property does not meet the criteria. A Cultural Heritage Management strategy has not been prepared.

Based on the findings of this CHAR, ERA does not recommend the inclusion of the Site on the Town of Milton Heritage Register.

## 6 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to a wider considerations of urban design and city building, and a broader set of cultural values that provide perspective to our work at different scales. In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Ontario Professional Planner's Institute (OPPI), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC). Personnel involved in the production of this CHER are listed below.

**Andrew Pruss** is a Principal with ERA. He is a member of the Royal Architectural Institute of Canada and has over 30 years of experience in the field of architecture, specializing in heritage architecture for the last 20 years. He has previously been qualified by the Ontario Land Tribunal (OLT), the Conservation Review Board (now continued as the OLT), and the Toronto Local Appeal Body in the field of heritage planning and architecture.

**Dan Eylon** is a Director and Planner with ERA Architects. He is a Registered Professional Planner in Ontario and member of the Canadian Institute of Planners. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design. Dan is a professional member of CAHP.

**Clara Shipman** is a Senior Project Manager and Architect and Planner with ERA. She received her Master of Science in Planning from the University of Toronto after completing a Master of Architecture from McGill University. She is a candidate member of OPPI.

**Zeina Ahmed** is a Planner at ERA. She is a Registered Professional Planner in Ontario and member of the Canadian Institute of Planners. Zeina received her Master of Science in Planning from the University of Toronto and her undergraduate degree in Urban and Environmental Planning from the University of Virginia.

## 7 APPENDIX

Appendix A: Property Survey

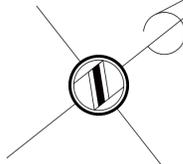
PLAN OF SURVEY OF  
**PART OF LOT 12**  
**CONCESSION 7 NEW SURVEY**  
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)  
 TOWN OF MILTON  
 REGIONAL MUNICIPALITY OF HALTON

SCALE 1: 2000



David B. Searles Surveying Ltd.  
 ONTARIO LAND SURVEYORS

**METRIC**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



- LEGEND**
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT SET
  - DENOTES IRON BAR
  - DENOTES STANDARD IRON BAR
  - DENOTES SHORT STANDARD IRON BAR
  - DENOTES ON LINE
  - DENOTES ORIGIN UNKNOWN
  - WT DENOTES WITNESS
  - MGS DENOTES MINISTRY OF GOVERNMENT SERVICES
  - PS DENOTES P. SALNA SURVEYING, O.L.S.
  - PS DENOTES GUNNINGHAM MCCONNELL LTD., O.L.S.
  - MEAS DENOTES MEASURED
  - P1 DENOTES PLAN 20R-15784
  - P2 DENOTES PLAN 20R-6295
  - P3 DENOTES PLAN 20R-20389
  - P4 DENOTES PLAN 20R-19362
  - P4 DENOTES PLAN BY P.SALNA, O.L.S.
  - D1 DENOTES DATED NOVEMBER 12, 1996.
  - ANC DENOTES ANCHOR
  - BF DENOTES BOARD FENCE
  - CL DENOTES CENTRELINE OF CREEK
  - CLF DENOTES CHAIN LINK FENCE
  - CPAD DENOTES CONCRETE PAD
  - G DENOTES GATE
  - PWF DENOTES POST AND WIRE FENCE
  - WP(H) DENOTES WOODEN POLE (HYDRO)
  - OW DENOTES OVERHEAD WIRES

**CAUTION**  
 AREAS SUBJECT TO CHANGE UPON COMPLETION OF FINAL SURVEY.

**BEARING NOTE**  
 BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (CSRS 2010).

BEARINGS ON PLAN 20R-6295 (P1) HAVE BEEN ROTATED 00°46'05" COUNTERCLOCKWISE TO MAKE COMPARISONS.

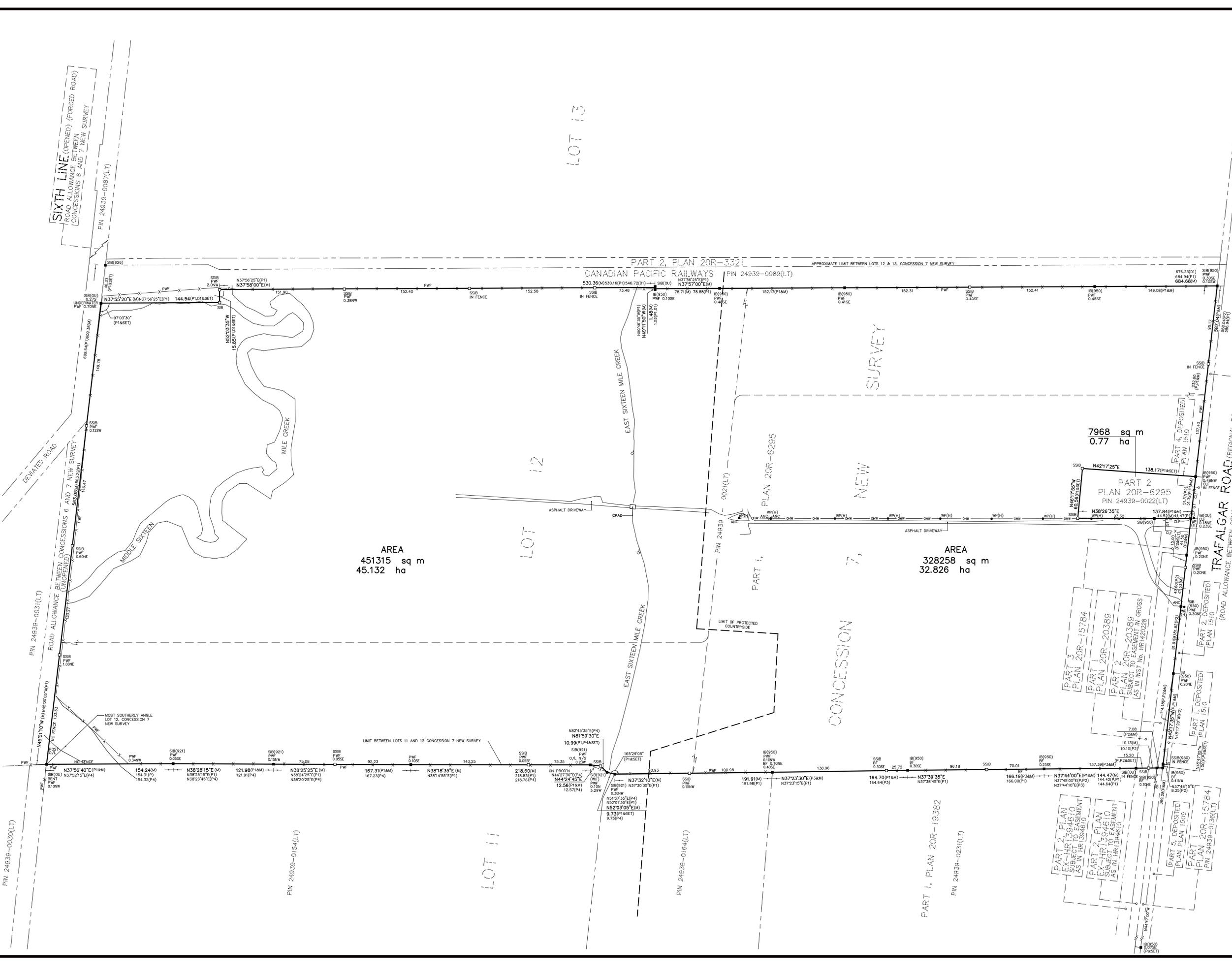
**DISTANCE NOTE**  
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999688.

**NOTE**  
 PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.  
 THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF DAVID B. SEARLES SURVEYING LTD. IS STRICTLY PROHIBITED.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

**PRELIMINARY**

DATE	ALISTER SANKEY ONTARIO LAND SURVEYOR
David B. Searles Surveying Ltd. ONTARIO LAND SURVEYORS	Calculator BJ
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Calculation File 110-16CALC.DWG	Drawing File 110-3-16.DWG
	File No. 110-3-16



## Appendix B: Ownership and Site Overview Table

The following table notes the general chronology of the entirety of Concession 7, Lot 12 (unless otherwise noted) based on available records. Where applicable, owners are listed in bold.

Year	Lot Ownership and Overview
1825	The Township of Trafalgar Assessment (transcription from Trafalgar Historical Society) shows Concession 7, Lot 12, under the ownership of <b>Robert Kole</b> . The number of family members listed is 15. Of the 200-acre lot, 40 acres are noted as cultivated with 160 noted as uncultivated land. <sup>3</sup>
1827	<ul style="list-style-type: none"> <li>Patent: The Crown granted <b>Robert Kole</b> all 200 acres of Concession 7, Lot 12.</li> <li>Mortgage: Robert Kole to <b>D'Arcy Boulton, Junior</b> - all 200 acres.<sup>4</sup></li> </ul>
1828	<ul style="list-style-type: none"> <li>Bargain and sale: Robert Kole sells all 200 acres to <b>Thomas Kole</b>.</li> <li>Bargain and sale: Thomas Kole sells all 200 acres to <b>John Bauhart [?]</b>.<sup>5</sup></li> </ul>
1829	<ul style="list-style-type: none"> <li>Discharge of mortgage: D'Arcy Boulton, Junior [?] to <b>John Bauhart</b> - all 200 acres.</li> <li>Mortgage: John Bauhart to <b>William &amp; Robert Harwood</b> - all 200 acres, noted for \$1500.<sup>6</sup></li> </ul>
1830	<ul style="list-style-type: none"> <li>Discharge of mortgage: William &amp; Robert Harwood per Agent to <b>John Bauhart</b> - all 200 acres.</li> <li>Mortgage: John Bauhart[?] to <b>Joseph Dyke [?]</b> - all 200 acres – noted for \$1500.<sup>7</sup></li> </ul>
1831	<ul style="list-style-type: none"> <li>Assignment: Joseph Dyke to <b>George Keys &amp; others</b>.<sup>8</sup></li> </ul>
1852	<ul style="list-style-type: none"> <li>Bargain and sale: Robert Kole, Junior sells all 200 acres to <b>[illegible] Kole</b>.<sup>9</sup></li> <li><b>James L. Elliot</b> (ownership not indicated, \$878 assessed value of real property), <b>James Preston</b> (ownership not indicated, \$36 assessed value), and <b>James Montgomery</b> (owner, \$840) paid taxes on Concession 7, Lot 12.<sup>10</sup></li> </ul>
1853	<b>John White</b> (owner/'freeholder', 192 acres, \$860), <b>Jas. Preston</b> (tenant, 8 acres, \$40), <b>Jas. Montgomery</b> (owner, 200 acres, \$950), paid taxes on Concession 7, Lot 12. <sup>11,12</sup> NOTE: The 1853 Collector's Rolls include a column noting the number of acres, unlike the previous year.
1854	<ul style="list-style-type: none"> <li>Bargain and sale: James Dean [?] sells all 200 acres to <b>John White</b>.</li> <li>Bargain and sale: John White &amp; wife sell all 200 acres to <b>Matthew Donoughoo</b>.</li> <li>Mortgage: Matthew Donoughoo &amp; wife to <b>James White</b> – noted for \$6000.</li> <li>Discharge of [illegible]: Thomas Kole, Plaintiff to <b>John Bauhart &amp; others, Defendants</b>.<sup>13</sup></li> </ul>
1858	Tremaine's Map of the County of Halton, Canada West shows Concession 7, Lot 12 in the Township of Trafalgar (north) as under the ownership of <b>Matt Donoughoo</b> . <sup>14</sup>
1861	<ul style="list-style-type: none"> <li>Discharge of mortgage: John White to <b>Matthew Donoughoo</b>.</li> <li>Bargain and sale: Matthew Donoughoo &amp; wife sell all 200 acres to <b>John White</b>.<sup>15</sup></li> </ul>
1862	<b>Matthew Donoughoo</b> is listed as the owner of Lot 12, Concession 7 in a book about Halton County. <sup>16</sup>
1863	<ul style="list-style-type: none"> <li>Bargain and sale: James Dean [?] sells all 200 acres to <b>John White</b>.<sup>17</sup></li> </ul>
1868	<ul style="list-style-type: none"> <li>Mortgage: John White &amp; wife to <b>Canada Life Assurance Co.</b> – noted as Lot 12.<sup>18</sup></li> </ul>

<sup>3</sup> Trafalgar Township Historical Society Digital Archives. 1825 Trafalgar Land Assessment.

<sup>4</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>5</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>6</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>7</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>8</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>9</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>10</sup> Family Search. 1852 Collector's Roll, Ward 2.

<sup>11</sup> Family Search. 1853 Collector's Roll, Ward 2.

<sup>12</sup> Jas. Montgomery is noted as owning both Concessions 7 and 8 and Lots 11 and 12.

<sup>13</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>14</sup> Burlington Public Library. 1858 Tremaine's Map of the County of Halton.

<sup>15</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>16</sup> Robert Warnock. *A Sketch of the County of Halton - Canada West* (1862).

<sup>17</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

<sup>18</sup> Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

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Year	Lot Ownership and Overview
1872	<ul style="list-style-type: none"> <li>Certificate of [illegible]: Jame White, Plaintiff to <b>John White, Defendant</b> – noted as Lot 12.<sup>19</sup></li> </ul>
1876	<ul style="list-style-type: none"> <li>Certificate of Degree in Chancery: “James White a Lunatic by James Lyall White the [illegible] of his person &amp; estate &amp; the said James Lyall White, Plaintiffs” to “and John White (by Bill) &amp; Mary Ellen Campbell, Paul Campbell, Belinda White and Larissa White made [illegible] by order bearing date [illegible] 12 day of October A.D. 1875, Defendants” – noted as Lot 12.<sup>20</sup></li> </ul>
1877	Halton County Atlas shows Concession 7, Lot 12 in the Township of Trafalgar (north) as under the ownership of <b>John White Esq.</b> <sup>21</sup>
1878	<ul style="list-style-type: none"> <li>Mortgage: William Laidlaw, Receiver &amp; Manager of the Estate of J &amp; J White and John White &amp; wife to <b>The Canada Life Assurance Company</b> – noted as Lot 12 and other land.</li> <li>Mortgage: William Laidlaw, Receiver &amp; Manager of the Estate of J &amp; J White and John White &amp; wife to <b>Jonathan Galloway and [illegible], Trustees of Will of Thomas Baxter</b> – noted as Lot 12 and other land.</li> <li>Discharge of mortgage: Canada Life Assurance Company to <b>John White</b> – noted as Lot 12.<sup>22</sup></li> </ul>
1881	<ul style="list-style-type: none"> <li>Certificate of Vesting Order of Conveyance: John White, Plaintiff to the <b>Credit Valley Railway Company, Defendants</b> – noted as part of Lot 12.</li> <li>Certificate of Vesting Order of Conveyance: George Stephen &amp; wife and Edward Boyd Oster &amp; wife to <b>Credit Valley Railway Company</b> – noted as part of Lot 12 and other land.<sup>23</sup></li> <li><b>John White</b> (owner, 200 acres, \$7,000), paid taxes on Concession 7, Lot 12.<sup>24</sup></li> </ul>
1892	A directory for the Township of Trafalgar lists <b>Wm. Moore</b> as owner and J.L Reid as a tenant at Concession 7, Lot 12. <sup>25</sup>
1895	A directory for the Township of Trafalgar lists <b>Wm. Morse</b> as owner and J.H. Cambell as a tenant at Concession 7, Lot 12. <sup>26</sup>
1906	A directory for the Township of Trafalgar lists <b>John and Norman (son) Bradley</b> as owners of Concession 7, Lot 12. <sup>27</sup>
1907	A map published in 1909, but noted as originally surveyed in 1907, shows the Site with one structure located at the centre of the property identified as a “wood house” in the legend. <sup>28</sup>
1913	A map published in 1915, but noted current as of 1913. There are no apparent changes to the Site based on the map. <sup>29</sup>
1915	<b>John and L.E. Bradely</b> listed as owners of Concession 7, Lot 12. <sup>30</sup>
1918	A reprint with corrections to the 1913 map was published in 1918. There are no apparent changes to the Site based on the map aside from the revision of railway annotations along the northern and eastern boundaries of the Site. <sup>31</sup>
1951	A map published in 1960, but likely current as of 1951, shows the Site with two structures located at the centre of the property. According to the legend, the structures appear to be a “house” and a “barn.” <sup>32</sup>

19 Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

20 Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

21 McGill University. 1877 Halton County Atlas.

22 Family Search. Trafalgar Township Abstract Index Book A (1827-1881). Two instruments with same dates and information included.

23 Family Search. Trafalgar Township Abstract Index Book A (1827-1881).

24 Family Search. 1881 Assessment Roll, no Ward indicated.

25 Brock University. 1892-93 Farmers' and Business Directory for the Counties of Haldimand, Halton, Lincoln, Welland.

26 Brock University. 1895 Farmers and Business Directory for the Counties of Haldimand, Halton, Lincoln, Welland, and Wentworth.

27 Toronto Public Library. 1906 Union Publishing Co's (of Ingersoll) farmers' and business directory for the counties of Halton, Waterloo and Wellington.

28 McMaster University. 1909 Department of Militia and Defence Topographic Map of Brampton.

29 McMaster University. 1915 Department of Militia and Defence Topographic Map of Brampton.

30 Toronto Public Library. 1915 Vernon's farmers and business directory for the counties of Dufferin, Halton, Peel, Waterloo & Wellington.

31 McMaster University. 1918 Department of Militia and Defence Topographic Map of Brampton.

32 University of Toronto Libraries. 1960 Department of National Defence Army Survey Establishment Map of West Brampton.

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Year	Lot Ownership and Overview
1954	A 1954 aerial photo appears to show multiple structures on the Site, the exact number is illegible. <sup>33</sup>
1960	A map published in 1964, but noted current as of 1960, shows the Site with four structures located at the centre of the property, at the end of what is identified in the legend as an east-west “loose surface, dry weather” road from Trafalgar Road. According to an available legend from another map, the structures appear to be three “houses” and a “barn.” <sup>34</sup>
1976	A map published in 1979, but noted as current as of 1976, shows the Site with two structures located at the centre of the property, at the end of what is identified in the legend as an east-west “unclassified street” from Trafalgar Road. According to an available legend from another map, the structures appear to be a “house” and a “barn.” <sup>35</sup>
1989	A map published in 1994, but noted as current as of 1989. There are no apparent changes to the Site based on the map aside from the removal of the annotation for the “unclassified street.” <sup>36</sup>
1990 - present	See chain of title documents for additional owners.

33 University of Toronto Map and Data Library. 1954 Air Photos of Southern Ontario.

34 University of Toronto Libraries. 1964 Department of National Defence Army Survey Establishment Map of West Brampton.

35 University of Toronto Libraries. 1979 Department of Energy, Mines and Resources, Survey and Mapping Branch Map of Brampton.

36 University of Toronto Libraries. 1994 Department of Energy, Mines and Resources, Survey and Mapping Branch Map of Brampton.

## Appendix C: Resource List

- Archeoworks Inc. "Cultural Heritage Assessment Report - Built Heritage Resources & Cultural Heritage Landscapes Milton Land Base Analysis In the Geographic Township of Trafalgar (North)." April 28, 2017.
- Borealis. Historical National Topographic System (NTS): 1:50,000 Scale Maps, Data, & GIS. <https://borealisdata.ca/dataverse/topomaps>
- Brock University. 1892-93. Farmers' and Business Directory for the Counties of Haldimand, Halton, Lincoln, Welland. <https://brocku.scholaris.ca/items/f1fba9d1-1f63-44b9-8061-5130736e69ef>
- Brock University. 1895. Farmers and Business Directory for the Counties of Haldimand, Halton, Lincoln, Welland, and Wentworth Volume 8. <https://brocku.scholaris.ca/items/2874f9c0-f7aa-49d2-b18b-68897902fa22/full>
- Canadian Rail. January-February 2012. [https://exporail.org/canrail/canadian\\_rail\\_1990\\_plus/canadian-rail-546-2012.pdf](https://exporail.org/canrail/canadian_rail_1990_plus/canadian-rail-546-2012.pdf)
- Conservation Halton. Sixteen Mile Creek Watershed. [https://www.conservationhalton.ca/wp-content/uploads/2025/09/2025.03.14\\_16Mle\\_Crk\\_Map.pdf](https://www.conservationhalton.ca/wp-content/uploads/2025/09/2025.03.14_16Mle_Crk_Map.pdf)
- ERA Architects Inc. "Heritage Impact Assessment - 13008 Derry Road." October 2023.
- Family Search. 1827-1881 Abstract Index Book A, Trafalgar Township.
- Family Search. 1827-1922 Tax Assessment Rolls, Trafalgar Township.
- Family Search. 1852 and 1853 Collector's Roll, Trafalgar Township.
- Family Search. 1861 Census, Trafalgar Township.
- Family Search. Ontario Land and Property. [https://www.familysearch.org/en/wiki/Ontario\\_Land\\_and\\_Property](https://www.familysearch.org/en/wiki/Ontario_Land_and_Property)
- McGill University. 1877 Illustrated Historical Atlas of the County of Halton, Ontario. <https://digital.library.mcgill.ca/countyatlas/primarysource.htm>
- McMaster University. Historical and Rare Maps. <https://library.mcmaster.ca/collections/historical-rare-maps>
- Moreau, Nick. "Milton." *The Canadian Encyclopedia*. Article published October 24, 2012; Last Edited May 18, 2023. <https://thecanadianencyclopedia.ca/en/article/milton>
- Moreau, Nick. "Oakville." *The Canadian Encyclopedia*. Article published October 25, 2012; Last Edited March 24, 2021. <https://thecanadianencyclopedia.ca/en/article/oakville>
- Morgan, Wayne. "Cultural Heritage Assessment Report – Built Heritage Resources & Cultural Heritage Landscapes, Britannia Secondary Plan Update, Town of Milton, ON." August 2021
- Native Land Digital. <https://native-land.ca/maps/native-land>
- Oakville Historical Society. Local Area History Timeline. [https://www.oakvillehistory.org/content/pdfs/Oakville\\_Timeline.pdf](https://www.oakvillehistory.org/content/pdfs/Oakville_Timeline.pdf)
- Ontario. O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest. <https://www.ontario.ca/laws/regulation/060009>
- Ontario. Provincial Policy Statement. 2024. <https://www.ontario.ca/page/provincial-planning-statement-2024>
- Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2011. <https://parks.canada.ca/culture/rclp-crhp/standards>

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- Town of Milton. Designated Heritage Properties Register. <https://storymaps.arcgis.com/stories/18052a440fb9498cbd247ad5105b98f0>
- Town of Milton. "Living in Milton: Background and Information Report." 2022. <https://pub-milton.escribe-meetings.com/filestream.ashx?DocumentId=2580>
- Town of Milton. Updated Heritage List May 26, 2019. [https://www.milton.ca/en/business-and-development/resources/Heritage/Heritage\\_List\\_Approved\\_2019.pdf](https://www.milton.ca/en/business-and-development/resources/Heritage/Heritage_List_Approved_2019.pdf)
- Toronto Public Library. 1906 Union Publishing Co's (of Ingersoll) Farmers' and Business Directory for the Counties of Halton, Waterloo and Wellington. The Union Publishing Co's (of Ingersoll) farmers' and business directory for the counties of Halton, Waterloo and Wellington
- Trafalgar Township Historical Society. Our History. <https://tths.ca/our-history>
- University of Toronto Map and Data Library. 1954 Air Photos of Southern Ontario. <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>
- Warnock, Robert. *A Sketch of the County of Halton - Canada West*. Toronto: The Leader Steam-Press, 1862. <https://www.electriccanadian.com/history/ontario/halton.pdf>
- Whose Land. <https://www.whose.land/en/>