

CULTURAL HERITAGE RESOURCE ASSESSMENT

AGERTON SECONDARY PLAN, TOWN OF MILTON

AGERTON NEW URBAN LTD.

TECHNICAL STUDY / CULTURAL HERITAGE / AGERTON SECONDARY PLAN

PREPARED FOR
Agerton New Urban Ltd.
Town of Milton, Ontario

PREPARED BY
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EXECUTIVE SUMMARY

Heritagedowntowns.com Ltd and Irvin Heritage Inc. were retained by Agerton New Urban Ltd. (the landowners group) who are undertaking the preparation of a Secondary Plan in the Town of Milton, Ontario. The primary purpose of this Cultural Heritage Resource Assessment (CHRA) is to update and provide further assessment of the findings and recommendations in the *Cultural Heritage Assessment Report* prepared for the Town by Archaeoworks Inc. in 2017, specifically for the former Trafalgar Township (north part), which included the Agerton Secondary Plan study area. The CHAR covered a much larger area and cast a wide net capturing many potential Cultural Heritage Resources (CHRs) in its review. Much has happened in the past 8 years since the report's release, particularly regarding provincial legislation, the new PPS issued in 2024, and fundamental changes to the Agerton Secondary Plan assumptions since it was first approved in 2019. A list of five potential Cultural Heritage Resources (CHRs) in the Secondary Plan study area was compiled based on the CHAR (2017) and property ownership map provided by the planning consultant (DSEL) for the landowners group.

Recommendations:

1. **12805 Derry Road (BHR1)** – the Town of Milton has listed this property in the Heritage Inventory since 2016. This report confirms 12805 Derry Road has Cultural Heritage Value or Interest (CHVI). Therefore, the Town needs to consider designation of the property by December 2026.
2. **7244 Trafalgar Road** – The 2017 CHAR recommended adding this property to the Heritage Inventory, but no action by the Town has been taken since then. The property owner has hired ERA Architects Inc. to prepare a CHAR to fully assess this property's Cultural Heritage Value or Interest. ERA Architects Inc. does not recommend adding this property to the Town of Milton Heritage Register. This report supports that recommendation that the property should not be listed.
3. No further action is recommended for the following identified potential CHRs:
 - Intersection of Derry Road and Trafalgar Road
 - Eighth Line Road Scape
 - Trafalgar Road Rail Scape

Methodology

This CHRA employed the following techniques to ascertain significance and interim management of potential CHRs in the Agerton Secondary Plan study area:

- Site Visit: July 10, 2025, with extensive photographic documentation.
- Review: Town of Milton Heritage List (updated May 26, 2019).
- Review: *Cultural Heritage Assessment Report Built Heritage Resources & Cultural Heritage Landscapes Milton Land Base Analysis in the Geographic Township of Trafalgar (North) Former County of Halton Now in the Town of Milton Regional Municipality of Halton Ontario* by Archaeoworks Inc. (2017).
- Review: Heritage Policies in the Town of Milton's Official Plan
- Review: Town of Milton Memo. *Agerton Secondary Plan – Policy Changes and Terms of Reference*. March 25, 2025.
- Review: *Cultural Heritage Assessment Report: Built Heritage Resources and Cultural Heritage Landscapes, Britannia Secondary Plan Update*, Town of Milton ON (Wayne Morgan, August 2021).
- Review: PPS (2024) and Bills 108, 23, 200 and O. Reg 569/22.
- Review: *Cultural Heritage Assessment Report – 7244 Trafalgar Road*. ERA Inc. (January 7, 2026)
- Consultation: discussion with Senior Planner-Policy, Town of Milton, July 30, 2025
- Property Search: Onland Historical Books: Land Registry Office, Service Ontario: Accessed Online. 2025
- Analysis: Ontario Regulation 9/06 criterion to evaluate 12805 Derry Road.

PROJECT PERSONNEL

Mark Gladysz, MES, RPP, CAHP

Mark Gladysz has over 40 years of experience in city planning in a variety of municipalities across Ontario and has been a member of the Ontario Professional Planners Institute (OPPI) as a registered professional planner for 25 years. Mark has extensive experience in the areas of land development, planning studies, site plan control, intensification, urban design, infrastructure planning, historic building preservation and project management of special studies and construction projects.

Mark is also a member of the Canadian Association of Heritage Professionals (CAHP) with an area of expertise being the regeneration of older commercial and residential areas and buildings. He is recognized as an expert witness in Heritage and Land Use Planning by the Ontario Land Tribunal (OLT)

Currently, Mark is the principal consultant of Heritagedowntowns.com, which specializes in strategies for the rejuvenation and intensification of older commercial and mixed-use residential areas.

Previously, Mark worked for the City of Toronto and was a Heritage Planner for the City of London and City of Kingston. He was Senior Planner with the City of Brantford and worked exclusively on the implementation of the Downtown Master Plan. Mark was also the Manager responsible for Downtown Whitby, ON.

Mark has extensive experience working in implementing heritage conservation district area plans, heritage inventories, building conservation master plans, heritage impact assessments, planning justification reports, urban design briefs, building removal reports, site plan control, and reuse strategies for individual buildings and restoration of historic parks within various municipalities across Ontario.

Irvin Heritage Inc. Thomas Irvin M.A.

Irvin Heritage Inc. (IHI) is directed by Thomas Irvin M.A., a professionally licensed Archaeologist (Licensed #P379) who has over 18 years of archaeological experience including time as an Archaeological Review officer with the Ontario Ministry of Tourism, Culture and Sport (now Ontario Ministry of Citizenship & Multiculturalism). This experience allows IHI to offer accurate, focused, and professional assessments which meet the objectives of development projects and minimize delays in obtaining required provincial archaeological letters of compliance.

Acknowledgements

Kathleen McGowan Hon. BA Project Archaeologist Irvin Heritage Inc.

Anthony Wong, MArch, MRAIC, Senior Planner-Policy, Town of Milton

Glossary of Abbreviations

BHR.....	Built Heritage Resource
CHAR.....	Cultural Heritage Assessment Report
CHL.....	Cultural Heritage Landscape
OHA.....	Ontario Heritage Act
O. Reg 9/06.....	Ontario Regulation 9/06 for determining cultural heritage significance
PPS.....	Provincial Planning Statement (2024)

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1.0 INTRODUCTION

1.1 Study Purpose

Heritagedowntowns.com Ltd and Irvin Heritage Inc. were retained by Agerton New Urban Ltd. (the Landowners Group) to prepare a Cultural Heritage Resource Assessment (CHRA) for the Agerton Secondary Plan Area in the Town of Milton, Ontario. It is one of several supporting technical studies for the Agerton Secondary Plan study area. Proposals submitted by Heritagedowntowns.com Ltd and Irvin Heritage Inc. were deemed acceptable by the Town of Milton on January 30, 2025 (See Appendix 5).

Primary sources for this report were the *Cultural Heritage Assessment Report Built Heritage Resources & Cultural Heritage Landscapes Milton Land Base Analysis in the Geographic Township of Trafalgar (North)* by Archaeoworks Inc. (2017), and Town of Milton *Heritage List* (updated May 26, 2019). A list of five potential Cultural Heritage Resources (CHRs) in the Secondary Plan study area was compiled based on the CHAR (2017) and property ownership map provided by the planning consultant for the landowners group. The five identified CHRs with ID numbers are:

- 12805 Derry Road (CHAR #56)
- 7244 Trafalgar Road (CHAR #87)
- Intersection of Derry Road and Trafalgar Road (CHAR #59)
- Eighth Line- Road Scape (CHAR # 53-54)
- Trafalgar Road-Rail Scape (CHAR #88)

Two additional reports provided updated review materials for this report. The first is the *Cultural Heritage Assessment Report: Built Heritage Resources and Cultural Heritage Landscapes, Britannia Secondary Plan Update*, Town of Milton ON (Wayne Morgan, August 2021). In 2021, the Town of Milton updated the 2017 CHAR for the Britannia Secondary Plan area, which includes the five CHRs from the Agerton area. This report reviewed CHAR (2017) findings and made the following recommendations:

- 12805 Derry Road (CHAR #56): Keep listing on the Heritage Register as a Cultural Heritage Landscape and designate under Part IV of the OHA.
- 7244 Trafalgar Road (CHAR #87): Add to the Heritage Register; further research required to determine cultural heritage value and building condition.
- Agerton/Intersection of Derry Rd. & Trafalgar Rd. (CHAR #59): Do not list as a Cultural Heritage Landscape.
- Eighth Line (CHAR #53-54): Do not list in the Heritage Register. Generally, roadscape are not supported for listing due to constant change.
- Trafalgar Road Rail scape/Canadian Pacific Right of Way (CHAR #88): Recommend listing as a Cultural Heritage Landscape in the Heritage Register, but OHA designation is not possible due to federal regulation.

The second report is the *Cultural Heritage Assessment Report – 7244 Trafalgar Road* by ERA Inc. (January 7, 2026) . At the request of the applicant for 7244 Trafalgar Road, ERA conducted a CHAR and submitted its report on January 8, 2026 , to the Town of Milton. During analysis, the report reviewed the recommendations presented in the two CHARs previously prepared by Archaeoworks (20i17) and Morgan (2021). The report recommended that the building's construction date is uncertain, though evidence suggests 1909. According to Ontario Regulation 9/06, the property does not meet the criteria for cultural heritage value. No management strategy was prepared. As a result, ERA did not recommend including the site on the Town of Milton Heritage Register.

The Terms of Reference for the Secondary Plan (March 25, 2025) confirmed that the report methodology was 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.

1.2 Study Area

The Study Area is located within Part of Lots 11-14, Concessions 7 & 8, Town of Milton, Regional Municipality of Halton, Historic Township of Trafalgar in the Historic County of Halton (Figure.2). This report and the Archaeological Assessment by Irvin Heritage Inc. were undertaken for the entirety of the approximately 432.31 Ha Study Area. The Agerton Secondary Plan framework was endorsed by Council on March 25, 2019. The Agerton Secondary Plan is in the Town's Urban Expansion Area as shown on Schedule "B" of the Official Plan and is generally bounded by:

- a) North: Highway 401.
- b) East: Eighth Line.
- c) South: Derry Road; and,
- d) West: Greenbelt Plan Area.

The Study Area covers about 432.31 hectares and mainly consists of active farmland, scrubland, existing structures with parking pads, residential and commercial buildings, manicured lawns, railways, and roadways. The Agerton Secondary Plan proposes an employment area and a transit-supportive mixed-use high-density community. The updated targets for Agerton are 17,500 jobs, 14,100 people, and 6,600 units.

Other Listed Properties in the Study Area. The CHAR (2017) identified five properties listed on the Heritage Registry within the secondary plan area that are not affiliated with the Agerton New Urban Landowners Group and thus were not included in this study. The 2021 CHAR recommended to retain the listing for four properties. According to Bill 200, these properties may remain on the Heritage Registry until January 1, 2027. If they are not designated under the OHA by December 2026, they must be removed from the Register and cannot be relisted for a period of five years. These properties are: 7524 Auburn Road, 13761 Derry Road, 7053 Trafalgar Road, 7529 Trafalgar Road, and 7548 Trafalgar Road.

7251 Trafalgar Road (CPKC Milton Yard -Formerly CP Expressway) was also not included in the evaluation of the study area. The site is south of Highway 401 and constitutes a large railway siding with several small contemporary prefabricated office and storage structures. If a property is owned by the Government of Canada, a Crown corporation, or a federally regulated entity (e.g., CN Rail), local municipal councils have no direct authority to designate it. Federal properties are managed through the Federal Heritage Buildings Policy (FHBRO). Heritage listing can be applied to property owned by CN Railway, but it is primarily governed by federal, rather than municipal, legislation and is usually under the Heritage Railway Stations Protection Act. However, the Hornby Railway Station was demolished in 1964. As the property is owned by CN Rail an entity regulated by the federal government, neither the municipality nor the province has heritage jurisdiction over the site. Permission to enter the property would be needed to be granted to assess it.

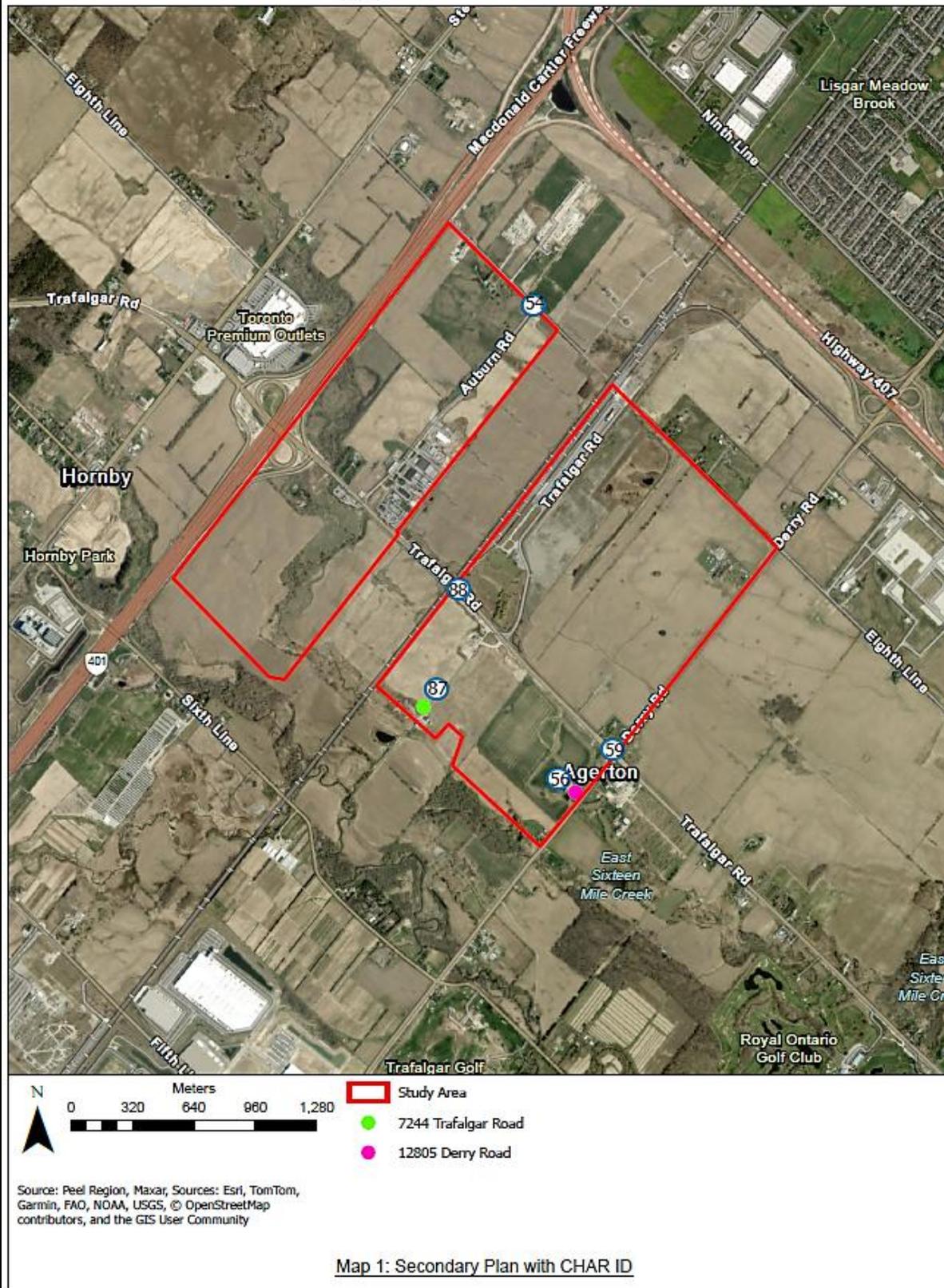


Figure 1: Location Map of the Agerton Secondary Plan Area with potential Cultural Heritage Resources identified using identification numbers assigned in the CHAR (2017).

2.0 HERITAGE POLICY AND LEGISLATIVE CONTEXT

2.1 Provincial Planning Framework

2.2 The Planning Act

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in managing heritage resources. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *Planning Act* requires that all decisions be consistent with the *Provincial Planning Statement (PPS)*.

2.3 Provincial Planning Statement (2024)

The PPS, 2024 replaces A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the PPS, 2020 by integrating them into a single planning document which applies province wide. The Provincial Planning Statement (“PPS”) sets out the policy foundation for land use planning in the Province of Ontario. Local plans are required to be consistent with the PPS. Section 4.6 addresses Cultural Heritage and Archaeology. Subsections 4.6.1, 4.6.3, and 4.6.4 are of relevance to this report.

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be 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.*

Several important features to note in the new PPS. First, in the Vision Statement – cultural heritage and archaeology in Ontario will provide people with a sense of place. Second, in section 6.2 a coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities...including managing cultural heritage and archaeological resources. Third, definitions for built heritage resource, cultural heritage landscape, conserved and protected heritage property in the new PPS have been revised as follows:

Built heritage resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.*

Cultural heritage landscape: *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.*

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

Protected heritage property: 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.

2.4 Ontario Heritage Act R.S.O. 1990, c.O18

The Ontario Heritage Act 2006 (OHA) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of “cultural heritage value or interest.” The OHA enables designation of properties and districts under Part IV and Part V, Sections 26 through 46, and provides the legislative basis for applying heritage easements to real property.

Properties can be designated individually (Part IV of the Ontario Heritage Act) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the Ontario Heritage Act). Designation helps to ensure the conservation of these important places. Designation offers protection for the properties under Sections 33, 34 and 42 of the Ontario Heritage Act, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the Ontario Heritage Act allows municipalities to list other properties which are considered to have Cultural Heritage Value or Interest on their Register. Under Part IV, Section 27 of the Ontario Heritage Act, municipalities must maintain a register of properties situated in the municipality that are of cultural heritage value or interest. Section 27 (1.1) states that the register shall be kept by the clerk and that it must list all designated properties (Part IV and V). Under Section 27 (3), the Register may include property that has not been designated, but that council believes to be of cultural heritage value or interest. “Listed” properties, although recognized as having cultural heritage value or interest, are not protected under the Ontario Heritage Act to the same extent as designated properties but are acknowledged in the PPS 2024 and under the Planning Act. An owner of a ‘listed’ heritage property must provide the municipality with 60 days’ notice of their intention to demolish a building or structure on the property.

The OHA includes nine criteria that are used for determining cultural heritage value or interest (O. Reg. 9/06):

- 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.*

The province has initiated several important changes to the Ontario Heritage Act (OHA) affecting “legacy” listed properties. Bills 108, 23, 200 and O. Reg 569/22 affect identified CHRs in several ways as discussed below.

These important changes began with *The More Homes, More Choices Act (Bill 108)* which received Royal Assent on June 6, 2019. Bill 108 grants property owners and the public significant new rights to appeal municipal heritage decisions and would force municipal councils to meet strict deadlines when considering new heritage by-laws. Regarding listing in a heritage register, under both the current statute (Section 27 of the Act) and Bill 108, introduces, in addition to several procedural changes, the ability on the part of a landowner or other person who objects to the notice to designate to appeal the designation itself to the OLT; separate and apart from any redevelopment application made under pursuant to the *Planning Act*. It also allows appeals to the OLT of applications to alter a heritage property, rather than just applications to demolish. At the very least, Bill 108 will allow landowners to resist designation or to narrow its impact and determine earlier in the process whether to even proceed with redevelopment.

The *More Homes Built Faster Act, (2022) (Bill 23)* introduced more changes affecting heritage registers. Effective January 1, 2023, municipalities were required to review all non-designated properties on their registers as of December 31, 2022 (legacy listed properties) by January 1, 2025. If a notice of intention to designate a legacy property was not issued by January 1, 2025, it had to be removed from the register and could not be relisted for five years, starting January 1, 2025. However, on June 6, 2024, the Ontario Legislature passed the *Homeowners Protection Act, 2024 (Bill 200)*. Schedule 2 of Bill 200 amends the Ontario Heritage Act (the OHA), by extending the timeframe to review “legacy” listed properties included in their heritage registries as of December 31, 2022. Municipalities now have until January 1, 2027, to issue a notice of intention to designate these properties before they must be removed from the register. Bill 200 has also introduced new rules clarifying how a municipality’s voluntary removal of a listed property from its register before June 6, 2024, impacts its ability to relist the property.

Ontario Regulation **569/22, s.1 and 2** also amended the Ontario Heritage Act and received Royal Assent on December 15, 2022. It amends the application of the nine criteria of Ontario Regulation 9/06 in two significant ways. First, a property may be included on a heritage register under subsection 27 (3) if one or more of the nine criteria is met. Second, if the municipality issues a notice of intention to designate (NOID) under subsection 29 (1) the property must meet two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of sections 1 and 2. Further guidance was provided for criteria to designate a heritage conservation district requiring at least 25 per cent of the properties in the defined area satisfy two or more of the criteria.

2.5 Provincial Policy Framework Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources within the province. The *Ontario Heritage Act* and its regulations establish processes for identification and evaluation of heritage resources. However, recent changes initiated under Bills 108, 23, 200 and Ontario Regulation 569/22, have impacted the listing and designation processes. The provincial government continues to emphasize housing creation through these legislative changes.

2.6 Local Planning Framework- Town of Milton Official Plan

The Town of Milton Official Plan (OP) provides policies and guidance for long term growth and development in the municipality. Policies for Cultural Heritage are found in Section 2.10. The most relevant polices for this

technical study are 2.10.1,.2.10.2.3, 2.10.3.24, and 2.10.3.35 as it relates to both Built Heritage Resources and Cultural Heritage Landscapes.

- In Section 2.10.1 the goals for cultural heritage resources include the conservation and integration of cultural resources into the Town's general planning approach.
- Section 2.10.2.3 encourages recognition of individual heritage buildings, structures, sites, natural features and landscapes by designating them as heritage properties under Part IV of the Ontario Heritage Act.
- Section 2.10.3.24 provides guidance on potential requirements of new development near cultural heritage resources. These may include relocation and or adaptive reuse of structures, height restrictions and commemoration.
- In Section 2.10.3.35 the Town may designate as Character Areas, mature neighbourhood areas, core areas of villages, cultural landscapes or other areas in both the urban and rural areas, even when designation under the Ontario Heritage Act may or may not be appropriate.

2.7 HIA Terms of Reference, Study Area TOR, Heritage Inventory, and Staff Contact

Contact with Mr. Anthony Wong (Senior Planner, Policy) Town of Milton occurred on July 30, 2025. Anthony Wong was contacted via email and in a telephone call to confirm the status of two properties at 12805 Derry Road (listed) and 7244 Trafalgar Road (not listed) on the Heritage Inventory. He also confirmed that the three potential CHRs which did not have civic addresses and identified as Cultural Heritage Landscapes, were not listed in the Heritage Inventory. The HIA TOR was reviewed for coordination purposes.

2.8 Local Planning Framework Summary

Local planning policy supports cultural heritage conservation, and the Agerton Secondary Plan TOR (March 25, 2025) identified the requirements for preparing this report as noted earlier.

3.0 SITE HISTORY

3.1 Local History- The former Township of Trafalgar

Summaries of the local history are well documented in both the CHAR (2017) and the Stage 1 Archaeological Assessment by Irvin Heritage Inc. (2025). Please reference these reports for additional information.

Trafalgar Township was a former township in Ontario, now part of Oakville, Milton, Halton Hills, and Mississauga. Its boundaries stretched from Lake Ontario to Steeles Avenue and from Winston Churchill Boulevard to Burloak Drive. In 1962, it merged with Oakville, and portions joined Milton in 1974. Dundas Street was its key transportation route, and its legacy remains in Trafalgar Road, a major north-south transportation route. The Regional Municipality of Halton replaced Halton County and dissolved its townships in 1974.

Formal settlement of Trafalgar Township began around 1807 with United Empire Loyalists and primarily British and Irish immigrants. Surveyed in 1806 by Samuel S. Wilmot, the area was divided into four concessions by Dundas Street and later expanded north as Trafalgar North. Milton became a town in 1857 and, in 1974, incorporated parts of Esquesing, Nassagaweya, and sections of Trafalgar and Nelson townships. By the 1870s, Trafalgar contained the Great Western Railway running east-west in the south and the Hamilton North-Western Railway running diagonally through Trafalgar's western extent. Being a rich agricultural area, wheat dominated local agriculture, accounting for up to a third of cultivated land. The primary towns were Oakville and Milton which both became independent after the passage of the Municipal Act in 1849. Other prominent communities included Palermo, Omagh, Drumquin, Auburn, Boyne, Bronte, and Trafalgar or Postville (Walker & Miles 1877).

Auburn, later renamed Agerton in 1892 after a post office was established, was the main crossroads community at Derry Road and Trafalgar Road. By 1860, it had a blacksmith shop and temperance hall, followed by a hotel, feed mill, and threshing machine manufacturer. The latter was demolished in 2005. Auburn/Agerton appears on both the 1858 Tremaine Map and the 1877 Illustrated Atlas.

(Sources: Archaeoworks 2017; Warnock, Robert A *Sketch of the County of Halton Canada West* 1862; Walker & Miles 1877 ; A Brief History of Milton – Milton Historical Society; [Milton, Ontario - Wikipedia](#) ; [Trafalgar Township - Wikipedia](#))

3.2 Property History Summary-12805 Derry Road

Address	12805 Derry Rd.
His. Township	Trafalgar (north half)
His. County	Halton
Side: Lot: Con	Northeast Half Lot 11, Con 7
Tremaine 1858	James Montgomery -river running through northeast of centre -along 2 unnamed roads (modernly Derry/Trafalgar) -community of Auburn
Walker & Miles 1877	John Montgomery (16) -farmstead with orchard by eastern boundary (12805 Derry) -smaller farmstead with orchard in northeastern corner -watercourse running through centre of lot with 2 associated watercourses running south of either farmstead all associated with Sixteen Mile Creek -along 2 unnamed roads (modernly Derry/Trafalgar) -community of Auburn
DMD 1909, 1915, 1918, 1922 etc.	The 1909 & 1915 don't show structures on the property 1918 & 1922 shows a brick or stone structure at the address of 12805 Derry

3.3 Property History Summary-7244 Trafalgar Road

Address	7244 Trafalgar Road
His. Township	Trafalgar (north half)
His. County	Halton
Side: Lot: Con	Center Lot 12, Concession 7
Tremaine 1858	Matthew Donoughoo -water course associated with the East Branch of Sixteen Mile Creek running through centre of Lot
Walker & Miles 1877	John White Esq. -long roadway leading to farmstead in centre of Lot (7244 Trafalgar) just south of watercourse associated the East Branch of Sixteen Mile Creek running through centre of Lot -farmstead near northeastern boundary -also owns southwest half Lot 11, Con 7
DND 1909, 1915, 1918	All show a wood house at the location of 7244 Trafalgar

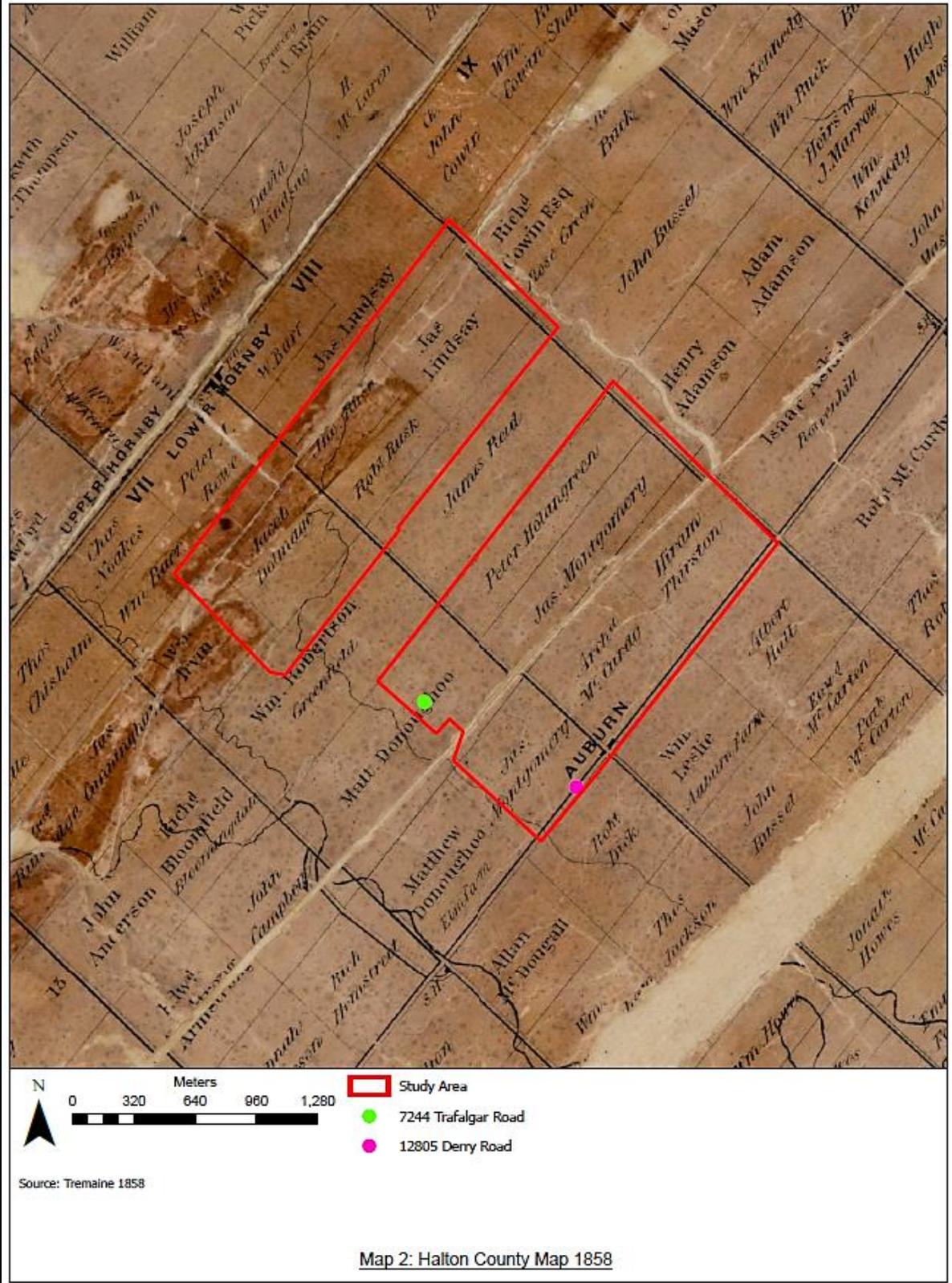


Figure 2: Location of two CHR's within the study area superimposed on the Halton County map of 1858

4.0 CULTURAL HERITAGE ANALYSIS

One of the five potential CHRs in the study area - 12805 Derry Road, meets a minimum of two of the O. Reg 9/06 criteria. See Appendix 1 to review the Inventory Data Sheets for additional information on all five assessed CHRS. As per O. Reg 569/22, first a property may be included on a heritage register under subsection 27 (3) OHA if one or more of the nine criteria is met. Second, if the municipality issues a notice of intention to designate (NOID) under subsection 29 (1) OHA the property must meet two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of sections 1 and 2 as per below.

Table 1: Recommended Responses to Ontario Regulation 9/06 for 12805 Derry Road

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.	YES	The property is a representative example of late 19th century vernacular residential design and style. Photographic evidence shows it started as a L-shaped Gothic Revival farmhouse (c.1865), which became a U-shaped plan after circa 1895, with a gabled extension added on the north side of the central block with its centre gable. The white-painted brick house features a five-bay façade. Each wing (south and north) has projecting bay windows on the first floor with eaves brackets. Decorative drop pendants are seen in the bargeboard of the gables above the second-floor windows. A verandah spans the centre front facade, balancing the vertical design. Brick construction is in a stretcher bond. The medium pitch, cross gable roof gives the building symmetry and is now covered with modern metal tile roof. Upper windows are semi-circular arches with brick voussoirs; first floor windows are slightly arched. The original rear extension remains, alongside a newer granite, roof verandah addition. Overall, it is an intact example.
2. The property has design value because it displays a high degree of craftsmanship or artistic merit	NO	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 technical or scientific achievement	NO	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 association with a theme, event, belief, person, activity, organization or institution that is significant to the community.	YES	Historically associated with former Village of Agerton and the Montgomery family who lived on the site for approximately 50 years.
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	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, artist, builder, designer or theorist who is significant to a community	NO	The property does not demonstrate or reflects the work or ideas of an architect. Neither an architect nor a builder was identified for the farmhouse building on the property
7. The property has contextual value because it is important in defining, maintaining or supporting the character of the area	NO	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 still are some agricultural areas near the site, the area does not exhibit a distinctive sense of place. The character of the area 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	YES	Farm Complex. The location of the buildings on the property in relation to each other, the road, and the surrounding agricultural fields physically and functionally link the structures to their surroundings. Attractive design of the farmhouse and date of construction support the remnant agricultural landscape in the study area.
9. The property has contextual value because it is a landmark	NO	The property is not a landmark.

As seen in Table 1 12805 Derry Road has cultural heritage value. Both the CHAR (2017) and CHAR (2021) recommended that the property be listed. The CHAR (2021) recommended that it be designated under Part IV of the Ontario Heritage Act.

The property transfer data sheet in Appendix 2 identifies the primary historical and associative values for the property is closely associated with the Montgomery family. The property was in the ownership of the family from 1846-1900. **James Montgomery (1793-1861)** took ownership of the property on November 20, 1846. He was born in Ireland and is buried at Hornby Presbyterian Cemetery. He appears in the 1861 Census and is identified as a 60 year old farmer , born in Ireland, and inhabiting a 1 storey log house [James Montgomery \(1793-1861\) - Find a Grave Memorial](#) . His name also appears in the Halton Court Records Vol. A p.299-302. Notes instrument No. 169 Document: Probate of Will- October 28, 1861. His wife **Jane Montgomery (1808-1876)** inherited the property and gave it to her sons Edward and **John Montgomery (1851-1895)** in 1866. John and his wife **Elizabeth Montgomery (1838-1891)** ran the farm until his death in 1895, and with his passing, in 1900 the property was sold outside the family to George Edward Saunders. The existing farmhouse was likely built by John Montgomery circa 1865. [John Montgomery \(1851-1895\) - Find a Grave Memorial](#)

5.0 CURRENT CONDITIONS

5.1 Cultural Heritage Resources in the Study Area

Five sites were visited and evaluated as potential cultural heritage resources (CHRs) in the Study Area for this report. In the CHAR (2017) the following were sites had the following recommendations assigned:

- 12805 Derry Road – listed property that requires more assessment to determine significance.
- 7244 Trafalgar Road – should be included in the Heritage Inventory
- Intersection of Derry and Trafalgar Road – no further action required
- Eighth Line- Road Scape - should be included in Heritage Inventory
- Trafalgar Road-Rail Scape - should be included in Heritage Inventory

Based on the results of the background research and field review, two CHRs were identified within the study area. Those properties are 12805 Derry Road and 7244 Trafalgar Road. This was determined by applying the evaluation criteria of Ontario Regulation 9/06 seen in Section 4 / Table 1 for 12805 Derry Road, and the preparation of a Cultural Heritage Assessment Report for 7244 Trafalgar Road by ERA in Appendix 4. In addition, a detailed data form for each potential CHR is presented in the Inventory Data Sheets in Appendix 1. Therefore, the other three assessed sites are included in Appendix 1 for reference only.

The CHAR (2017) confirmed the following:

- Canada's Historic Places (2017) did not identify any designated heritage property within and adjacent to (within 50 metres of) the Project Area.
- Ontario Historical Plaques inventory, Ontario Heritage Trust plaques, Milton Historical Society's webpage entitled, "Plaques Historic Homes and Buildings" (Milton Historical Society, 2017) confirmed the absence of commemorative plaques within and adjacent to (within 50 metres of) the Project Area.
- The Project Area does not contain any cultural heritage resources designated under the Ontario Heritage Act.
- The closest municipally listed buildings to 12805 Derry Road are 12126 and 13008 Derry Road. The closest listed buildings to 7244 Trafalgar Road are 7529 and 7548 Trafalgar Road.

The three other assessed properties not identified as CHRs (ID#s 53-54,59, and 88) were identified as Cultural Heritage Landscapes in the CHAR (2017). However, they should not be interpreted as a Cultural Heritage Landscape (CHL). There are several reasons leading to this conclusion.

- The sites do not conform to the definition of a Cultural Heritage Landscape as defined in the Provincial Planning Statement (PPS) 2024 as follows: **Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association.**
- Further analysis references the Ontario Heritage Trust's [Cultural heritage landscapes-An Introduction \(Ontario Heritage Trust | Cultural heritage landscapes – An...\)](#) which identifies three types of potential cultural heritage landscapes. All three sites would best be described as an "evolved" cultural landscape. Many landscapes could fall into this category. Further they would also be identified as a *relict (or fossil) landscape* which "is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period of time. Its significant distinguishing features, however, are still visible in material form". In the case of significant distinguishing features, they were either never present in the

case of the road scape (#53-54) and rail scape (#88) identified in the 2017 CHAR, or are gone and/or severely degraded as noted at the intersection of Derry and Trafalgar Roads (#59).

- Archaeology: Archaeological Assessment has been prepared by Irvin Heritage Inc. for the study area. The Archaeological Assessment notes that the roadways and railway lines have likely resulted in soil disturbance which has negated the archaeological potential of these physical structures. However, their presence is a provincial indicator (historic transportation routes) of archaeological potential within the Study Area. The CHAR (2021) stated on page 14 that local roads no longer serve a rural function and are subject to significant changes due to increasing urbanization.
- In summary, these factors together have contributed to a breakdown of interrelationship and meaning between site elements which have either been not present, removed, and/or fragmented over time.
- Therefore, for the purposes of the CHRA any mitigation guidance should be interpreted for Built Heritage Resources only, which constitutes farmhouses with outbuildings. Going forward, to assist in reviewing this matter it is recommended that a 50-meter buffer zone be employed to be used for any proposed impact assessment and a component of any proposed mitigation measures and options. The 50-meter buffer zone is a standard measure used by the Province of Ontario for infrastructure projects undertaken through the Environmental Assessment Act by Provincial Agencies.

5.2 Current Legislative Conditions Affecting the Secondary Plan Process

As noted previously in Section 2.4, due to the deadlines established by Bills 108, 23 and 200, which impact processes under the Ontario Heritage Act (OHA), the Town of Milton will need to consider issuance of a Notice of Intention to Designate (NOID) for legacy listed properties, with the expectation of Part IV designations for legacy-listed buildings needing to be completed by the end of 2026.

Recent changes in the *More Homes, More Choices Act* (Bill 108) affect heritage registers. Municipalities must review all non-designated properties listed as of December 31, 2022, by January 1, 2027 (extended from 2025), and to consider designation. If no NOID is issued by then, these properties must be removed from the register and cannot be relisted for five years.

Ontario Regulation 569/22, s.1 amended the Ontario Heritage Act by changing how the nine criteria of O. Reg. 9/06 apply. Properties can be listed on a heritage register if they meet at least one criterion but must meet two or more criteria for a NOID to be issued under subsection 29 (1).

Therefore, legislative changes are now expediting the heritage designation process in the Agerton Secondary Plan study area to meet the January 1, 2027, deadline.

Therefore, Town staff should bring forward listing and designation recommendations for Council consideration soon to meet the imposed Bill 23 deadlines. Statements of Significance (SOS) will need to be prepared. Staff need to contact the affected property owners. Staff will need to have thoroughly researched the properties proposed for designation. The properties recommended for designation should be assessed against all other listed properties to prioritize designation activity.

Should a property not be designated prior to the deadline and be removed from the register, a municipality would have no legal mechanism to deny a demolition or alteration request. The same applies to properties that are not listed at the time a Planning Act application is submitted as they would not be eligible for designation under the Act. Reference to the PPS (2024) includes cultural heritage policies that indicate protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. Designation provides the mechanism to achieve the necessary protection.

Section 29 (1.2) of the Act now restricts Council's ability to issue a NOID to a 90-day window after an application for a prescribed event (i.e. Official Plan Amendment, Zoning Bylaw Amendment, and Draft Plan of

Subdivision applications) has been deemed complete. Should Council not issue a NOID within 90 days, it loses the ability to do so until the application process is complete (e.g. Council renders a decision on the relevant application, or an order is issued by the OLT in the event of an appeal). Inaction within the 90-day window could pose a threat to heritage resources through either significant alteration or demolition.

The Town has been consistent in its listing of 12805 Derry Road for the past 9 years. The property owner of 7244 Trafalgar Road prepared a CHAR which determined that the property is not a candidate for listing. The Town needs to consider prioritizing their designations as part of the draft Secondary Plan. The Town's process leading to the NOID should now be anticipated by the landowners group, and potential implementation of the Part IV designation being coordinated with the Secondary Plan approval, and implementation of the Plan of Subdivision in the future. The subject properties that meet the criteria for listing and potential designation need to be assessed if, in the opinion of staff, they are amongst the most significant heritage properties currently listed on the Heritage Inventory and warrant issuance of a NOID. Under Bill 23 property owners have new rights to oppose designation by the municipality. However, in this case the town has been clear in its intentions by listing the one building and the landowners group should anticipate a NOID as part of the Secondary Plan process.

Designation Bylaw

The Ontario Heritage Act requires a Statement of Cultural Heritage Value or Interest (SCHVI) to justify a designation bylaw. Reports should align with provincial legislation, particularly the PPS and OHA, for issuing a potential NOID for BHR 1. According to O. Reg. 569/22 s.1, at least two criteria from O Reg 9/06 must be met. The Town confirms that one criterion has been met for the listing, and this CHRA indicates two criteria have been met for the issuance of a NOID. As mentioned, it is recommended that the designation by-law should not classify the sites as a cultural heritage landscape, exclude reference to outbuildings, and identify only the exteriors of the BHRs as heritage attributes.

5.3 Interim Cultural Heritage Resource Strategy

The Town of Milton is currently undertaking a comprehensive Secondary Plan in the study area. Section 2.10 of the Official Plan contains the policies for cultural heritage, and a summary of the relevant policies is included in Section 2.6 of this report. The heritage policies affirm the Town's commitment to identifying, enhancing and protecting BHRs in an ongoing planning process. The Terms of Reference for the Agerton Secondary Plan states *"This study is to identify, inventory, and assess significance of cultural heritage resources (built heritage resources and cultural heritage landscapes) within and in close proximity to the study area. Further, it is to provide recommendations for the conservation of the cultural heritage resources within the study area"*.

Two (2) Built Heritage Resources (BHRs) were identified in the Secondary Plan study area during the review period of the heritage inventory, historical mapping, archival research and site visit (July 10, 2025). One building (12805 Derry Road) is in the Town's Heritage Inventory (List). 7244 Trafalgar Road is not listed and has now been fully assessed to determine its significance and is determined not to have cultural heritage value. Therefore, the Town should undertake a Statement of Significance (SOS) before it considers listing, and before issuance of a NOID can occur. Both properties are remnant farm complexes/landscapes that date from the mid to late nineteenth century and demonstrates the area's longstanding agricultural history. The other three assessed properties were not considered potential CHRs, as they did not possess enough Cultural Heritage Value or Interest (CHVI) and therefore are not considered good representative examples of Cultural Heritage Landscapes (CHLs) as well as for other mitigating reasons as stated.

The identification of potential CHRs during the Secondary Plan process is consistent with the Town's intent to protect BHRs and CHLs. To protect these potential CHRs in the context of the proposed Secondary Plan for this area, it is recommended that Council begin a dialogue with the current property owners regarding potential heritage designation under Part IV of the OHA of the two identified properties as part of the approvals process related to the Secondary Plan, a future Official Plan Amendment, or draft plan of subdivision. This CHRA

verifies that one property qualifies for listing based on the Town of Milton's previous assessments of cultural heritage value or interest. BHR1 potentially satisfies at least two of the nine O. Reg 9/06 criteria outlined in Table 1. The Town of Milton should include BHR1 in a CHRs map as a schedule appended to the Secondary Plan. A sample map of the potential Cultural Heritage Resources is provided in Appendix 3. Currently, the one listed property (12805 Derry Road) is afforded a level of protection until January 2027 as per the policies in the Official Plan and OHA. This allows the Town to request a Heritage Impact Assessment as part of a development application to ensure the CHR in the Secondary Plan area is appropriately mitigated and/or integrated into proposed development and it will provide the CHR interim protection from demolition. If the property were to be designated under Part IV, OHA, it would need to be conserved as a protected heritage property within the context of future development.

The Secondary Plan should highlight the intention to conserve listed BHRs and CHLs and describe their integration into future development in accordance with the Secondary Plan's Terms of Reference. This may involve developing suitable land uses for areas containing listed and /or designated BHRs and CHLs, as well as policies that support adaptive reuse when the original function is no longer viable.

To protect the BHRs identified in this report and any other resources identified later through the Secondary Plan process, the following recommendations are provided:

1. 7244 Trafalgar Road was fully assessed in CHAR (2025); its inclusion in the Heritage Inventory is now for the municipality to decide.
2. It is suggested that BHR 1 undergoes final assessment for potential designation under Part IV of the OHA, either before or during approval of the Secondary Plan, based on previously specified timelines.
3. Including BHR 1 in a map attached as a schedule to the Agerton Secondary Plan is advised.
4. That appropriate land uses within the Secondary Plan should account for protected heritage properties to ensure permitted uses allow for continued activity or adaptive reuse. Recommended policy inclusions for the Agerton Secondary Plan are as follows:
 - a. That protected heritage properties in the Town of Milton will be conserved.
 - b. That new development, site changes, building modifications and additions should be compatible with adjacent protected heritage properties.
 - c. That rehabilitation, renovation, restoration, and adaptive reuse of protected heritage properties should be supported to enable their continued use.

6.0 RECOMMENDATIONS

A list of five potential Cultural Heritage Resources (CHRs) in the Secondary Plan study area was compiled based on the CHAR (2017) and property ownership map provided by the planning consultant for the landowners group. Recently, the province has initiated several significant changes to the Ontario Heritage Act (OHA) affecting “legacy” listed properties. Bills 108, 23, 200 and O. Reg 569/22 affect the identified CHRs in several ways as discussed below.

Further Action Recommended

12805 Derry Road (BHR1) - The Town of Milton has listed 12805 Derry Road since 2016. The CHAR (2017) highlighted the need for further assessment. This was reconfirmed in the CHAR (2021). This report undertook preliminary assessment and confirmed the property’s Cultural Heritage Value or Interest (CHVI). Table 1 shows the site meets at least two criteria required for issuance of a NOID. As a legacy listing, it must be removed from the Inventory by January 2027 unless it is designated by December 2026. A Statement of Cultural Heritage Value or Interest (SCHVI) is required for a NOID to be issued under the Ontario Heritage Act.

7244 Trafalgar Road – The applicant engaged ERA Architects Inc. to conduct a Cultural Heritage Assessment Report (CHAR) to evaluate whether the property meets the criteria outlined in O. Reg 9/06 for inclusion in the Heritage Inventory. The assessment concluded that the property does not satisfy the requirements for cultural heritage value; accordingly, ERA Architects Inc. does not recommend adding the site to the Town of Milton Heritage Register. This report agrees that the property should not be listed.

As the building is not currently listed, it does not have protections provided by the Official Plan or the Ontario Heritage Act (OHA). Should the municipality choose to proceed with listing the property, Bill 200 stipulates that newly listed properties may remain on a municipal heritage register (inventory) for up to two years. Within this period, the property must either be designated or removed from the Heritage Register. If no notice of intention to designate is issued within these two years, the property must be removed and cannot be re-listed for five years. The two-year timeframe commences on the date of listing, and the five-year prohibition against re-listing begins upon its removal after the two-year period. The Town may consider listing the property based on an evaluation of its significance through a Statement of Significance (SOS) and should ensure adherence to applicable legislative deadlines.

No Further Action Recommended

Intersection of Derry Road and Trafalgar Road – no further action required as the site was not included in the final recommendations of the CHAR (2017). The CHAR (2021) reconfirmed this site should not be listed. Town staff confirm that it is not listed. The CHAR (2021) recommended forms of commemoration referencing the history of the former Village of Agerton which could be implemented in conjunction with a future application.

Eighth Line- Road Scape – the CHAR (2017) recommended that the site should be included in the Heritage Inventory. The CHAR (2021) recommended that the site should not be listed. Town staff confirm that it is not listed. This report recommends that the Town of Milton should not list the site in the Heritage Inventory. Positive features of the site can be addressed through other means including areas to be included as public open space or as part of a natural heritage system if supported by the research as provided for in the Official Plan.

Trafalgar Road-Rail Scape – the CHAR (2017) and CHAR (2021) recommended that the site should be included in the Heritage Inventory. Town staff confirm that it is not listed. It is recommended that the Town of Milton should not list the site in the Heritage Inventory. As the site is federally regulated it can never be designated under the Ontario Heritage Act. Positive features of the site can be addressed through other means including areas to be included as public open space or as part of a natural heritage system if supported by the research as provided for in the Official Plan.

If the municipality wants to consider protecting Cultural Heritage Landscapes (CHLs), further policy work and a systematic assessment of potential candidate sites will need to be undertaken. The Town should consult with other municipalities such as the City of Markham, Town of Caledon and City of Mississauga and develop a strategy based on their experience with protecting CHLs.

7.0 REFERENCES

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[John Montgomery \(1851-1895\) - Find a Grave Memorial](#). Buried in Hornby Presbyterian Cemetery Memorial ID 129064411

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Respectfully submitted.

A handwritten signature in cursive script that reads "Mark Gladysz".

Mark Gladysz, MES, RPP, OPPI, CAHP
Heritage and Land-Use Planner

8.0 Appendices

Appendix 1 - Inventory Data Sheets

Appendix 2 – Property Transfer Data Sheets

Appendix 3 – Cultural Heritage Resource Map

Appendix 4 – ERA. CHAR-7244 Trafalgar Road. (January 7, 2026)

Appendix 5 – Town of Milton. Agerton Secondary Plan–Policy Changes and Terms of Reference (March 2025)

Appendix 6 – Ministry of Tourism, Culture and Sport. Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes (2022)

Appendix 7 – Assessor Qualifications- Mark Gladysz

Appendix 1 – Inventory Data Sheet

Inventory Data Sheet 1

Municipal Address

12805 Derry Road

Former Township and County

Township of Trafalgar

Municipality

Town of Milton

Resource Type

Farmstead / Residential

Associated Dates

Circa 1884

Description

Original farmhouse with extensive alterations to the rear elevation. Barn complex.



Evaluation of Cultural Heritage Value or Interest According to O. Reg 9/06

Design and Physical Value

Representative example of late 19th century vernacular residential design and style. This large Late Victorian farmhouse (c.1884) is a two-storey detached dwelling built in a U-shaped plan, with gabled extensions on each side of a central block with a centre gable. The white-painted brick house features a five-bay façade. Each wing (north and south) has projecting bay windows on the first floor with eaves brackets. Decorative drop pendants are seen in the bargeboard of the gables above the second-floor windows. A verandah spans the centre front, balancing the vertical design. Brick construction is in a stretcher bond. The medium pitch, cross gable roof gives the building a complicated symmetry and is now covered with modern metal tile roof. Upper windows are semi-circular arches with brick voussoirs; first floor windows are slightly arched. The original rear extension remains, alongside a newer granite and flat-roof verandah addition. Overall, a well-preserved, intact structure.

Historical or Associative Value

Property is southwest of the intersection of Derry Road and Trafalgar Road. Originally the property was associated the former Village of Agerton. A surviving and isolated component of the former Village of Agerton. Interrelationship with original hamlet has been lost due to highway expansions and loss of village context.

Contextual Value

The location of the buildings on the property in relation to each other, the road, and the surrounding agricultural fields physically and functionally link the structures to their surroundings. Attractive design of the farmhouse and date of construction support the remnant agricultural landscape of the study area.

Potential to Meet O. Reg 9/06

Yes. Included in the Town of Milton Heritage List (2016). Included in Cultural Heritage Assessment Report (2017) as ID No.56. CHARs (2017 and 2021) recommended further assessment to determine significance.

Identified Heritage Attributes

Residence: Two storey, Late Victorian brick farmhouse

Identification of CHVI: Yes

Completed by: Mark Gladysz

Heritage Resource Number
BHR 1

Client/ Project
 Agerton Secondary Plan
 Appendix 1

Date 071025



Inventory Data Sheet 2

Municipal Address

7244 Trafalgar Road

Former Township and County

Township of Trafalgar

Municipality

Town of Milton

Resource Type

Farmstead

Associated Dates

Circa 1909

Description

Farm complex.

Evaluation of Cultural Heritage Value or Interest According to O. Reg 9/06

Design and Physical Value

ERA Architects Inc. determined that the property does not have Design Value or Physical Value.

Historical or Associative Value

ERA Architects Inc. determined that the property does not have Historical Value or Associative Value.

Contextual Value

ERA Architects Inc. determined that the property does not have Contextual Value.

Potential to Meet O. Reg 9/06

No. The CHAR, by ERA Architects Inc., determined that the property did not meet the criteria to demonstrate Cultural heritage Value or Interest. Therefore, the property does not merit inclusion on the Town of Milton Heritage Register.

Identified Heritage Attributes

Not included in Town of Milton Heritage List.

Identification of CHVI: NO

Completed by: Mark Gladysz



Heritage Resource Number

N/A

Client/ Project

*Agerton Secondary Plan
 Appendix 1*

Date 071025



Inventory Data Sheet 3

Municipal Address

Intersection of Derry Rd. and Trafalgar Rd.

Former Township and County

Township of Trafalgar

Municipality

Town of Milton

Resource Type

Former crossroads hamlet

Associated Dates

Circa 1850

Description

A significant village that developed c.1850 along Trafalgar Road, a major thoroughfare through the Township of Trafalgar. Severely degraded former crossroads community. Little evidence remains of the former Village of Agerton (originally known as Auburn). Previous highway expansions, construction, and demolitions have removed any remaining original buildings. One remaining vacant red brick residential building (13008 Derry Road; listed; now demolished) was previously at the southeast corner of the intersection.



Evaluation of Cultural Heritage Value or Interest According to O. Reg 9/06

Design and Physical Value

No village core remains. Most of the early buildings at this crossroads community have been demolished. Farm Complexes flank the edges of the intersection. Only surviving remnant was 13008 Derry Road which was recently demolished and was outside the Agerton Secondary Plan Study Area.

Historical or Associative Value

Low. The historic settlement of the village of Agerton (originally known as Auburn) located at the intersection of Derry Road and Trafalgar Road. Originally called Auburn, it was renamed in 1892 to Agerton when a post office was established in the village. Most of the early buildings at this community have seen be demolished. Farm complexes flank the village.

Contextual Value

Low: Original features removed, and context has been lost. Existing condition is as a highway intersection

Potential to Meet O. Reg 9/06

No. Included in Cultural Heritage Assessment Report (2017) as ID No.59. CHAR recommended no further action required. CHAR (2021) recommended no further action to list the intersection in the Heritage Inventory.

Identified Heritage Attributes

None

Identification of CHVI: No

Completed by: Mark Gladysz

Heritage Resource Number

N/A

Client/ Project

Agerton Secondary Plan
 Appendix 1

Date 071025



Inventory Data Sheet 4

Municipal Address

Eighth Line Road Scape

Former Township and County

Township of Trafalgar

Municipality

Town of Milton

Resource Type

Landscape

Associated Dates

Appears as open road allowance in 1858 Tremain's Map

Description

A road allowance between Concession 8 and 9, in the former Township of Trafalgar. This road was a surveyed side road that was opened in the nineteenth century and is a two lane, poorly maintained paved roadway north of the CP Railway with little to very narrow shoulders, shallow ditches, and is tree and shrub-lined in some locations. South of the CP Railway, Eighth Line is a paved roadway. The lands that flank part of Eighth Line include active agricultural fields, open pastures, or farm complexes. Eighth Line is a local roadway traveling north to south that is part of the municipal road network of the Town of Milton. Illustrated as an open road allowance in the 1858 Tremain's Map and in the 1877 Illustrated Atlas.



Evaluation of Cultural Heritage Value or Interest According to O. Reg 9/06

Design and Physical Value

None

Historical or Associative Value

Low. Currently the area retains some of the former vernacular rural landscape associated with an agricultural theme prevalent throughout the former Township of Trafalgar.

Contextual Value

Low. Remnant vernacular rural landscape. Paved and unpaved road sections with an impassable section. Road verges unmaintained with secondary growth vegetation reclaiming formerly agricultural fields. Road is in between agricultural fields. Hydro-electric transmission lines cross the road. Proximity to Highway 407 and development nearby of large-scale land uses related to infrastructure, construction and transportation demonstrate continuous transition away from former agricultural landscape. Suburban development begins on the other side of the highway. Landscape is increasingly no longer linked physically, functionally or historically to mid-nineteenth century historic agricultural landscape of mixed-use farms and significant woodlots.

Potential to Meet O. Reg 9/06

No. Included in Cultural Heritage Assessment Report (2017) as ID No.53-54. CHAR recommended inclusion in Heritage Inventory but does not appear on the list. CHAR (2021) recommended it should not be listed in the Heritage Inventory.

Identified Heritage Attributes

None

Identification of CHVI: No

Completed by: Mark Gladysz

Heritage Resource Number

N/A

Client/ Project

Agerton Secondary Plan
 Appendix 1

Date 071025



Inventory Data Sheet 5

Municipal Address

Trafalgar Road Rail Scape

Former Township and County

Township of Trafalgar

Municipality

Town of Milton

Resource Type

Landscape

Associated Dates

c.1870

Description

Canadian Pacific Railway right of way, formerly the Credit Valley Railway, was established through the Township of Trafalgar in the early 1870s. Depicted in its current location in the 1877 Illustrated Atlas. This railway facilitated the movement of produce, commerce and people from the Township of Trafalgar to Toronto. The Hornby railway station is demolished.



Evaluation of Cultural Heritage Value or Interest According to O. Reg 9/06

Design and Physical Value

None.

Historical or Associative Value

Low. The remnant vernacular rural landscape associated with an agricultural theme has been altered by continuous change including multiple hydroelectric transmission lines, intensive cash crop agriculture, and incremental urbanization on the horizon. Viewpoint is about 2 kilometers from Highway 407, and beyond suburban development begins.

Contextual Value

Low. The remains of the vernacular rural landscape no longer support the general character of the surrounding area which is increasingly exurban and suburban development.

Potential to Meet O. Reg 9/06

No. Included in Cultural Heritage Assessment Report (2017) as ID No.88. CHARs (2017 and 2021) recommended inclusion in Heritage Inventory but does not appear on the list. If a federally regulated entity owns the property, such as a railway company, heritage jurisdiction falls under federal authority, not municipal or provincial. Federal properties are managed by FHBRO, and CN Railway properties are mainly governed by federal laws like the Heritage Railway Stations Protection Act. The Hornby Railway Station was demolished in 1964 and was the only heritage attribute subject to such regulation.

Identified Heritage Attributes

None

Identification of CHVI: NO.

Completed by: Mark Gladysz

Heritage Resource Number

N/A

Client/ Project

*Agerton Secondary Plan
 Appendix 1*

Date 071025





Appendix 2 – Property Transfer Data Sheets

Table 2: 12805 Derry Road - Land Transactions Lot 11, Concession 7 (ONLAND 2025)

Instrument	Date of Record	Grantor	Grantee	Acres & Notes	£/\$
Patent	Jan 3, 1828	Crown	Kings College	All 200 Acres	
Barter & Sale	Dec 24, 1849	Kings College	John Watson	Southwest quarter 50 acres	
Barter & Sale	Oct 24, 1850	John Watson & wife	William McMillan	Southwest quarter 50 acres	
Barter & Sale	Dec 27, 1849	Kings College	James Elliott Junior	Northwest quarter 50 acres	
Barter & Sale	Nov 26, 1855	James Elliot & wife	John White	Western quarter of South Western half 50 acres	
Barter & Sale	Apr 20, 1855	William McMillan & Wife	John White	Southwest quarter 50 acres	
Barter & Sale	Feb 23, 1857	John White & Wife	Matthew Donaghoo	West half 100 acres	
Barter & Sale	Nov 20, 1846	Kings College	James Montgomery	East half 100 acres	
Barter & Sale	Feb 9, 1861	Matthew Donaghoo & wife	John White	West half 100 acres	
[Pass of Will]	Oct 28, 1861	James Montgomery	In trust	East half 100 acres	
Barter & Sale	Feb 8, 1866	James Montgomery & wife	John White	[All his in trust in East half subject to bequests] 100 acres	
Barter & Sale	Nov 27, 1866	Robert J Hall & others Execs of James Montgomery and John White and wife	John Montgomery	East half 100 acres subject to bequests and conditions	
Release	Nov 27, 1866	Jane Montgomery, Widower	Edward Montgomery and John Montgomery	East half 100 acres subject to bequests and conditions	
Annuity Deed	Nov 27, 1866	John Montgomery	Jane Montgomery	East half 100 acres subject to bequests and conditions	

Instrument	Date of Record	Grantor	Grantee	Acres & Notes	£/\$
Mortgage	May 19, 1869	John Montgomery and Jane Montgomery widow	Samuel Orr	East half 100 acres	
Release	Oct 28, 1878	James Stinson	Robert Skirrow Hall & John McMillan Executors	East half 100 acres	
Release	Oct 12, 1881	Elizabeth Stinson Spinster	John Montgomery	East half 100 acres	\$100
Mortgage	Sept 26, 1883	John Montgomery & wife	William Elliot	Northeastern half 100 acres	\$1000
[Caution]	May 6, 1896	Elizabeth Montgomery Widow Admin of property of John Montgomery deceased	[.. <i>may be necessary to all ... of said ...</i>]	Northeastern half 100 acres excepting quarter acre surveyed to John Saunders	
[Election of Dom..]	Jan 24, 1896	Elizabeth Montgomery wife widow	[... of John Montgomery deceased]	Northeastern half 100 acres	
Deed	Dec 15, 1896	Elizabeth Montgomery widow admin of estate of John Montgomery deceased	Deceased Elizabeth Montgomery	Northeastern half 100 acres excepting about a quarter acre on Eastern limit ... conveyed to John Saunders	\$3500
Deed	Apr 23, 1897	Elizabeth Montgomery Widow Admin of the estate John Montgomery deceased....	John Saunders	Part of East half 1 fifth acre	\$100
Barter & Sale	Mar 30, 1900	Elizabeth Montgomery Widow	George Edward Saunders	Northeastern half 100 acres, excepting a quarter acre in Eastern limit heretofore sold to John Saunders Subject to a mortgage	\$4500

Instrument	Date of Record	Grantor	Grantee	Acres & Notes	£/\$
Barter & Sale	Nov 10, 1900	John Saunders and wife	John H Saunders	Part of Northeastern half	\$1
Barter & Sale	Apr 1, 1904	John H Saunders and wife	[Oscar] A Downs	Part of Northeastern half & other lands	\$800
Order for machinery	Mar 28, 1908	Oscar Downs	[The Georg White & Sons Co: Limited]	Part of Lot 11 & other land not ... in full	\$250
Grant	Dec 8, 1917	George Edward Saunders & wife	Carl Frederick Saunders	Northeastern half 100 acres	\$12000
Grant	Jan 3, 1927	Carl F Saunders & wife	John J C Orr	Part of Northeastern half 1.06 acres	\$325

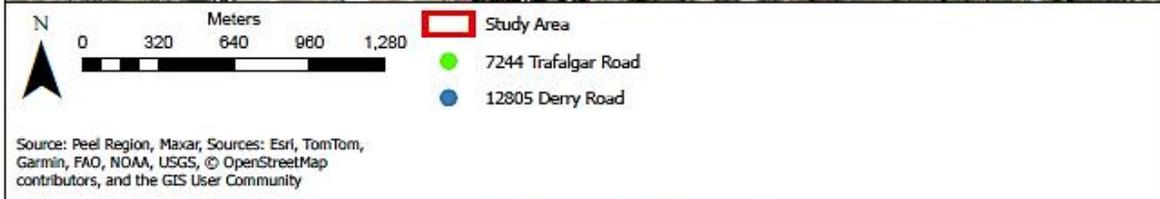
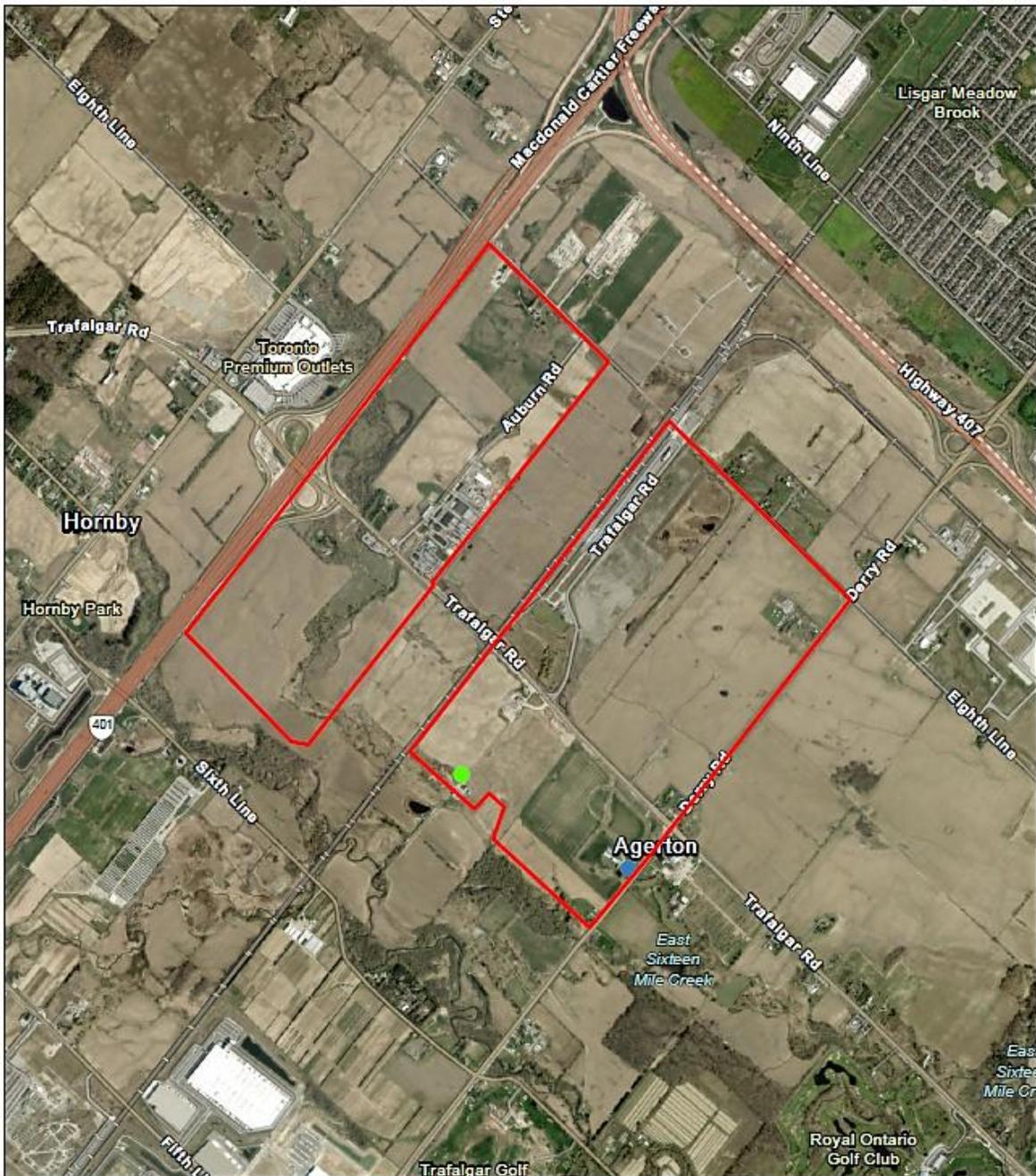
Table 3: 7244 Trafalgar Road Land Transactions- Center Lot 12, Concession 7 (ONLAND 2025)

Instrument	Date of Record	Grantor	Grantee	Acres & Notes	£/\$
Patent	May 10, 1827	Crown	Robert Kole	200 acres	
Barter & Sale	Aug 30, 1827	Robert Kole	Thomas Kole	200 acres	
Barter & Sale	Apr 7, 1828	Thomas Kole	John Bauhart	200 acres	
Mortgage	Feb 23, 1830	John Bauhart	Joseph Dyke	200 acres	
Assignment	Mar 2, 1831	Joseph Dyke	George Keys & others	200 acres	\$1500
Barter & Sale	Nov 25, 1852	Robert Kole, Junior	<i>[illegible]</i> Kole	200 acres	
Deed of Certificate	Apr 13, 1855	James Dean	John White	200 acres	
Deed of Certificate	Feb 23, 1854	John White & wife	Matthew Donnaughoo	200 acres	
Lis Pendens	Sept 26, 1857	Thomas Kole, plaintiff	John Bauhart & others defendants	All	
Barter & Sale	Feb 9, 1861	Matthew Donnaughoo & wife	John White	200 acres	
Barter & Sale	Aug 25, 1863	James Dean	John White	200 acres	
Certificate of the Pendens	Feb 21, 1872	James White Plaintiff	John White Defendant	200 Lot 12	
Certificate of Decree in Chancery	May 17, 1876	James White a Lunatic by James Lyall White the soul witty of his person & estate & the said James Lyall White, Plaintiffs	And John White (by Bill) & Mary Ellen Campbell, Paul Campbell, Belinda White and Louisa White made plan by order bearing date 12 day of October A.D. 1875 Defendants	Lot 12	

Instrument	Date of Record	Grantor	Grantee	Acres & Notes	£/\$
Certificate of Vesting Order	Jan 17, 1881	John White, Plaintiff	The Credit Valley Railway Company Defendants	Part of Lot 12 vested in George Stephen and Edward Boyd Oster	
Conveyance	Oct 19, 1881	George Stephen & wide and Edward Boyd Oster & wife	Credit Valley Railway Co	Part of lot 12 & other lands	
Quit Claim Deed	Aug 22, 1879	William Laidlaw Receiver & Man of Estate of J J White's	John White	Lot 12 & other land Subject to payment of Mort. To Trustees of "Baxter Estate"	\$5
Barter & Sale	July 21, 1882	John White & wife	James Robertson	200 acres Lot 12 Excepting about 7 acres sold to C & R Company	\$99
Barter & Sale	Apr 28, 1887	James Robertson & wife	George Dorris Morse	200 acres Lot 12 Excepting about 7 acres sold to C & R Company	\$2887
Deed	Sept 9, 1887	Elizabeth Morse Widow of Charlie Morse	William Morse	200 acres Lot 12 Reserving part sold to C & R Company, subject to trust	\$2580
Probate of Will	June 29, 1886	George Dorris Morse	His wife & sons on equal shares	All the riches of his estate both...	
Barter & Sale	Mar 17, 1892	Maude May Morse wife of William Morse	William Morse	Lot 12 excepting portions sold resurveyed to the Lo CNR Company	
Barter & Sale	Sept 16, 1895	William Morse	Jane Kellery widower	200 acres Lot 12 Excepting ... to C & R Company subject to Mort.	\$2000

Instrument	Date of Record	Grantor	Grantee	Acres & Notes	£/\$
Barter & Sale	Feb 22, 1900	Jane Kelly Widow	John Bradley	200 acres Lot 12 except portion sold to Credit Valley Railway subject to mortgage she extended to \$4230.00	550
Barter & Sale	Dec 31, 1913	John Bradley & wife and Jane Kelley Widow and Agnes Rupert Edward Fade Goff and William Cook exec of estate of Oliver Rupert	The Ontario & Quebec Railway Company	2.42 acres Part of Lot 12 wither reservations as to elm tree	266.20
Agreement	Jan 28, 1898	Agnes Rupert, Edward Fades, Gill William Cook & May Olivia Rupert of the third part	James Thomas Gordon of the second part	Lot 12 except part sold to Credit Vallet Cy. ... Edward Fade Goff as trustee & appointing party of said part ...	
Grant	June 2, 1926	John Bradley and wife	Howard Malton Bradley	1 acre Lot 12 except railway	3000

Appendix 3 – Cultural Heritage Resource Map



Map 3: Cultural Heritage Resources

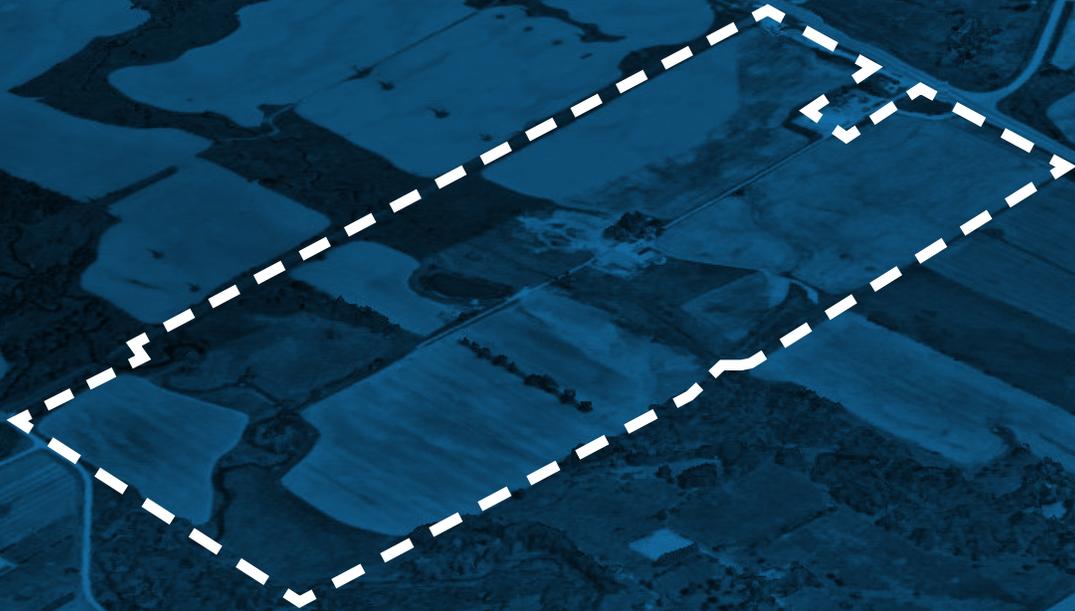
Figure 3: Cultural Heritage Resource Map showing the locations of 7244 Trafalgar Road and 12805 Derry Road within the study area.

Appendix 4 – ERA. CHAR-7244 Trafalgar Road (January 7, 2026)

7244 TRAFALGAR ROAD
MILTON, ONTARIO

JANUARY 7, 2026

CULTURAL HERITAGE ASSESSMENT REPORT



PREPARED FOR:

Cassels Brock & Blackwell LLP
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PREPARED BY:

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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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	3.2 Existing Condition	
	3.3 Cultural Heritage Screening	
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5	PROFESSIONAL STATEMENT OF OPINION	26
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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

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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.¹ 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.

¹ 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, Future²

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.

² 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.

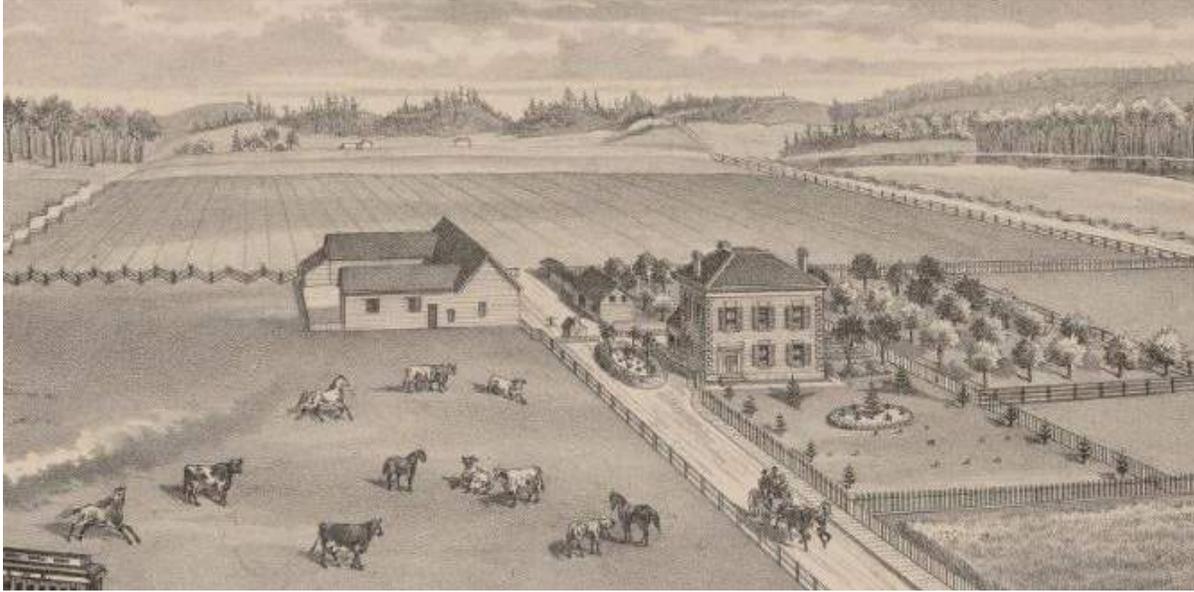


Figure 17. 1877 illustration of a farm in Trafalgar Township (McGill University).

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).

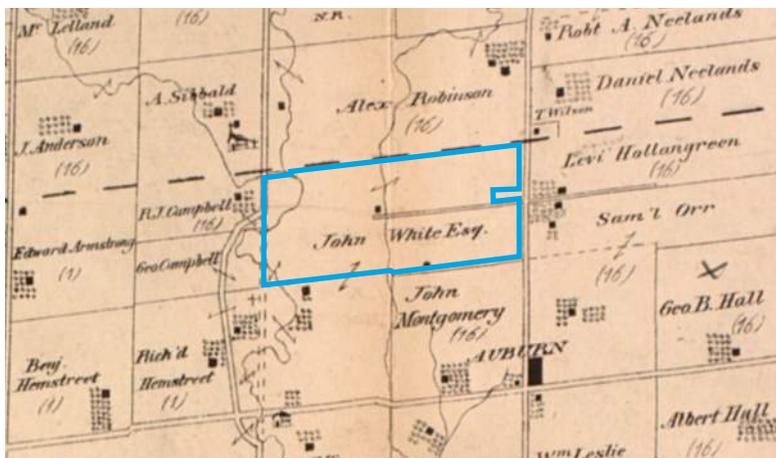


Figure 20. 1877 Halton County Atlas with the Site boundary indicated (McGill University).



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

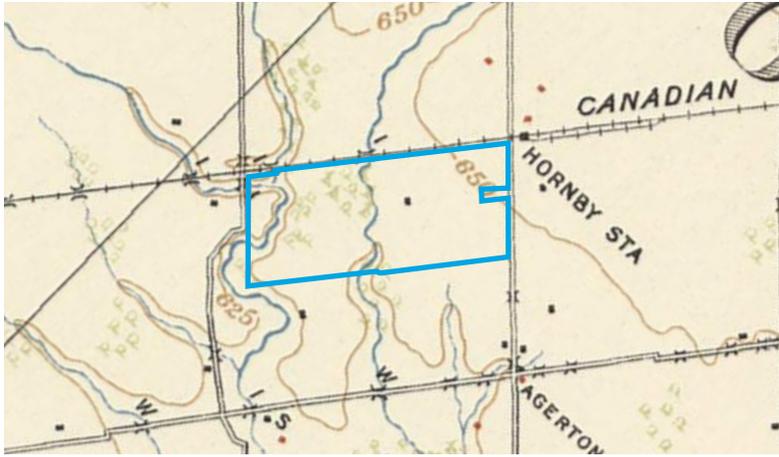


Figure 22. 1913 (published in 1915) Department of Militia and Defence Topographic Map of Brampton with the Site indicated (McMaster University).



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).

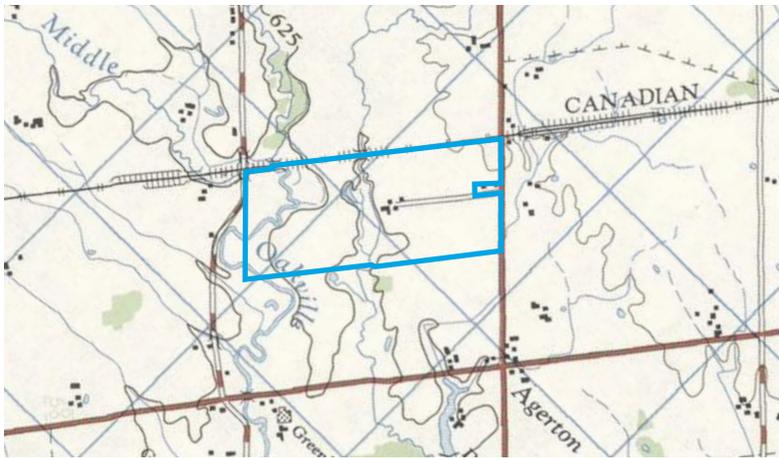


Figure 25. 1960 (published in 1964) Department of Mines and Technical Surveys Army Survey Establishment Map of West Brampton with the Site boundary indicated (University of Toronto Libraries).

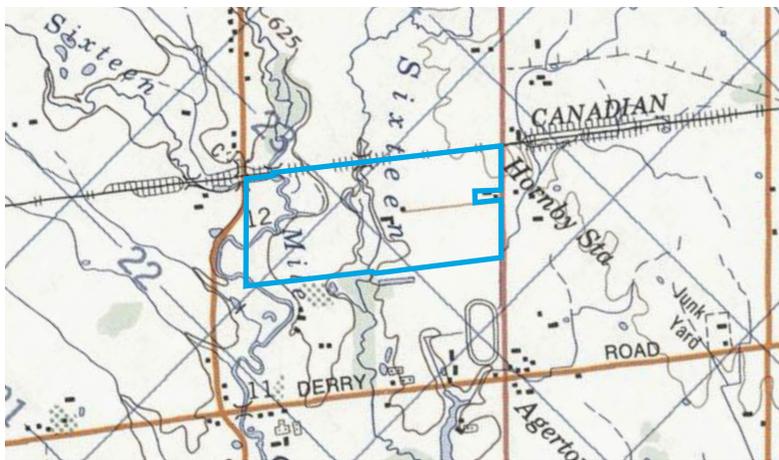


Figure 26. 1976 (published in 1979) Department of Energy, Mines and Resources, Survey and Mapping Branch Map of Brampton with the Site boundary indicated (University of Toronto Libraries).



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).

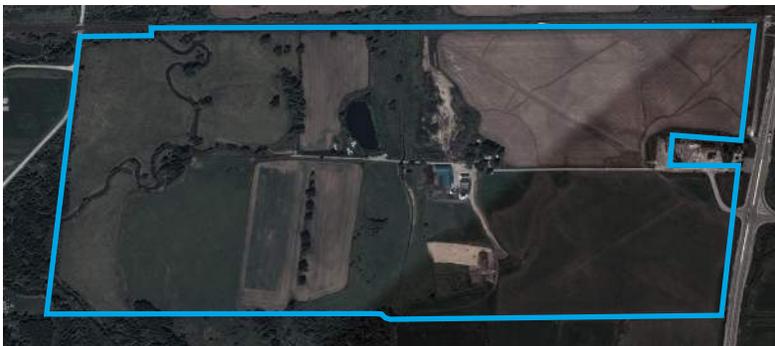


Figure 30. 2013 aerial with the Site boundary indicated (Google Earth).

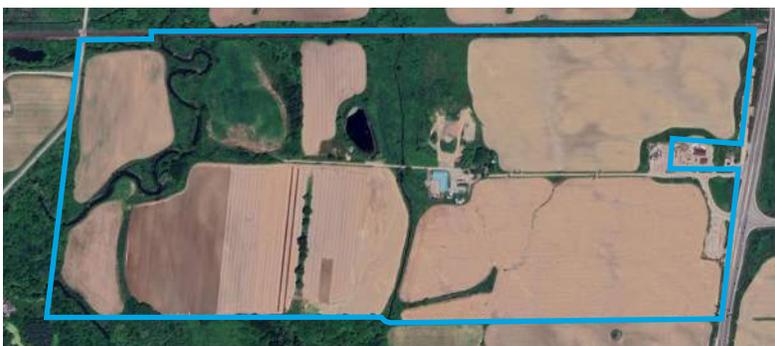


Figure 31. 2025 aerial with the Site boundary indicated (Google Earth).

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

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 Robert Kole . 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. ³
1827	<ul style="list-style-type: none"> Patent: The Crown granted Robert Kole all 200 acres of Concession 7, Lot 12. Mortgage: Robert Kole to D'Arcy Boulton, Junior - all 200 acres.⁴
1828	<ul style="list-style-type: none"> Bargain and sale: Robert Kole sells all 200 acres to Thomas Kole. Bargain and sale: Thomas Kole sells all 200 acres to John Bauhart [?].⁵
1829	<ul style="list-style-type: none"> Discharge of mortgage: D'Arcy Boulton, Junior [?] to John Bauhart - all 200 acres. Mortgage: John Bauhart to William & Robert Harwood - all 200 acres, noted for \$1500.⁶
1830	<ul style="list-style-type: none"> Discharge of mortgage: William & Robert Harwood per Agent to John Bauhart - all 200 acres. Mortgage: John Bauhart [?] to Joseph Dyke [?] - all 200 acres – noted for \$1500.⁷
1831	<ul style="list-style-type: none"> Assignment: Joseph Dyke to George Keys & others.⁸
1852	<ul style="list-style-type: none"> Bargain and sale: Robert Kole, Junior sells all 200 acres to [illegible] Kole.⁹ James L. Elliot (ownership not indicated, \$878 assessed value of real property), James Preston (ownership not indicated, \$36 assessed value), and James Montgomery (owner, \$840) paid taxes on Concession 7, Lot 12.¹⁰
1853	John White (owner/'freeholder', 192 acres, \$860), Jas. Preston (tenant, 8 acres, \$40), Jas. Montgomery (owner, 200 acres, \$950), paid taxes on Concession 7, Lot 12. ^{11,12} 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"> Bargain and sale: James Dean [?] sells all 200 acres to John White. Bargain and sale: John White & wife sell all 200 acres to Matthew Donoughoo. Mortgage: Matthew Donoughoo & wife to James White – noted for \$6000. Discharge of [illegible]: Thomas Kole, Plaintiff to John Bauhart & others, Defendants.¹³
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 Matt Donoughoo . ¹⁴
1861	<ul style="list-style-type: none"> Discharge of mortgage: John White to Matthew Donoughoo. Bargain and sale: Matthew Donoughoo & wife sell all 200 acres to John White.¹⁵
1862	Matthew Donoughoo is listed as the owner of Lot 12, Concession 7 in a book about Halton County. ¹⁶
1863	<ul style="list-style-type: none"> Bargain and sale: James Dean [?] sells all 200 acres to John White.¹⁷
1868	<ul style="list-style-type: none"> Mortgage: John White & wife to Canada Life Assurance Co. – noted as Lot 12.¹⁸

3 Trafalgar Township Historical Society Digital Archives. 1825 Trafalgar Land Assessment.

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

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

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

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

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

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

10 Family Search. 1852 Collector's Roll, Ward 2.

11 Family Search. 1853 Collector's Roll, Ward 2.

12 Jas. Montgomery is noted as owning both Concessions 7 and 8 and Lots 11 and 12.

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

14 Burlington Public Library. 1858 Tremaine's Map of the County of Halton.

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

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

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

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

Year	Lot Ownership and Overview
1872	<ul style="list-style-type: none"> • Certificate of [illegible]: Jame White, Plaintiff to John White, Defendant – noted as Lot 12.¹⁹
1876	<ul style="list-style-type: none"> • Certificate of Degree in Chancery: “James White a Lunatic by James Lyall White the [illegible] of his person & estate & the said James Lyall White, Plaintiffs” to “and John White (by Bill) & 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 12.²⁰
1877	Halton County Atlas shows Concession 7, Lot 12 in the Township of Trafalgar (north) as under the ownership of John White Esq. ²¹
1878	<ul style="list-style-type: none"> • Mortgage: William Laidlaw, Receiver & Manager of the Estate of J & J White and John White & wife to The Canada Life Assurance Company – noted as Lot 12 and other land. • Mortgage: William Laidlaw, Receiver & Manager of the Estate of J & J White and John White & wife to Jonathan Galloway and [illegible], Trustees of Will of Thomas Baxter – noted as Lot 12 and other land. • Discharge of mortgage: Canada Life Assurance Company to John White – noted as Lot 12.²²
1881	<ul style="list-style-type: none"> • Certificate of Vesting Order of Conveyance: John White, Plaintiff to the Credit Valley Railway Company, Defendants – noted as part of Lot 12. • Certificate of Vesting Order of Conveyance: George Stephen & wife and Edward Boyd Oster & wife to Credit Valley Railway Company – noted as part of Lot 12 and other land.²³ • John White (owner, 200 acres, \$7,000), paid taxes on Concession 7, Lot 12.²⁴
1892	A directory for the Township of Trafalgar lists Wm. Moore as owner and J.L Reid as a tenant at Concession 7, Lot 12. ²⁵
1895	A directory for the Township of Trafalgar lists Wm. Morse as owner and J.H. Cambell as a tenant at Concession 7, Lot 12. ²⁶
1906	A directory for the Township of Trafalgar lists John and Norman (son) Bradley as owners of Concession 7, Lot 12. ²⁷
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. ²⁸
1913	A map published in 1915, but noted current as of 1913. There are no apparent changes to the Site based on the map. ²⁹
1915	John and L.E. Bradely listed as owners of Concession 7, Lot 12. ³⁰
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. ³¹
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.” ³²

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.

Year	Lot Ownership and Overview
1954	A 1954 aerial photo appears to show multiple structures on the Site, the exact number is illegible. ³³
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.” ³⁴
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.” ³⁵
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.” ³⁶
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
- Conservation Halton. Sixteen Mile Creek Watershed. 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
- 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
- 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>

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

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/>

Appendix 5 – Town of Milton. Agerton Secondary Plan - Policy Changes and Terms of Reference (March 25, 2025)

Cultural Heritage Resource Assessment

This study is to identify, inventory, and assess significance of cultural heritage resources (built heritage resources and cultural heritage landscapes) within and in close proximity to the study area. Further, it is to provide recommendations for the conservation of the cultural heritage resources within the study area. The Consultant will need to draw upon the work and recommendations of the LBA and Town Official Plan policies. Information from the Town's Heritage Inventory, among other plans and studies, should be used to inform this analysis. The heritage Consultant(s) submitting the Heritage Resource Assessment must be members in good standing of the Canadian Association of Heritage Professionals (CAHP) with appropriate expertise.

At a minimum, the Cultural Heritage Resource Assessment must:

- Include a Cultural Heritage Screening - historical property research and summary for up to 5 properties.
 - This includes but is not limited to archival and Census data, historical documentation and related and relevant cultural heritage and archaeological studies.
- Include a Preliminary Heritage Evaluation based on O. Reg 9/06 criteria, as required.
 - This includes completion of Provincial checklist "Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes".
- Address Interim Cultural Heritage Management.
 - This includes preliminary commentary on as found conditions and guidance on conservation and mitigation measures to avoid or mitigate potential negative impacts for identified Cultural Heritage Resources, as required.

Key deliverables:

- Heritage Resource Assessment Report

The Cultural Heritage Resource Assessment Terms of Reference prepared by Heritage Downtowns Ltd. dated January 30, 2025, and received by the Town is acceptable.

Appendix 6 – Ministry of Tourism, Culture, and Sport. Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes (2022)

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Project or Property Location (upper and lower or single tier municipality)

Proponent Name

Proponent Contact Information

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	<input type="checkbox"/>	<input type="checkbox"/>
b. a National Historic Site (or part of)?	<input type="checkbox"/>	<input type="checkbox"/>
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	<input type="checkbox"/>	<input type="checkbox"/>
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	<input type="checkbox"/>	<input type="checkbox"/>
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	<input type="checkbox"/>	<input type="checkbox"/>
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada website](#).

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

Appendix 7 – Assessor Qualifications- Mark Gladysz

Mark E. Gladysz - Heritagedowntowns.com

Master of Environmental Studies – M.E.S.
Honours B.A. (Urban Planning)
Registered Professional Planner (RPP/OPPI, MCIP)
Canadian Association of Heritage Professionals (CAHP)



Career Experience

Mark Gladysz (www.heritagedowntowns.com)

A registered professional planner, Mark Gladysz RPP OPPI has 40 years of experience in city planning in a variety of municipalities across Ontario. Mark has extensive experience in the areas of land development, planning studies, site plan control, intensification, urban design, infrastructure planning, historic building preservation and project management of special studies and construction projects. He is recognized as an expert witness in Heritage Planning and Land Use Planning by the Ontario Land Tribunal (OLT) and is a member of the Canadian Association of Heritage Professionals. Currently, Mark is the principal consultant of Heritagedowntowns.com, which is a planning consultancy specializing in strategies for the rejuvenation and intensification of older commercial and mixed-use residential areas.

Previously, Mark worked for the City of Toronto and was a Heritage Planner for the City of London and City of Kingston. He was Senior Planner with the City of Brantford, ON and worked exclusively on the implementation of the Downtown Master Plan. Mark was also the Manager responsible for Downtown Whitby, ON. In Kingston, he initiated the Downtown Action Plan which was an infrastructure and streetscape plan for the downtown which is now completed. Mark has extensive experience working in implementing Heritage Conservation District Area Plans, Heritage Inventories, Building Conservation Master Plans, Heritage Impact Assessments (HIA/HIS), Planning Justification Reports, Urban Design Briefs, Building Removal Reports, Site Plan Control, and reuse strategies for individual buildings and restoration of historic parks within various municipalities across Ontario. Mark has served as a member of the Committee of Adjustment in Kingston, Ontario in 2018-2019.

Consultant – Heritagedowntowns.com, KINGSTON, Ontario

2016 - Present

Heritagedowntowns.com is a planning consultancy specializing in the economic and social renewal of historic downtowns by providing strategies for rejuvenation and intensification. Current projects include redevelopment of an entire city block in Kingston, redevelopment of several sites for mid- and high-rise mixed-use buildings in Downtown Brantford, which included relocation of a 19th century cottage. Was the Heritage Planner involved in the rehabilitation of a designated 19th century Catholic Rectory with new infill multi-residential buildings behind (Kingston). Personally, received a Certificate of Appreciation from the Frontenac Heritage Foundation (2022).

For more detail on services see: <http://heritagedowntowns.com/>

Relevant Sample Projects

- Empire Life site, Downtown Kingston - Heritage Conservation Plan for Patry Invest. Inc.(current).
- CHRMP- DDP Greenway, Toronto. Metrolinx. With Envision Consulting Ltd. (current)
- HIA. Mult residential development in Downtown Brantford with Architecture for All. (2024)
- Cultural Heritage Assessment Report, Town of Bradford West Gwillimbury (2024)
- Ontario Land Tribunal (OLT Case Number:22-002710) Toronto, Papazian/Heisey/Myers (2023).
- HIA. Town of Caledon (2023)
- Cultural Heritage Risk Management Plan for Englobe Corp. Brantford, ON. Decommissioning and Demolition Plans for 14 building waterworks complex, Brantford ON (2023).
- Cultural Heritage Risk Management Plan (CHRMP) for Envision Consultants. City of Toronto. Metrolinx-Yonge St. North Subway Extension: Finch Station Modifications (2022).

- Ontario Land Tribunal (OLT Case Number:21-001824O, London Ontario, Siskinds LLP (2023)
- Opinion Letter for Siskinds LLP to City of Stratford re: Avoncrest Hospital site (2023)
- HIS for 6-storey building adjacent to designated building at 2312 Princess Street, Kingston (2022)
- HIS (Compatibility and Adjacency Study) for subdivision on Bath Road, Kingston (2021)
- Building Alteration Report-Carruthers Hall, Queen's University, Kingston with J.L Richards Assoc.
- PJR, UDR and Public Consultation Strategy Brantford, ON (Skale Developments Inc.) 2022
- HIA Brantford, ON with studioCANOO Architecture (2021)
- Building Removal Report Brantford ON (2020).
- Planning Justification Report, Urban Design Brief and Public Consultation Strategy for 120-138 Market Street / 31-35 Chatham Street Brantford (with studioCANOO Architecture, 2020)
- HIA for 62 Baiden Street / 15 McDonald Avenue, Kingston, Ontario (2018-2020).
- HIA for 120-138 Market Street, Brantford, ON with Allan Avis Architects (2018 - 2020).
- Witness Statement for LPAT- redevelopment of 467-469 Dufferin Avenue, London, ON (2018)
- Windsor- HIA for Indian Road Buildings with Allan Avis Architect (2015)

Senior Planner-Projects CITY OF BRANTFORD, Ontario

2008 - 2016

Policy Division, Planning Department

Project Manager overseeing implementation of the Downtown Master Plan. Activities: Work closely with Wilfrid Laurier University, Nipissing University and BIA to create a Post-Secondary Downtown.

Manager Downtown Development TOWN OF WHITBY, Ontario

2004 - 2008

Downtown Coordinator's Office, within the Planning Department.

Heritage Planner CITY OF KINGSTON, Ontario

2002 - 2004

Department of Planning and Development Services – Development Control Section

Senior Planner CITY OF KINGSTON, Ontario

2000 - 2004

Department of Planning and Development Services – Development Control Section

Heritage Planner CITY OF LONDON, Ontario

1989 - 2000

Planning Department/Policy Section (11 Years)

Heritage resource management within the overall municipal planning and development framework.

Parks Planner CITY OF TORONTO, Ontario

1985 -1988

Departments – Planning (Urban Design Group) and Parks and Recreation

Parks Planning Projects - Art Gallery of Ontario expansion, Allan Gardens Revitalization Program, High Park User Study, Market Lane User Study. Personally, received the Canadian Institute of Planners Award for Excellence in 1988 for "Five Inner City Parks".

Planner **MUNICIPALITY OF METROPOLITAN TORONTO** 1988 -1989 - Land Use Planning

Conservation Officer **MINISTRY OF CULTURE, Toronto.** 1988 - Land Use Planning

Education

- Master of Environmental Studies York University, Toronto, Ontario, 1982-85
- Architectural Restoration (Certificate) McGill University, Montreal, Quebec 1985
- B.A. (Honours) University of Winnipeg, Institute of Urban Studies, Winnipeg, Manitoba 1978-82