



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development

Date: December 16, 2019

Report No: PD-050-19

Subject: Omagh Village - Heritage and Character Value Assessment and Conservation Approach

Recommendation: THAT the Omagh Village Heritage and Character Value Assessment Background Report, dated October 2019, prepared by Planning & Development Staff, and attached as Appendix B to Report PD-050-19 be received;

THAT Council endorse the staff recommendation to designate the Village of Omagh a “Character Area”; and

THAT Council direct staff to complete a Character Area Plan, prepare the implementing policy and regulatory documents, and consult with the public prior to bringing forward the proposed amendments for Council’s consideration.

EXECUTIVE SUMMARY

The purpose of this Report is to:

- transmit the Omagh Village Heritage and Character Value Assessment - Background Report, dated October 2019, prepared by Planning & Development Staff;
- provide an overview of the key findings of the technical review and public engagement and feedback received throughout the study;
- discuss the implications of designating a Heritage Conservation District (HCD), and a Character Area; and
- recommend the designation of the Village of Omagh as a “Character Area”, in accordance with the policies of the Local Official Plan; subject to Council approval, and outline the next steps for the completion of a Character Area Plan.

REPORT



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Background

On August 22, 2016, Council received for information Staff Report PD-034-16 regarding the history of the Village of Omagh and endorsed the Terms of Reference and Work Plan for the Omagh Heritage Conservation District Study. At the same meeting, Council directed staff to consult with agencies and the public and prepare a report detailing the potential implications of designating a Heritage Conservation District (HCD) as well as recommendations regarding Official Plan and Zoning By-law changes, as necessary.

Discussion

Omagh was founded in 1818. It is the only village in Milton from the former Trafalgar Township that retains elements of its original village character. The village comprises 21 properties, including 4 farms, organized around the intersection of Britannia Road and Fourth Line. The map attached as Appendix A identifies the properties within the subject area.

Planning Policy

The entirety of the study area is designated Urban Area with portions of properties located within the Regional Natural Heritage System in Map 1-Regional Structure of the Halton Region Official Plan.

The north and south halves of the village are within differing Official Plan designations and zones. The lands on the north side of Britannia Road are designated HUSP Urban Area and Natural Heritage System on *Schedule 1 - Town Urban Structure*, and Residential Area and Natural Heritage System on *Schedule B - Urban Area Land Use Plan* of the Town of Milton Official Plan.

The lands on the south side of Britannia Road are designated Sustainable Halton Plan Urban Area (SHP Urban Area) and Natural Heritage System on *Schedule 1 - Town Urban Structure*, and Sustainable Halton Plan Growth Area (SHP Growth Area) and Natural Heritage System on *Schedule B-Urban Area Land Use Plan* in the Town of Milton Official Plan. The SHP Urban Area designation conditions development on these lands beyond 2021, subject to the completion of a secondary plan.

On the north side, the lands designated as Residential Area are currently zoned Future Development (FD). Here only uses that legally existed on the date the Zoning By-law came into effect are permitted. New buildings and structures are not permitted in this zone; however, additions to existing buildings are permitted.

The lands on the south side of Britannia Road are zoned Agricultural 1 (A1) with an area zoned as Greenlands A running through it.



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The Boyne Survey Secondary Plan, adopted on August 22, 2015, identifies Omagh as an area, which contains significant cultural heritage and natural heritage resources. The Secondary Plan also indicates that no development shall be permitted in this general area, until a detailed study relating to a potential Heritage Conservation District (HCD) designation is carried out by the Town, in consultation with the Region, the Conservation Authority and Heritage Milton.

Heritage Planning

The Local Official Plan provides direction on how the unique features that define the character of an area can be protected. It enables the Town to designate a Heritage Conservation District (HCD) under the *Ontario Heritage Act*, or a Character Area in accordance with the policies of the Plan.

Heritage Conservation District Designation

Subsection 41. (1), in Part V of the *Ontario Heritage Act* enables the council of a municipality to designate any defined area or areas of the municipality as a Heritage Conservation District (HCD). This designation enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's special character.

According to the Province of Ontario, a HCD may include areas with:

- a high concentration of heritage buildings, sites, structures with a shared history;
- a framework of natural features such as land form, landscape, or watercourses and built form such as pathways, street patterns, landmarks etc.;
- a sense of visual coherence as a result of building scale, mass, height, proportion, materials colours etc.; and
- a distinctiveness, which enables the district to be recognized and distinguishable from its surroundings or neighbouring areas.

Heritage conservation districts exist in rural and urban areas. HCDs are geographically defined and protected by a municipal by-law. A district designation may allow the Town to manage and guide future change in the district, through the conservation, protection and enhancement of the area as a whole.

The *Ontario Heritage Act* includes specific processes and requirements that must be undertaken should a Council designate a HCD. In this regard, Section 2.10.3.10 of the Local Official Plan establishes these criteria.

To date, the Town has not designated an area as a Heritage Conservation District.



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Character Area Designation

The Town of Milton may recognize and designate "Character Areas" in existing developed areas in accordance with the policies of subsection 5.4.3.11 [Character Areas] and 5.4.3.12 [Scope of a Character Area Study] of the Local Official Plan.

The Official Plan also provides a definition for "Character" as "*the aggregate of features that combined indicate the quality and nature of a particular area. The distinct features include the physical and natural attributes of an area*".

Similar to HCDs, Character Areas may include:

- the presence of heritage buildings, sites, structures with a shared history;
- a framework of natural features such as land form, landscape, or watercourses and built form such as pathways, street patterns, landmarks etc.;
- a sense of visual coherence as a result of building scale, mass, height, proportion, materials colours, etc.; and
- a distinctiveness, which enables the Character Area to be recognized and distinguishable from its surroundings or neighbouring areas.

Requirements to ensure infill development or redevelopment respect existing physical character of an area can be established through a Character Area Plan. The plan, which applies to a specific geographic boundary, may include area-specific policies and detailed zoning regulations to maintain the unique characteristics of the area.

To date, the Town has designated seven character areas, all within the urban area.

Implications of implementing a Heritage Conservation District and a Character Area

Planning staff has reviewed the planning tools identified in the Local Official Plan that could be implemented to manage the protection of heritage resources in the subject area and has assessed the heritage and character value of Omagh to help inform the staff recommendation presented in the subject report.

Table 1 summarizes a comparison between a Heritage Conservation District and a Character Area. The subsequent section documents a summary of the findings of the heritage and character value assessment (attached as Appendix B).



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Table 1. Comparison of Heritage Conservation District and Character Area.

Heritage Conservation District	Character Area
HCD enables Council to manage and guide change in the district, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's special character.	Character Area designation includes development of a Character Area Plan, detailed Official Plan policies and zoning provisions to maintain the unique characteristics of the area.
Designated districts under Part V of the <i>Ontario Heritage Act</i> are formally recognized and protected by municipal By-law. The entire neighbourhood is granted heritage status.	Designated properties under Part IV of the <i>Ontario Heritage Act</i> (Individual) are formally recognized and protected by municipal By-law.
A <u>Heritage Permit</u> approval must be obtained for alterations to a designated property prior to obtaining a <u>Building Permit</u> . Site Plan approval may be required.	<u>Site Plan approval</u> is normally required for new buildings and additions prior to obtaining a Building Permit.
Listed heritage buildings are protected from demolition or unsympathetic alterations (limited to external features unless a specific property is also designated individually in which case property specific features are protected).	Interim protection from demolition for listed properties. The property owner must notify the Town within 60 days of their intention to demolish the structure. This notification is meant to give the Town time to "designate" the structure if warranted.
Designation can restrict an owner from making changes to their property, specifically those defined in the designation by-law.	Alterations and additions to existing buildings, and new construction are subject to Town's Zoning By-law, and heritage and urban design review.
Municipalities may consider giving financial assistance and/or tax incentives to all buildings within a Heritage Conservation District (HCD) designated under Part V of the Heritage Act through a municipal by-law to encourage and support owners to be stewards of their heritage properties in recognition of the community's interest to renovate, restore, maintain and care for its heritage. Grants and loan programs also exist at the provincial and federal levels to help with individual capital projects within a HCD.	Municipalities may consider giving financial assistance and/or tax incentives only to heritage buildings designated under Part IV of the Heritage Act through a municipal By-law to encourage and support owners to be stewards of their heritage properties in recognition of the community's interest to renovate, restore, maintain and care for its heritage.
Recognition of neighbourhood character, significant heritage value, and "sense of place".	Recognition of neighbourhood character, significant heritage value, and "sense of place".
Protects heritage resources within an area and provides guidelines on character preservation.	Encourages the protection of individual heritage resources within an area and provides guidance on character preservation.
Most effective in conserving heritage features and areas, but does not prevent redevelopment.	It does not provide the same degree of protection as a HCD; however, it can prevent incompatible forms of redevelopment.



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Omagh Heritage and Character Value Assessment

Staff completed an assessment of the heritage and character value of Omagh. The purpose of the assessment was to:

- identify the qualities and characteristics influencing the character of the village of Omagh;
- understand what elements and qualities influencing character are important to residents;
- review the existing Town of Milton policies, regulations and by-laws to identify potential opportunities to enhance and clarify content to address the issues identified;
- seek input from local residents and property owners on their vision for Omagh; and
- determine an appropriate planning approach that responds to the remaining village character and manages future development in a compatible and respectful manner.

The *Omagh Village Heritage and Character Value Assessment Background Report* (attached as Appendix B and summarized below) was conducted in accordance with to the work plan that was endorsed by Council in 2016. It also quantified the unique characteristics that give the village its sense of place and define its character.

Summary of Findings

Neighbourhood Character

- Omagh's streetscape retains a rural character, with mature vegetation, historic features, landmarks and rural landscape views.
- A creek and natural heritage system run through the centre of the village and are linked to the aesthetic rural nature of the community.
- Excluding farm properties, parcel areas range between 1700 and 3000 square metres. Smaller properties are centred around the road intersection.
- Various architectural styles are present within the small village, ranging from pre-confederation era to modern times. There is significant concern with respect to the overall integrity and condition of existing heritage resources. There are no grand buildings in the area and historic buildings are of modest scale.



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- Most properties have wide front yard setbacks, over 15 metres, and majority of side yard setbacks are over 5 metres. Reduced front yard setbacks are only present in buildings in close proximity to the street intersection.
- Most properties have generous front yard setbacks (over 15 metres). Side yard setbacks are over 5 metres, although there is considerable variation throughout the village due in part to the variance in lot frontage, depth and area.
- Dwellings range from one to two storeys in height. Garages are generally detached.
- The Omagh Church of Christ, the Omagh Ball Park and the farm located at 9815 Britannia Road are important features within the landscape. The Omagh school cupola, the school bell outside the Omagh Ball Park and a sign with the date of its founding in 1818 are other significant landmark features.

Development and Change

- 12 out of 21 properties are on the Town's Heritage list. 14 out of 58 structures have historical significance (10 dwellings, 3 barns and a place of worship).
- The village character is still present but has been altered by late twentieth and twenty-first century development and construction projects.
- Landscape of surrounding agricultural fields will likely change in the future.
- Britannia Road is being widened through a Regional capital project and will by-pass Omagh, to the south of the Village. The portion of "old" Britannia Road currently running through the village will become a local road with cul-de-sacs at both ends.
- Little change is currently allowed. Only uses that legally existed on the date the Zoning By-law came into effect are permitted. New buildings and structures are not permitted in the FD Zone; however, small additions to existing buildings may be permitted.
- The creek and wetlands impose restrictions on where structures can be built.

Consultation

Public engagement included two public meetings, a meeting with developers with an interest in the surrounding area, and two discussions with Heritage Milton.

Public Engagement

A first public meeting was held on December 14, 2016. At the meeting, current land use policies and regulations, the potential transportation and natural heritage issues and a proposed work plan to designate the area a Heritage Conservation District were explained to property owners.



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A second meeting with property owners was held on April 24, 2019. At the meeting, Town planning staff presented the findings of the background review, discussed alternative planning approaches to the area's conservation, and received feedback on these options.

A meeting with representatives of the land development sector was held in October of 2019, to provide an update of the study process, highlight the heritage and character value of the village and the significance of preserving its character, and to obtain input on the draft staff recommendation.

A summary of the comments received includes:

- General support of a Character Area designation based on the small size of the area, the limited number of significant structures and the potential tightened rules
- Concerns about the impact of introducing apartments or townhouses would cause to the village's character
- Commercial and service commercial uses could be introduced
- On-street parking if commercial and service commercial uses are introduced
- The Omagh Ball Park facilities are in poor condition. Any plan should consider future alternative uses
- Streetscape improvements are needed
- Desire for heritage grants or incentives to support the enhancement and rehabilitation of heritage buildings
- The village can integrate with the future surrounding subdivisions
- Concern about future servicing of the area and the impact of the new Britannia Road on the adjacent properties
- The impact of the flood plain and any opportunities for future infrastructure
- Opportunities to relocate other historic homes within the village

Heritage Milton

, Town planning staff met with Heritage Milton to provide the committee with an update on the proposed work plan for the HCD study. More recently, in April 2019, staff provided an update on the findings of the Heritage and Character Value Assessment to the committee and received supportive feedback on the proposed staff recommendation.

Staff Recommendation



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Designate the Village of Omagh a “Character Area” and proceed with the preparation of a Character Area Plan in accordance with the policies of subsection 5.4.3.11 [Character Areas] and 5.4.3.12 [Scope of a Character Area Study] of the Local Official Plan.

Omagh is the only remaining village in Milton from the former Trafalgar Township; however, most of the historic small village that once existed has disappeared or has been altered by development and construction projects. Despite this, the lotting pattern and some buildings of the original village still exist. Omagh will no longer have a rural character, as it will be surrounded by urban development. These planned changes will potentially increase development interest.

-term protection of the area; however, it is staff’s opinion that this approach is not appropriate. There are no designated buildings and there are already development constraints imposed by the flood plain. Further, some of the buildings have deteriorated from neglect and abandonment. Nonetheless, based on Omagh’s history and its remaining features and landmarks, special conservation efforts are warranted.

Staff is of the opinion that the preferred approach for the Village of Omagh is to establish a Character Area and proceed with the completion of a Character Area Plan in accordance with the policies of the Local Official Plan. The Character Area designation will offer, among other benefits, a formal recognition of Omagh’s cultural value, the opportunity to promote knowledge and understanding of its historical significance, and the opportunity to plan the village as a distinctive area, as the surrounding areas are developed.

By designating a Character Area and proceeding with a Character Area Plan, the Town can develop appropriate tools to assist property owners with renovations and additions and the construction of new buildings. Inappropriate change can be prevented and compatible development can be managed through the adoption of area-specific Official Plan policies, Zoning By-law provisions, and urban design guidelines that respect and enhance the neighbourhood features that define Omagh’s character.

The Character Area Plan can create a unified and attractive community identity within the context of diverse neighborhoods and land uses. The goals of the proposed Character Area are to celebrate the history of Omagh, encourage the retention and designation of historic buildings, assist property owners in planning renovation projects, and to guide new development and infill that is appropriate to the character of the village.

Next Steps

Should Council endorse the staff recommendation, staff will:

- proceed to develop a Character Area Plan;



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- establish the boundary of the Character Area;
- prepare the implementing amendments;
- consult further with the public; and
- return to Council for final approval and enactment.

Financial Impact

None arising from this Report

Respectfully submitted,

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Commissioner, Planning and Development

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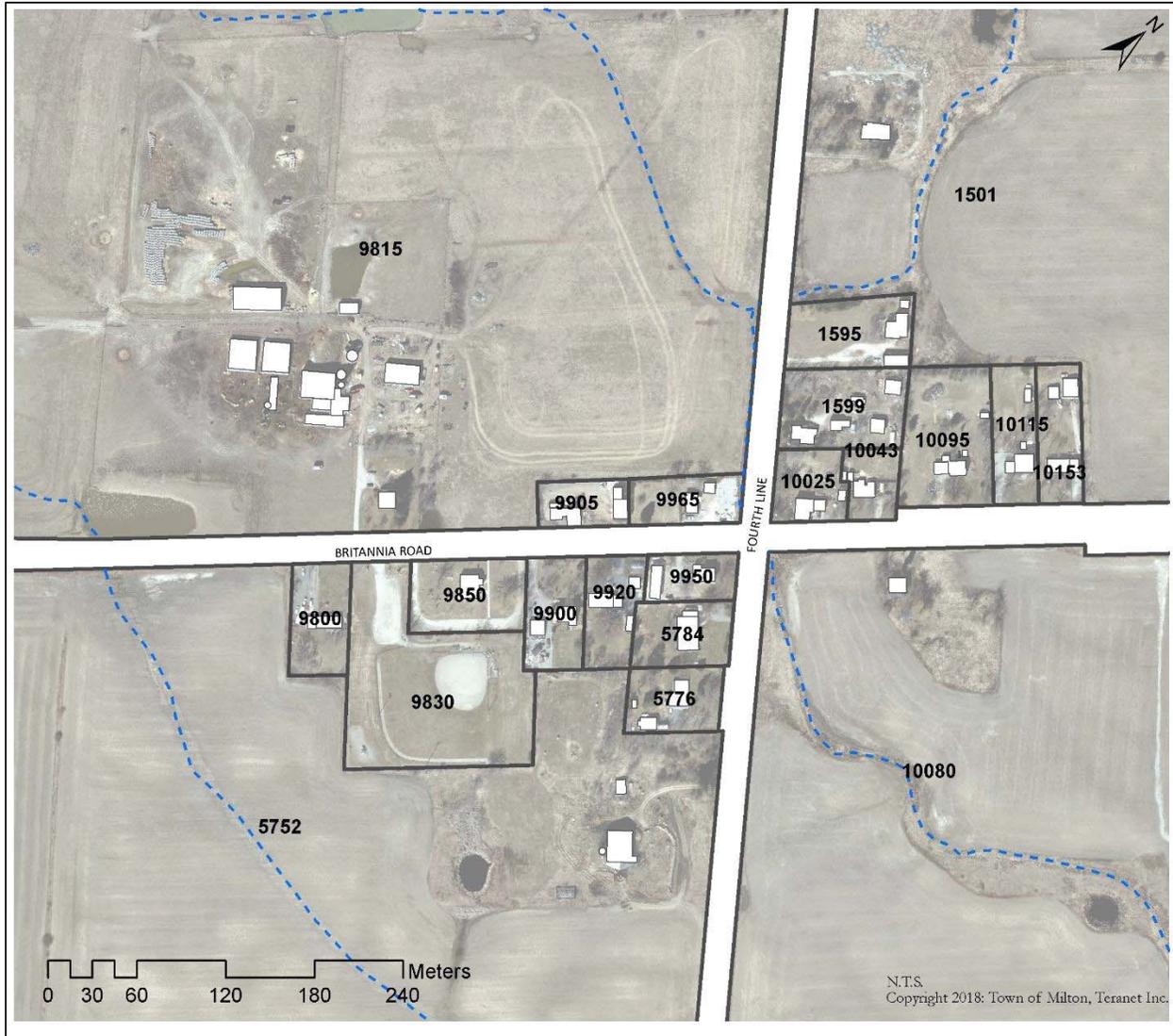
Attachments

Appendix A – Map of Subject Area
Appendix B: - Omagh Village Heritage and Character Value Assessment – Background Report

CAO Approval
Andrew M. Siltala
Acting Chief Administrative Officer

APPENDIX 1
PD-050-19

MAP OF SUBJECT AREA





TOWN OF MILTON

OMAGH VILLAGE HERITAGE AND CHARACTER VALUE ASSESSMENT

BACKGROUND REPORT



October 2019



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APPENDIX

Heritage Properties in the Village of Omagh.



1.0 INTRODUCTION

Omagh is a small rural village located at the intersection of Fourth Line and Britannia Road in the Town of Milton. In the past, it served as the gathering point for the surrounding rural area. Families from nearby farms gathered in Omagh to complete errands, socialize and attend church. Most of the historic villages that once existed in the former Trafalgar Township have disappeared over the past thirty years. Omagh is different, as it is the only village left in Milton from the former Trafalgar Township that retains its original rural village character.

The area surrounding the village is going to experience considerable change in the near future as the development within the Boyne Survey Secondary Plan takes place. Omagh may no longer be considered a rural community as it is considered part of the Secondary Plan Area, within a future residential expansion area and within Milton's urban expansion area. If the appropriate planning tools are used, the village may retain its character.

The Town of Milton's Official Plan provides direction on how the unique features that define the character of this area can be protected.

The Plan enables the Town to designate a Heritage Conservation District (HCD), under the *Ontario Heritage Act*, through adoption of a district plan with policies and guidelines for the conservation, protection and enhancement of the area's special character. A HCD recognizes and allows for the preservation of the cumulative character of the buildings, streetscape, landscape and other features that define the area's sense of identity. In order to designate an HCD, a Heritage Conservation District Plan must be completed.

The Plan also enables the Town to recognize and designate Character Areas and prepare Character Area Studies and Plans to quantify the characteristics that provide these areas with their unique "sense of place". This allows the Town to ensure future development is compatible and sympathetic in design to existing building forms. Character Area Studies include an assessment of architectural styles, natural features, streetscape, landscape, heritage resources, and other important cultural features. Character Area Plans review existing zoning standards and Official Plan policies provide opportunities to develop and intensify the area, where appropriate.

The Boyne Survey Secondary Plan, adopted on August 22, 2015, recognizes the unique character of the Omagh area with respect to both cultural heritage and natural heritage. The Secondary Plan and directs the development of a detailed plan that will ensure that any development reflects its unique character based on a proposed Heritage Conservation District study, which will, in addition to other related issues, address transportation, cultural heritage and natural heritage.



No development shall be permitted in this general area, until a detailed study relating to a potential Heritage Conservation District designation is carried out by the Town in consultation with the Region, the Conservation Authority and Heritage Milton.

Both a Heritage Conservation District and a Character Area designation provide the opportunity to pro-actively plan for the change and growth that is respectful of the area. This study is a unique opportunity to protect and enhance the key features of Omagh and comprehensively plan for its future as a unique “urban village”.

The conservation of the village of Omagh is not about preventing development and change, but managing change and planning for its integration as the surrounding area is transformed in the future. Through this study, staff have assessed Omagh’s neighbourhood character that will inform the preparation of appropriate planning tools to ensure that future development within the village reflects its unique character while addressing transportation, cultural heritage and natural heritage issues.

1.1 Neighbourhood Character

Neighborhood character is often defined to mean the collective qualities and characteristics that distinguish a particular area or neighbourhood. It is incredibly important to the overall perception of neighborhood quality. Every property, public place or piece of infrastructure contributes, whether great or small. It represents the cumulative impact of all these contributions that establishes character.

Neighbourhood character can be influenced by a combination of quantitative elements, such as lot frontage, setbacks, and building height; as well as qualitative elements, such as landscaping, materiality, and architecture features. These elements of a place can be property-related, building-related or neighbourhood-related, which blend to define a unique place and character.

1.2 Study Purpose and Scope

The purpose of this study is to assess the character of the village of Omagh and the merit for its designation as a HCD under the *Ontario Heritage Act* or as a Character Area under the Town’s Official Plan. All necessary work conducted within this report has assessed the cultural heritage value present within the village; considered the constraints imposed by the natural heritage system and transportation network that run through the heart of the village; and engaged and consulted with the public and key stakeholders.

1.3 Study Objectives

In response to Council’s request, staff has initiated a Heritage and Character Value Assessment of the village of Omagh that seek to:



1. identify the qualities and characteristics influencing the character of the village of Omagh;
2. understand what elements and qualities influencing character are important to residents;
3. review the existing Town of Milton policies, regulations and by-laws to identify potential opportunities to enhance and clarify content to address the issues identified;
4. seek input from local residents and property owners on their vision for Omagh; and
5. determine an appropriate planning approach that responds to the remaining village character and manages future development in a compatible and respectful manner.

1.4 Study Methodology

Omagh's Heritage and Character Value Assessment has been undertaken pursuant to Part V of the *Ontario Heritage Act* and the policies of Section 5.4.3.12 of the Local Official Plan.

This Heritage and Character Value Assessment Background Report presents the findings of Phase 1 of the original work plan that was endorsed by Council in 2016 through Staff Report [PD-034-16](#) for the Omagh Heritage Conservation District Study.

The report documents and explains the value of cultural heritage assets within the village, concludes Omagh's unique character defining factors, and outlines the findings from the public and stakeholders consultations.

1.5 Site Context

The village of Omagh is situated along the Britannia Road and Fourth Line intersection within the Town of Milton (Figure 1). The area is predominantly rural in nature. In the past, Omagh was a mixed-use area with a number of different commercial and institutional uses incorporated into the residential village to serve the needs of the villagers and the surrounding farms.

Currently, the village is comprised of 21 properties including the farms that surround it. The existing land use of the village is predominantly residential spreading across the intersection. There are several agricultural farms surrounding Omagh adding to the rural sense of place. Further, there is a place of worship and a park, located west of Fourth Line (Figure 2).

Omagh also has several listed heritage properties, 12 in total, with several individual buildings identified as having historical value or interest. In addition, The *Heritage Master*



Plan (2016) identified the “most culturally significant” properties in Omagh. See Figure 3 for the location of these features.

A Natural Heritage System block runs directly through the centre of the intersection (visible in green on Figure 1), with a regulatory floodplain also running through the intersection, impacting several properties.

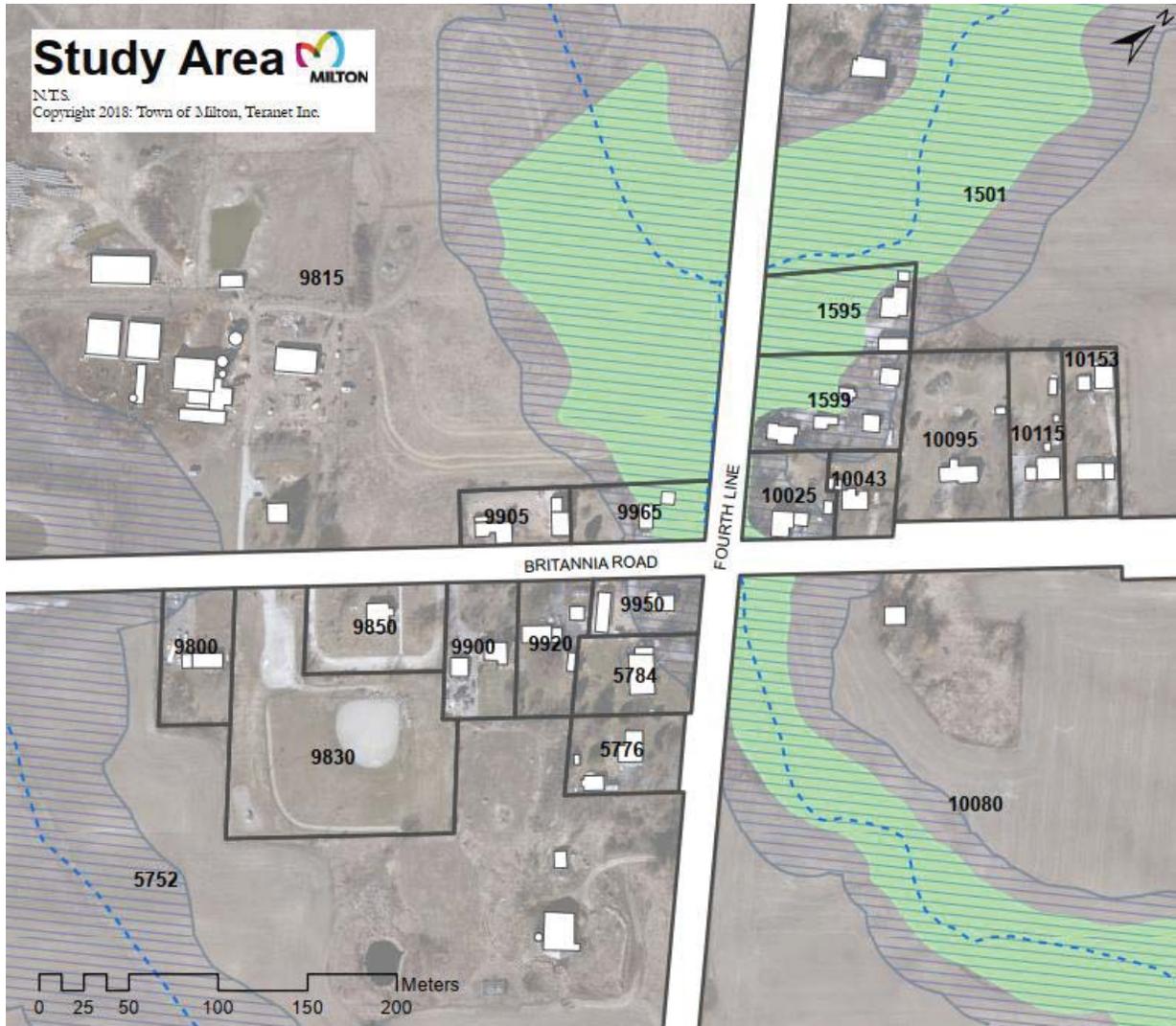


Figure 1. Area under review.

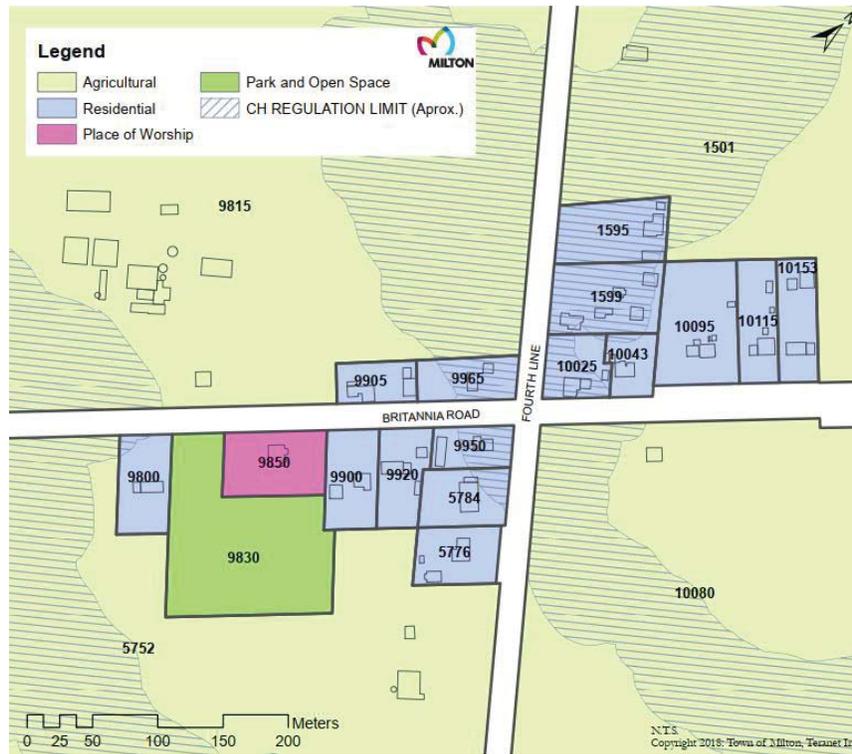


Figure 2. Map of current land uses.

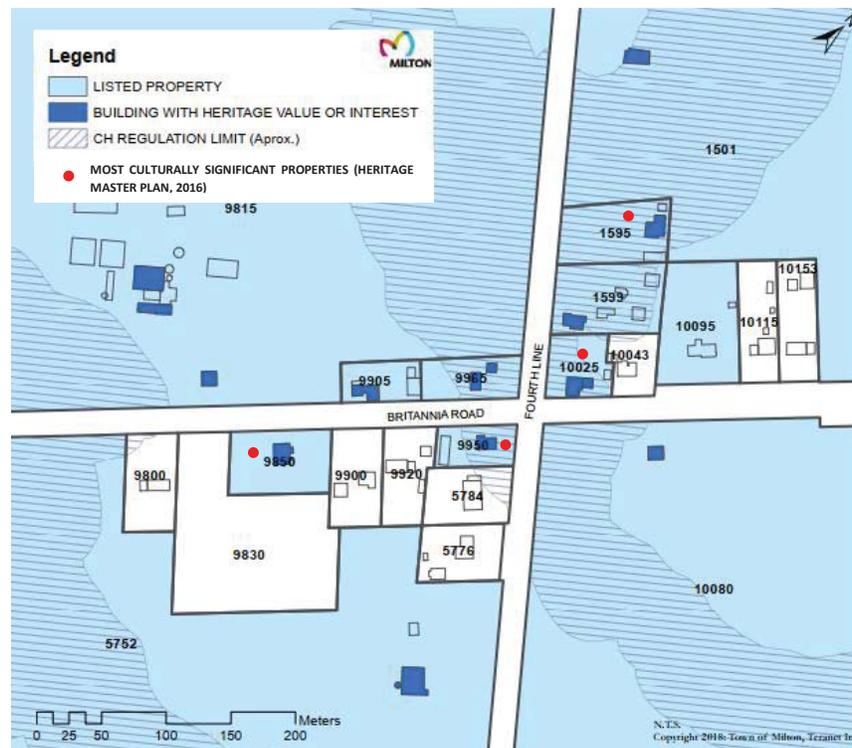


Figure 3. Map of heritage properties.



2.0 HISTORICAL ANALYSIS

2.1 Pre-Development

Prior to European settlement, Halton was covered by dense woodland of hardwood and pine. Travelling through this was difficult so people generally travelled along the waterways and used trails to link one waterway to another.

2.2 The Development of Trafalgar Township

During the years 1770 -1810, after the American War of Independence, a considerable number of settlers known as the United Empire Loyalists moved to Canada from the United States. These new settlers initially settled in the Niagara area but later moved north and east. They were given free land grants in recognition of their service to the Crown during the war years. The amount of land each person received was dependent on his or her rank and reputation.

In August 1805, the Crown purchased land north of Lake Ontario from the Mississauga First Nations people. This purchase was, in part, to provide land for the United Empire Loyalist settlers. Deputy Provincial Surveyor Samuel S. Wilmot began to survey the land in 1806 and this resulted in the south of Halton County (Burlington and Oakville as well as the south of the Trafalgar Township) being opened for settlement in 1807. The survey used Dundas Street as the base line and is known as the Trafalgar Old Survey.

By 1817, the Trafalgar Township had no doctors, stores or churches, but there were two ministers, four taverns, a grist mill and four sawmills, as well as a population of 548.

After the end of the Napoleonic wars in 1815, there were economic difficulties in Britain and this resulted in an influx of immigration from Britain to Canada. Land was needed for the new settlers and so on October 28, 1818; the Crown purchased more land from the Mississauga people. This resulted in the New Survey of the northern part of the Trafalgar Township. This survey had wider 200-acre lots from those in the survey further south and it facilitated the settlement of the lands near Omagh. This difference in lot patterns between the Old and New Survey areas remains apparent today. Britannia Road was laid as part of the New Survey of Trafalgar Township in 1819 as the road allowance between Lot 5 and 6. The road soon became a well-used route through the south part of the New Survey.

The southern part of the Trafalgar Township (now the Town of Oakville) was originally mostly settled by United Empire Loyalists whilst the New Survey area to the north was principally settled by British immigrants. These new British immigrants often settled in nationalist groupings, such as the Scotch Block. The area around the village of Omagh



had a large number of immigrants from Ireland, in particular, Protestants from the northern counties of Ireland (known as the Scots Irish).

2.3 The Founding of Omagh

The villages within the northern part of the Trafalgar Township (The Trafalgar New Survey area) all grew at intersections along the major highways. Omagh was founded in 1818. At this time, the land around the village was flat and forested. The first houses that were built were log cabins, which, by the mid-nineteenth century, were beginning to be replaced by brick or frame houses.

Omagh was originally going to be called Howellville after John Triller Howell who owned the store and hotel (now known as 10025 Britannia Road). The Howell family were originally from Wales and came to Trafalgar in 1805 from the United States when John was a boy. They were United Empire Loyalists. John was known as “Squire” and married Hannah Smith in 1828. He owned land in both Omagh and Palermo and had strong connections with other United Empire Loyalists in the Palermo area.

The local MP, John White, however, did not want the village called Howellville because he considered Mr. Howell to be a “Yankee”. He suggested the name Omagh after the county town of Co. Tyrone in Ireland where he was born. Many of the locals were also from Ireland and Mr. White is reputed to have persuaded them to his cause by saying that he would also get permission for a post office to open if they chose the name Omagh.

By the 1850s, the Trafalgar Township had developed from subsistence farming to wheat growing. Omagh received its name after the capital of County Tyrone, Northern Ireland by John White, Halton’s Member of the Legislature for Canada West.

The railway development in the 1870s boosted the local economy, as it brought improved access to larger markets and urban areas. This resulted in farmers turning to higher cost cash crops and animal husbandry. The population was also becoming more prosperous. The 1858 Tremaine map shows Omagh containing a post office, a schoolhouse, a blacksmiths shop and two churches (Figure 4). The community of Omagh is depicted in both the 1858 Tremaine Map and the 1877 Illustrated Atlas.



Figure 4. Extract from 1858 Tremain's Map of County of Halton.

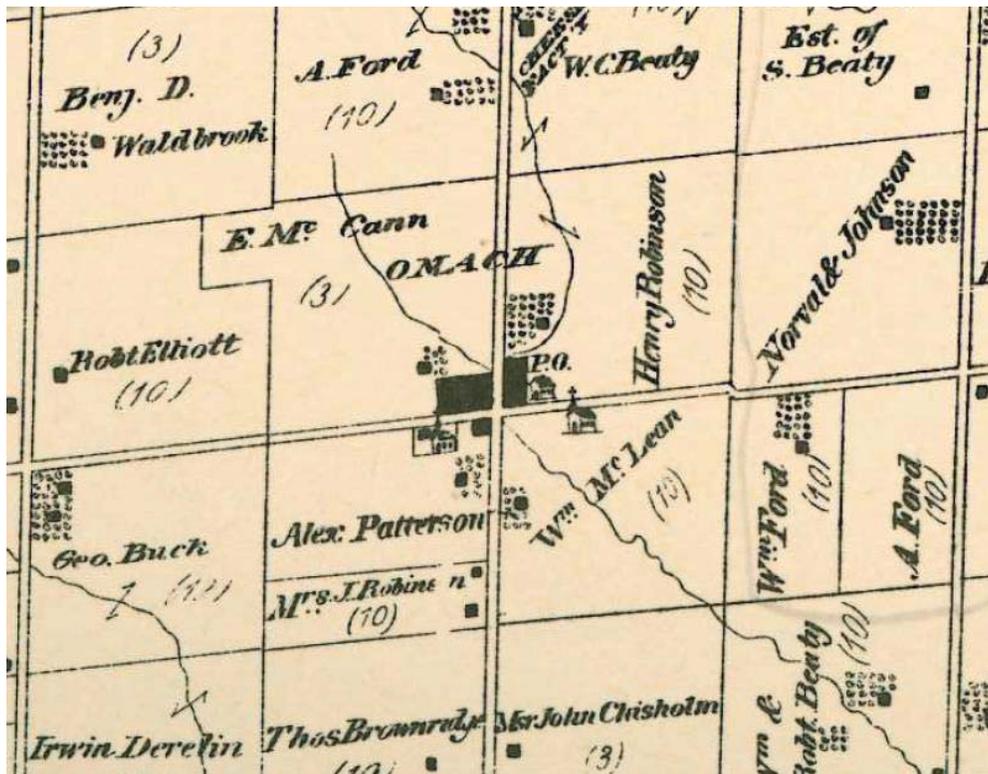


Figure 5. 1877 Map of the northern part of Trafalgar Township Except.



2.4 The First Schools

Originally, the Omagh children attended the Boyne school. There are conflicting accounts of when the first school was built in Omagh. The report from the Percy Merry School in 1993 says that the first school in the village was built in 1828 on the property on the southeast of the Britannia Road/Fourth Line intersection. Although, other sources suggest that the children from Omagh were still attending the Boyne school in 1835.

In 1851, John Bigger sold some land from Con 4 Lot 6 to School Section No.6. This schoolhouse is shown on the 1858 Tremaine Map and is mentioned in “A Sketch of the County of Halton, Canada West” by Robert Warnock dated from 1862. The first teacher was Samuel Clark who gave up teaching after two years and started farming nearby on First Line in the Trafalgar Township. In 1855, he began publishing Milton’s first weekly paper, “The Halton Journal”.

In 1874, Henry & Elizabeth Robinson sold the one-acre parcel of land on the other side of the road from the original school to public school trustees of Section No. 6 for a new schoolhouse. It is unclear why a new location for a schoolhouse was sought; however, the marshy land and close proximity of the creek to the original schoolhouse location may have caused problems that resulted in a new schoolhouse location being sought on drier land. The new one room brick building was erected sometime between 1874 and 1876, just north of the Omagh general store. It was surrounded by spruce and maple trees and was heated by a pot-bellied stove; but it is reported to have been poorly insulated which resulted in the ink bottles freezing overnight in the winter.

The school closed in 1956 when Percy Merry School was built. Mrs. Brownridge was the last teacher. The schoolhouse was demolished in 1968 and the house at 10095 Britannia Road was built using some of the brick masonry, beams and the cupola of the schoolhouse. The original cupola remains in the front yard of this house. A replica of this cupola was installed in the Omagh Ball Park to house the old school bell.

2.5 The Thriving Village

The Credit Valley railway from Toronto to Milton opened in 1877 and ran north of the village of Omagh. It was extended two years later to run to Galt, then to Orangeville and Elora. It was originally a single-track railway but in early 1900, a second track was built.

By the late 1870s, Omagh was described as a small village with three churches (Methodist (built in 1854), Disciples of Christ (built c. 1850) and Presbyterian (originally built c. 1838 and replaced in 1909), a school, a two-storey drill shed, a temperance hall, a blacksmith shop and a general store/post office as well as 100 residents. Britannia Road remained an important route across the northern part of Trafalgar Township into the 20th century.



The Land Registry records show that in 1873, John Biggar leased land for a Temperance Hall, although other records suggest there was a temperance hall in Omagh since 1853. The temperance movement was very popular in the mid to late nineteenth century and Omagh's branch was known as Temperance Central Division No. 377, Sons of Temperance. The Temperance Hall is later said to have been used as a funeral home. The drill shed & Temperance Hall burned down around 1914.

In 1910, the Omagh Anglican Christ Church was built on the north side of Britannia, east of Fourth Line, behind the house known as 1599 Fourth Line. Like most country churches, it had a shed at the back for horses and buggies. The increased in car ownership during the mid-twentieth century resulted in the decline of small country churches such as this. The Omagh Anglican Christ Church closed in 1946 and was demolished in 1947 by Hugh Beaty and Ernie Pell.

In the 1930s, Ed Devlin's farm south of Britannia was used for ball games and later Cecil McCann offered the use of his field on the north side of Britannia for games. There were a number of very competitive male and female teams in the village. The idea for the ballpark came from Robert R. Ford, Alfred Ford and Ernie Henderson (who was a Trafalgar Township Councillor). It was located on William Devlin's farm on the south side of Britannia Road (he may have donated the land for the park).

Circa 1960, two more acres were added to the park and the driveway was changed to the other side of the church.

2.6 Associations

Omagh is one of the few remaining villages from the former Trafalgar Township and the only village in Milton that retains its original village character. The village of Omagh is clearly an evolved neighbourhood, a place that has grown over time and has elements that documents the process of its evolution. A common characteristic among villages within the Trafalgar Townships was to grow at intersections along major highways.

At one time, the village included four churches and the surrounding agricultural societies would attend these churches as a focal point of the community. Some of the owners of the surrounding farms became prominent community leaders with a few being of regional, provincial and occasionally, national significance. The village of Omagh has physical and historical associations with every stage of Milton's history; the village also has a historical link to the former Trafalgar Township.

Many of the properties in Omagh have direct or historic associations with prominent local people and families from the Town of Milton (Figure 6). The buildings themselves contain no evidence that the buildings were built by an important builder, designer or architect;



however, the associations with the local people, and families that resided in them, are what gives many of the houses their heritage value.

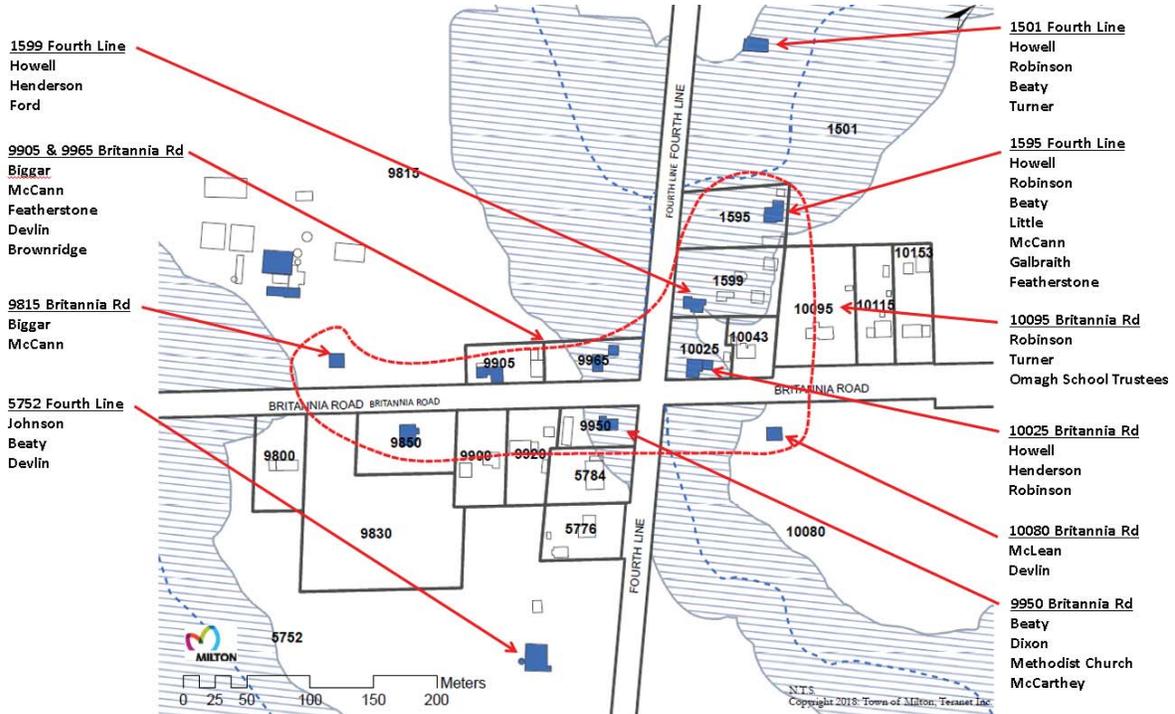


Figure 6. Properties with their associations to prominent community members.



3.0 LOT PATTERN ANALYSIS

Omagh is a collection of 17 properties organized around the intersection of Fourth Line and Britannia Road spreading southwest to northeast along Britannia and four farms, which surround the village. Throughout the study area, the majority of the parcels (41%) are between 2500 and 3000 square metres with the second largest majority of properties (29%) centred immediately on the intersection at a range of approximately 1700 and 2500 square metres (Figure 7).

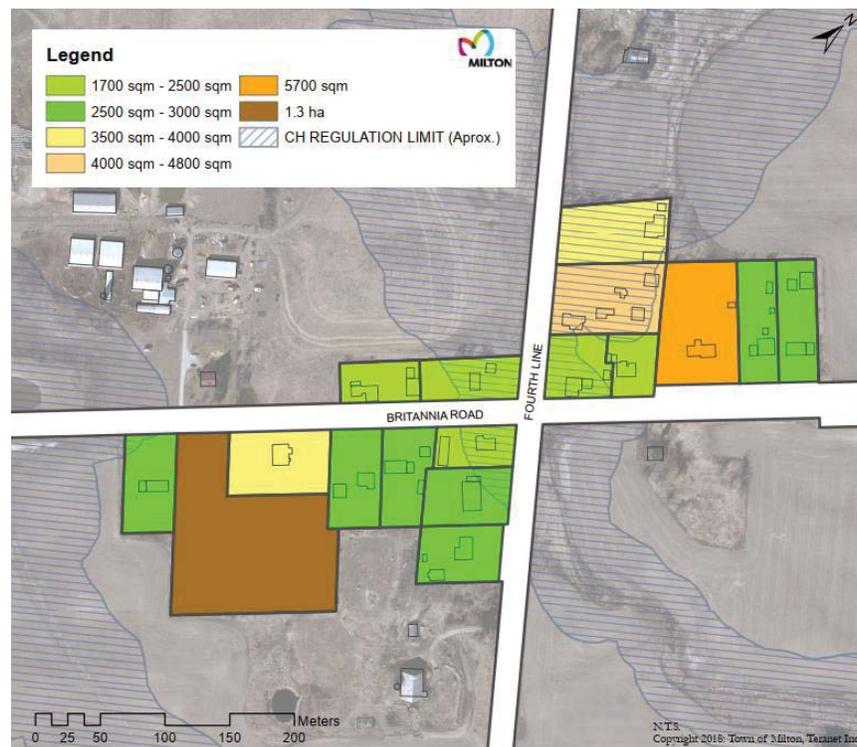


Figure 7. Map of lot area.

8 properties (47%) have a lot frontage between 40.1 and 60.0 metres, 5 properties (29%) have a lot frontage between approximately 60 and 80 metres, and 4 properties (24%) have a total lot frontage between approximately 30 and 40 metres.

There does not appear to be a distinct pattern to the location of the lot frontages other than the properties with lot frontages between 30 and 40.0 metres are farther away from the intersection (Figure 8).

Centred on the intersection, there are 6 properties (35%) with lot depths between 30 and 60 metres; however, the majority of properties (47%) have a lot depth between 75 and 100 metres. There is one property with a lot depth of approximately 140 metres, and two properties with lot depths between approximately 60 and 75 metres (Figure 9).

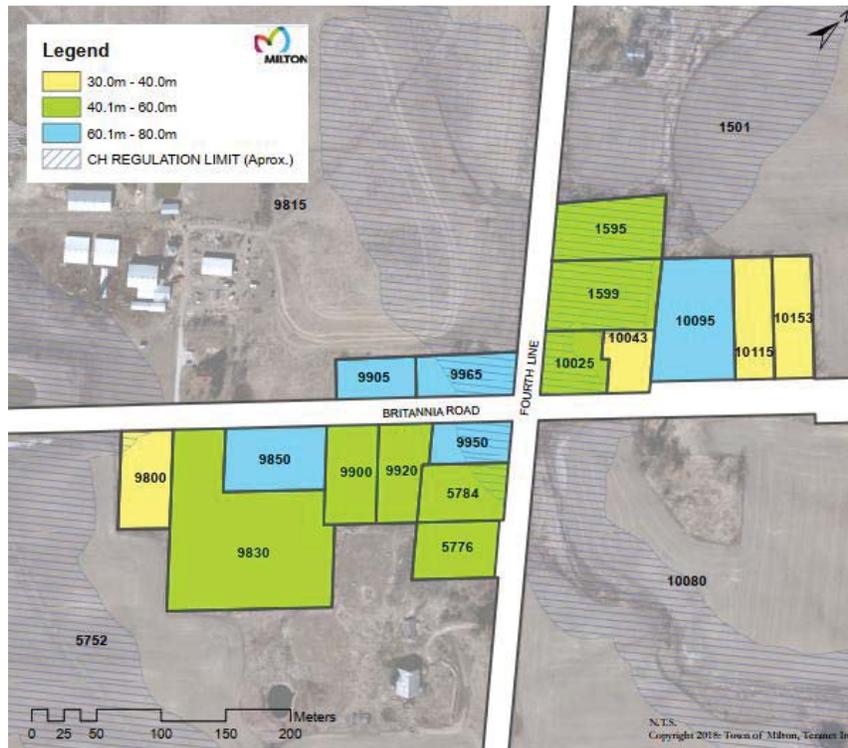


Figure 8. Map of lot frontage.

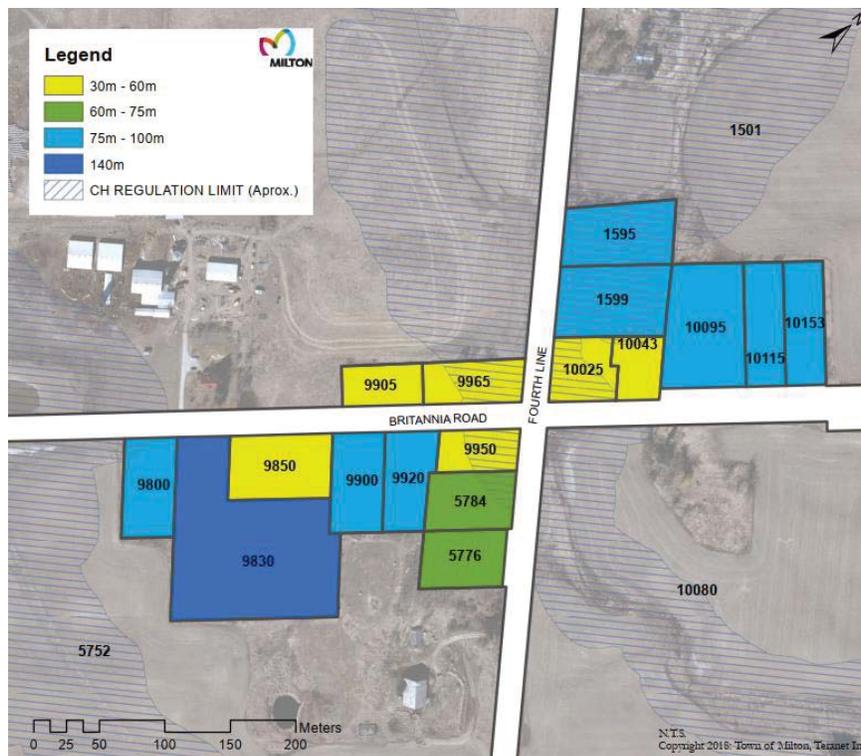


Figure 9. Map of lot depth.



4.0 BUILT FORM ANALYSIS

Originally, mixed-use in nature, Omagh historically contained a number of different commercial and institutional uses to serve the needs of the villagers and those of the surrounding farms. Over time, the commercial uses have disappeared as car usage increased and locals were able to shop in nearby towns.

Today, Omagh is a residential village containing 58 buildings, including 18 detached dwellings (8 containing an attached garage), 1 secondary dwellings, 8 additional detached garages, 1 place of worship, a few barns, silos and other accessory buildings (Figure 10).

The majority of buildings within Omagh are detached dwellings making up a combined 19 buildings (33%). Detached residential garages make up 28%. While most of the garages appear compatible in design style to the existing historical and non-historical dwellings, some of newer garages have begun to diverge significantly from the style of the village character.

There are a total of 14 barns (24%) and 5 silos or grain bins (9%); built in different periods and located on listed heritage properties. Only three barns appear to have any historical associations.

Out of 21 properties, 12 are on the Town's Heritage list (Figure 3 shows their location). The Heritage Master Plan (2016) categorized 5 properties in Omagh as 'most culturally significant': 8240 Britannia Rd; 8815 Britannia Rd; 9850 Britannia Rd; 9950 Britannia Rd; 10025 Britannia Rd; and 1595 Fourth Line.

Of the 58 buildings in the area, 14 buildings have historical significance and value. 10 of these historical buildings are dwellings and 3 are barns. The place of worship is also listed.

There is no apparent pattern to the location of the different styles and sized houses, although it has been noted that for the most part, the heritage homes are situated closer to the intersection than the other houses. It should also be noted that further east along Britannia, the houses start to look more modern in comparison; however, many of the original houses have been altered over time with several of the historical buildings appearing to be in moderate to poor conditions.

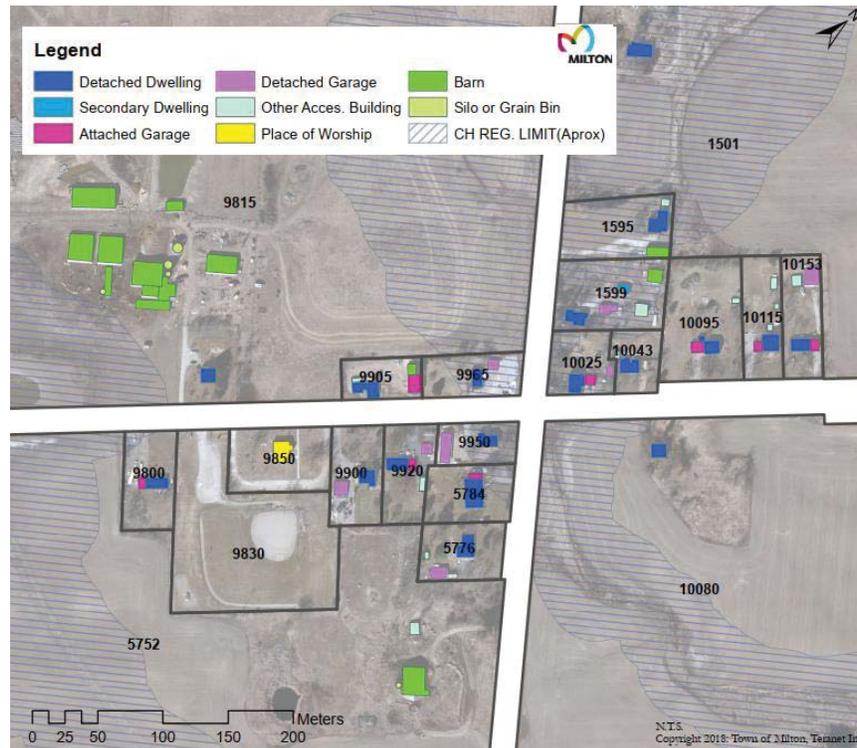


Figure 10. Map of building type.

4.1 Architecture Style and Building Materials

The first houses built in the village of Omagh were log cabins. By the mid nineteenth century, these houses started to be replaced by brick or frame houses. However, the brick plants in Milton Heights did not start mass-producing bricks until the arrival of the railway in the late nineteenth century. Therefore, the bricks used for the early houses in the village of Omagh would have been handmade locally on nearby farms. The fine detailing in the handmade brick is a testament to the success and affluence of the early settlers in the Omagh area.

There remains a number of heritage houses in the area that were constructed using handmade bricks. Two of the heritage houses, 1595 and 1501 Fourth Line, used polychromatic brick detail and brick bond finishes which demonstrates a high degree of craftsmanship. The use of buff bricks to provide accent detailing to mid nineteenth century brick buildings was also popular within the Trafalgar Township. No stone buildings exist in the village. The common building materials seen in Omagh today are brick and white washed clapboard.

The buildings were constructed in a range of different periods (Figure 11). As a result, various architectural styles can be found within the village. Most of the buildings were not designed by a specific architect; rather, the housing styles were designed based on the



popular architectural styles of the time. The buildings styles present are vernacular interpretations based on the local needs and traditions as well as the design skills and traditions of local builders. The buildings at 9905 and 9965 Britannia Road are examples of modest vernacular family houses.

The examples of popular architectural designs ranges from early neoclassical designs to the increasingly decorative late Victorian era. This includes simple interpretations of classical forms, such as Georgian, Gothic Revival, Italianate, American Foursquare, and Craftsman. The architectural designs that exist reflect the fact the buildings in the village were built over a long period because their style and details reflect the popular styles at the time they were built.

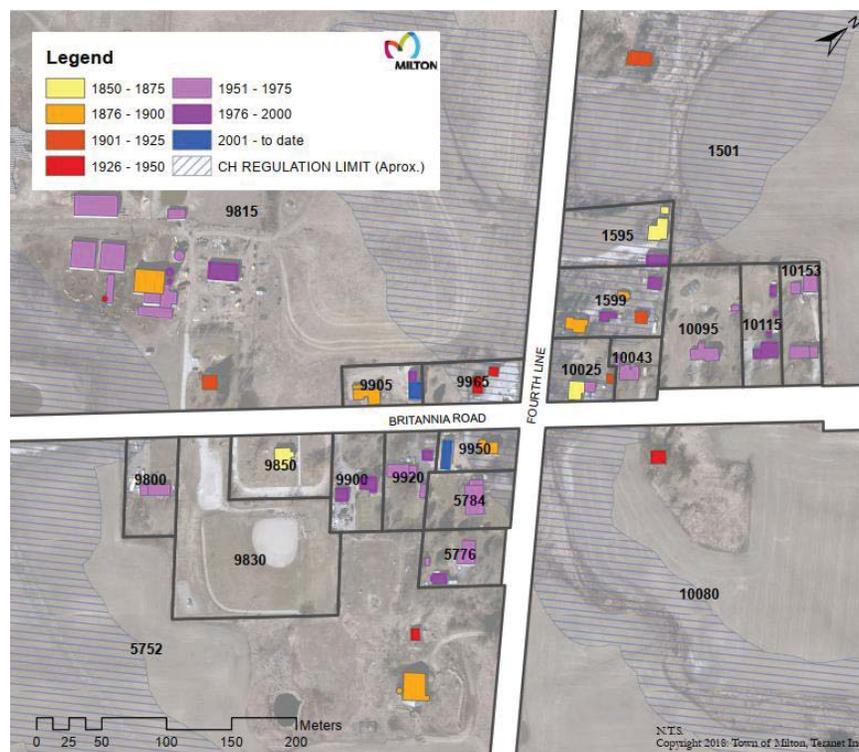


Figure 11. Approximate Date of Construction.

Some of the architectural features and details that can be found in the individual buildings include chimneys, coloured roof slates, turrets, gables, decorative gable ends and cornices, windows in many shapes, stained glass, terra cotta panels, coloured brick, buff brick detailing, rusticated and ashlar stone. Recessed doorways or entrance enclosures are commonly found in the village.

Appendix A contains an inventory of the Heritage properties in Omagh.



Figure 12. Historic house, 10025 Britannia Rd. Figure 13. Modern house - 10115 Britannia Rd.

4.2 Building Height and Massing

There are 53 built elements in the study area excluding the silos and grain bins; 38 buildings are 1 storey (72%), 6 buildings are 1.5 storeys (11%) and 9 of buildings are 2 storeys (17%) in height. The size and shape of the heritage houses differ from the other houses. In terms of height, all houses are approximately less than 9m. All of the heritage houses are less than 8 approximately.

8 dwellings are 1 storey, 5 are 1.5 storeys and 5 are 2 storeys. There does not appear to be a distinct pattern; however, the mix of detached dwellings 1 to 2 storeys in height appears to be distributed evenly in the study area.

Examining the buildings that are historically significant, 7 buildings are 1 storey in height, 4 are 1.5 storeys and 4 are 2 storeys in height. Most of the other properties in the village contain 1 storey bungalows that are approximately less than 5 approximately in height; however, the dwellings located on 9900 and 10115 Britannia Road are 2 storeys and were built in 1987 and 1986 respectively.

The heritage houses in the village are generally 8 to 12 metres wide and have footprints ranging between approximately 120 and 260 metres. The non-heritage houses are noticeably wider, generally over 20 metres wide, and have greater footprints ranging between approximately 150 and 270 metres. The notable exception to this is the one storey building situated on the property at 5784 Fourth Line, which contains a building footprint of approximately 370 square metres.

Whilst narrower, the heritage houses are generally on larger lots and on the lots clustered closest to the intersection of Britannia Road and Fourth Line.

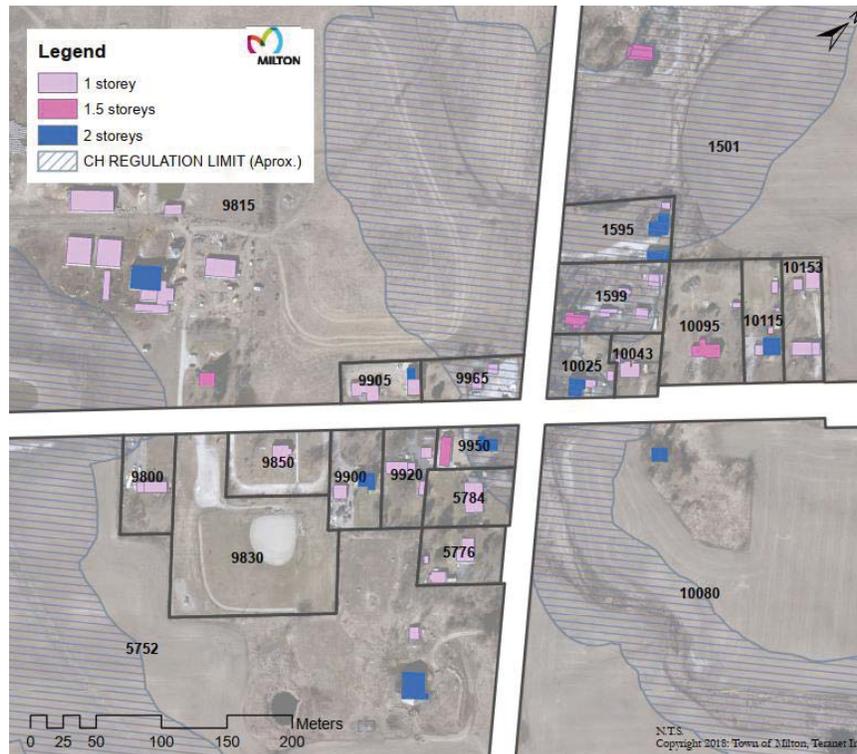


Figure 14. Map of building height.

4.3 Building Setbacks

Most of the properties in the village have wide front yard setbacks, over 15 metres, and most of the side yard setbacks are over 5 metres, although there is considerable variation throughout the village due in part to the variance in lot frontage, depth and area. Excluding the farm houses, which generally have greater setbacks, a side yard setback greater than 10 metres can be seen in 30% of the properties.

Throughout the study area, the average front yard setback is approximately 23.4 metres, the maximum setback is 65 metres, and the minimum is 2.1 metres. The most common setback from the front yard appears to be in the range of 15 to 25 metres.

There is a range of front yard treatments; however, the predominant feature of the boundaries is the amount of openness that allows views through the property and beyond and the amount of mature vegetation that exists. Over half of the lots have more than 50% of their lot frontage as open space. This characteristic, in addition to the generous side yard setbacks give the village a low-density character.

Figure 15 describes the front yard setback and minimum side yard setback of all dwellings or main building on all property assessed.



Municipal Address	Front Yard Setback (Approx.)	Min. Side Yard Setback (Approx.)
9905 Britannia Rd.	2.1m	8.4m
1599 Fourth Ln.	8.0m	3.9m
9965 Britannia Rd.	7.8m	28.9m
9850 Britannia Rd.	10.3m	29.0m (Church)
10025 Britannia Rd.	15.4m	14.9m
9950 Britannia Rd.	15.8m	13.3m
9815 Britannia Rd.	16.5m	17.0m (Farm house)
10043 Britannia Rd.	17.0m	3.6m
10080 Britannia Rd.	19.5m	20.0m (Farm house)
5784 Fourth Ln.	21.7m	6.8m
10115 Britannia Rd.	21.7m	2.6m
10153 Britannia Rd.	21.8m	2.1m
10095 Britannia Rd.	21.8m	18.0m
5776 Fourth Ln.	22.6m	8.7m
9920 Britannia Rd.	24.3m	2.2m
9900 Britannia Rd.	32.7m	5.7m
9800 Britannia Rd.	35.2m	5.6m
6071 Fourth Ln. (Former 1501 Fourth Ln.)	37.0m	40m (Farm house)
1595 Fourth Ln.	65.0m	11.7m

Figure 15. Table of primary building setbacks.

4.4. Building Integrity and Condition

Significant concern surrounds the village of Omagh with respect to the overall integrity and condition of existing heritage resources. While many of the buildings are of architectural significance and display a mix of styles, many of the cultural heritage resources are in moderate to poor condition (Figure 16).

Several buildings display deterioration of building facades, damage to siding, faded or chipped paint, damaged roofs, and general overall decline based on site observations. There are currently 7 buildings in poor condition, all of which are situated on heritage listed properties. Further, a total of 9 out of the 12 heritage listed properties currently contain a building, 7 of them containing a house, in moderate or poor condition with 5 buildings (3 houses) now vacant or underutilized based upon observations (Figure 17).

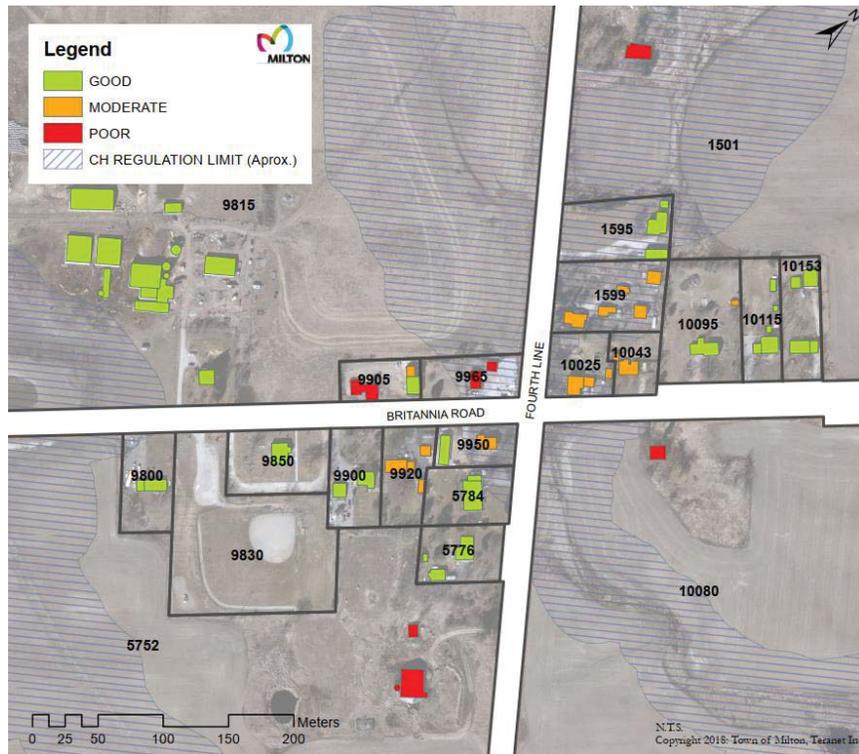


Figure 16. Map of building condition.

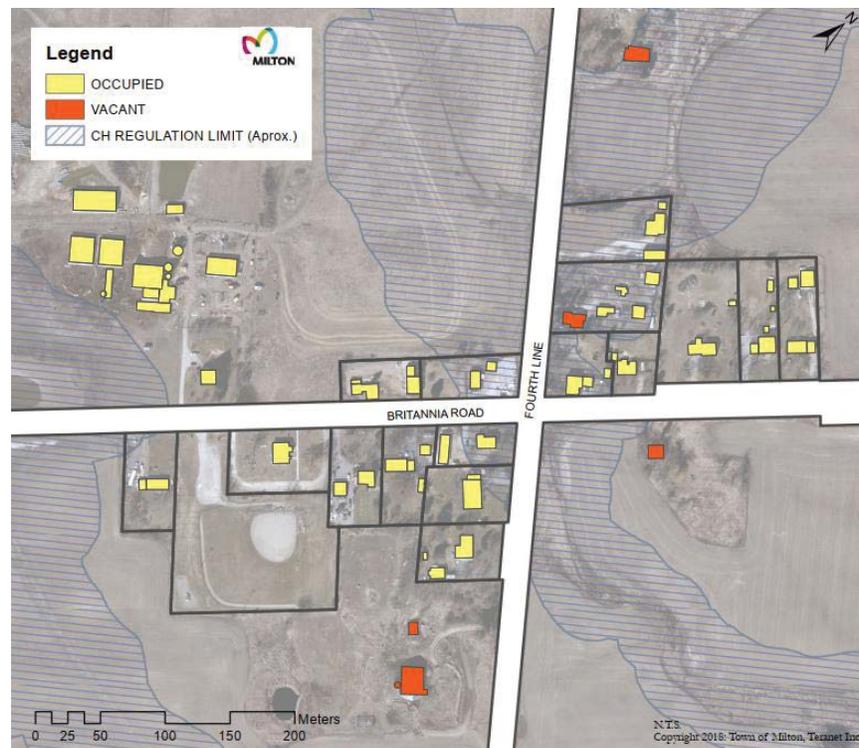


Figure 17. Map of building occupancy.



5.0 STREETScape ANALYSIS

Regardless of the age and architectural differences of the buildings, the streetscape retains a rural character: a range of building sizes, ages, functions and forms arranged around a rural crossroads. This intersection has a mixture of buildings and open spaces set amidst mature vegetation in close proximity to a creek. The creek and wetlands impose restrictions on where structures can be built and on how renovations and additions can be done. Defining characteristics of the Omagh streetscape include large diameter trees, historic landscape elements, accessory structures, the presence of landmarks, natural heritage features and the strong rural landscape views.

5.1 Roadscape

The historic settlement of Omagh developed at the intersection of Britannia Road and Fourth Line. The Town's Official Plan identifies Britannia Road as a major arterial road and Fourth Line as a Collector Road. Britannia Road (Regional Road 6) is a major east-west arterial roadway under the jurisdiction of Halton Region. Traffic signal control is provided at the intersection.

The roads comprise of narrow, paved rural roads that bisect the village. They are edged by shallow ditches and mature vegetation. There are no sidewalks, buffers or raised pathways along the two roads, making pedestrian movement through the village today hazardous due to the increased automobile traffic on Britannia Road (figures 18 and 19). The lack of street lights further increase the hazardous pedestrian experience. At the time of the field review, some of the properties fronting Britannia Road contained elements of deterioration and garbage filling the ditches. These elements of deterioration are likely reflective of the high traffic and noise coming from Britannia road, the lack of community ownership in the village's street, or the lack of right-of-way features that encourage street life.



Figure 18. Intersection of Britannia Road and Fourth Line.



Figure 19. Fourth Line.



Figure 20. Deteriorating fence near road.



Figure 21. Garbage in roadside ditches.

Halton Region is proposing to widen Britannia Road (from Regional Road 25 to James Snow Parkway, including the section that runs through the Omagh Village) from two to six lanes. It is anticipated that this improvement project will include a re-alignment of Britannia Road with a preferred option to include a bypass to the south of Omagh.

5.2 Landscape

The topography of the study area is relatively flat. The landscape is made up of generous areas of open space that consist of creek lands running through the heart of the village, the Church, Omagh Ball Park (Figure 22). The natural heritage of the wetland restricts the construction of buildings on or near the wetland; this makes development difficult but contributes to the rural open views characterizing the village.



Figure 22. Aerial view of the village of Omagh (credit: Google Maps 2019).



The surrounding open space contributes to the village character through the views of large flat open spaces consisting of various agricultural crops and minimal built elements generating a rural sense of place. The open view towards the front of the Church of Christ is prominent to the village streetscape. The cluster of farm buildings on the farm at 9815 Britannia Road, and especially the barn complex, assist in providing these rural views (Figure 23).

The lonely derelict barn and silo at 5752 Fourth Line are landmarks in the landscape (Figure 24) and provide a view of the former 19th and 20th agricultural land use. The complex is important in supporting the established agricultural character of the area.

The clusters of trees throughout the village are prominent in the landscape of the village, also contributing to the village's overall character.



Figure 23. Farm field at 9815 Britannia Rd.



Figure 24. Large Gable Barn at 5752 Fourth Line.



Figure 23. Creek, northwest of intersection.



Figure 24. Part of creek at intersection.

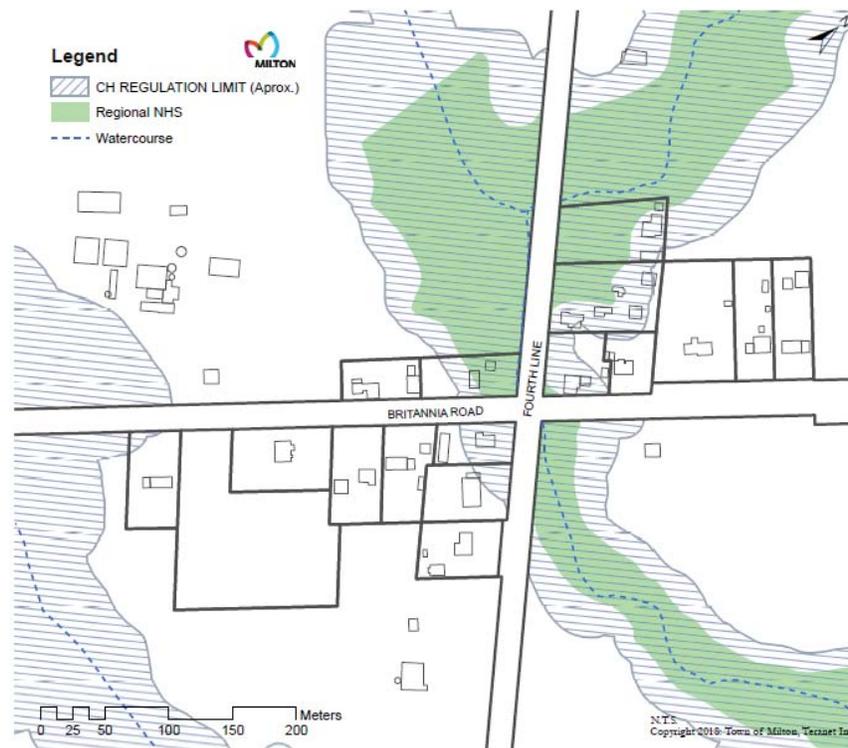


Figure 25. Flood Plain and Natural Heritage System.

5.4 Landmarks

In addition to the scenic views to significant landscape and agricultural-related features, there are several features in the immediate context of the village that contribute to its character.

A sign, installed by local residents in 1992, indicates 1818 as the foundation day of the village, is located at the intersection of Britannia Road and Fourth Line. 10095 Britannia Road contains a cupola from a historic schoolhouse, which used to exist on the property and 9830 Britannia Road contains a replica of the cupola and houses the old school house's bell.

The plain frame church is an important landmark feature within the village. It helps to define, maintain and support the character of the village and is physically, functionally, visually and historically linked to its surroundings. It has a small graveyard that includes members of the McDuffe, Johnson, Beaty and Wales families.



Figure 26. Omagh Village Sign.



Figure 27. Cupola from Old School House.



Figure 28. Cupola and School Bell.



Figure 29. Church of Christ and cemetery.



6.0 OMAGH VILLAGE CHARACTER ANALYSIS

The background research, analysis and feedback from residents, Town and Regional Staff reveal an important connection to the physical setting and historical significance of the village of Omagh.–These values can be expressed broadly as historic, natural, aesthetic, scenic, architectural, cultural, and social values. The numerous combinations and variations of these values come together to give the Village its sense of place.

6.1 Cultural Heritage Value

Omagh is described as a compact rural village that contains a number of character defining elements that demonstrate its importance to the rural community and its evolution over time. It has historical associations with the early settlement of the northern part of the former Trafalgar Township and the rural agricultural development in southern Ontario.

The historical value of the village contributes to understanding the early families of the former Trafalgar Township and the development of rural communities in the Town of Milton. The village traditionally served as the focus for a wide surrounding area. The families of the nearby farms shopped, went to school, attended church services, visited the Ball Park and socialized in Omagh.

6.2 Character Defining Elements

Omagh's historic significance lies in the fact that it is the only remaining village from the former Trafalgar Township in the Town of Milton to retain some elements of its original rural character. Most of the historical features that characterized the village have deteriorated or are already gone. The surrounding rural way of life and the community that thrived around the road intersection has almost vanished. The village features modest size building with vernacular style, and still enjoys the wide-open views of the surrounding farm area and a creek with a natural heritage system that runs through it.

Nevertheless, Omagh's history and architectural examples that still prevail today define its unique character. Omagh's character defining elements have been determined based on the evaluation of each part or whole of the individual properties in the area. It is expected that these findings will inform the development of tools to protect the remaining elements that define the local character and guide future infill that is sympathetic and respectful of this legacy.

Character defining elements:

- Omagh is the only remaining village from the former Trafalgar Township in the Town of Milton to retain some elements of its original rural character.



- Buildings are organized around the intersection of Britannia Road and Fourth Line, with most buildings in close proximity to the intersection closer to the street.
- Concentration of heritage resources around the intersection of Britannia Road and Fourth Line.
- Presence of various architectural styles and details within a small village, ranging from pre-confederation era to modern times. Modest architectural styles, height and massing of buildings.
- Small footprint of historic houses and larger footprint for more recent infill.
- There are no grand buildings in the area. Historic buildings of modest scale and design on large lots.
- Buildings are significantly setback and an open view to the escarpment and corresponding rural farm area is maintained.
- Generous spacing between houses allowing for extensive areas of mature vegetation between buildings.
- The creek and natural heritage system that run through the centre of the village are linked to the aesthetic rural nature of the community.
- The creek and wetlands impose restrictions on where structures can be built.
- Rural landscape and surrounding the village, significant vistas of natural features, agriculture fields and agricultural-related buildings.
- Clusters of mature vegetation interspersed with open spaces giving views between and of properties.
- The Omagh Church of Christ and Ball Park are prominent features within the streetscape of the village.
- Omagh village sign with the date of its founding in 1818, the Omagh school cupola and bell outside the Omagh Ball Park are other significant landmark features.

The properties within the village have the following identifying characteristics:

Lots:

- Most of the lots in the village are more than 2500 square metres.
- All lots are over 30 metres wide and more than half are over 40 metres wide.
- All lots are over with more than half over 75 metres deep.

Front Yard Setbacks:

- Most of the buildings have a generous front yard setback of over 15 metres, although there is inconsistent variation throughout the village.
- The heritage houses closest to the intersection of Britannia Road and Fourth Line have the smallest front yard setbacks.



- Over half of the lots have more than 50% of their lot frontage as open space

Side Yard Setbacks:

- Most properties have side yard setbacks of over 5 metres.
- 30% of the properties have a side yard setback greater than 10 metres.
- The generous side yard setbacks give the village a low-density character.

Building Height:

- Buildings, both historic and modern, range from 1 to 2 storeys in height.
- All of the heritage houses are less than 8 metres.
- Most of the non-heritage properties contain bungalows that are less than 5 metres in height and all are less than 9 metres in height.

The assessment also identified issues that negatively impact the character and perception of the village:

- Significant deterioration and vacancy of heritage buildings.
- Increased traffic through the area negatively impacts the walkability and quality of the streetscape.
- Lack of pedestrian infrastructure and street drainage, littering, and overgrown vegetation.
- Flood plain and NHS impose a significant constraint to the development of some properties and the conservation of existing heritage features.
- Landscape of surrounding agricultural fields will likely change in the future.



7.0 PUBLIC CONSULTATION

7.1 Public Engagement Session #1

A first public meeting was held on December 14, 2016. At the meeting, current land use policies and regulations, the potential transportation and natural heritage issues and a proposed work plan were explained and an analysis of the history and built form of Omagh was presented.

The consultation revealed that the rural roads, open views, the church, Omagh Ball Park and the farm located at 9815 Britannia Road were important features that contributed to the cultural heritage value of the village of Omagh. Attendants highlighted changes that need to be made to the infrastructure to improve the walkability, safety and accessibility to the village. In terms of permitted uses, attendants did not only want residential development, they sought for more mixed use low-density developments that are characteristic of the historic development of the village of Omagh. In addition, based on these comments, staff will need to review the potential for heritage grants and the type of buildings that can be excluded from the heritage permit requirement for additions and alterations.

The following is a summary of the public input received:

What are the Important Characteristics of the Village?

Attendants highlighted that the rural character of the roads was an important characteristic of the community. They were concerned that on-street parking would disrupt the circulation of the road and potentially the character of the community. Participants highlighted the importance of the Omagh Ball Park, the Church of Christ and the farm located at 9815 Britannia Road to the character of the community. In addition, the open view from the village was noted as an important value to the community.

What Form of Development Would You Like to See Avoided in Omagh?

Attendants were concerned that the character of the village would be lost or diminished if apartments or townhouses were permitted in the area. They stressed that high-density development should be avoided in their community.

What Form of Development Would You Consider to be Appropriate?

Participants highlighted that they wished to see more than just residential buildings within and surrounding the village. They wanted some retail and cultural facilities to be integrated into the village and surrounding area. Some attendants expressed a preference for only low-density development that was serviced by the Region.



Other Comments

Sidewalks

Participants highlighted that there are currently no sidewalks and pedestrian crossings in the Omagh and wish to integrate them into the area. This will increase the walkability and safety of the village. In order to improve the walkability and safety, attendants wanted a pedestrian crossing to be added. In addition to sidewalks, they believed a bicycle lane should be added to Fourth Line and Britannia Road within the village. One participant expressed the desire to make Omagh a pedestrian only zone or at least minimize car traffic.

Ball Park

Attendants emphasized the need to preserve the park but stated the poor condition of its facilities.

Safety

It was highlighted that there is no on-street lighting, which makes residents feel unsafe at night. Additionally, there was concern that a proposed cul-de-sac would prevent or make it difficult to access the village, making Omagh more isolated.

Potential Heritage Conservation District

At the public meeting, there were a number of people who were for and a number of people who were against the implementation of a Heritage Conservation District. For those who were against, they were concerned about how the HCD designation would prevent renovations and changes to buildings, in particular the church. One attendant stated that they believed farm buildings should be excluded from the requirement to get a heritage permit to make repairs or additions.

One comment made at the public meeting was that the Britannia Road by-pass should be moved further south to make the HCD larger. Additionally, participants expressed the desire for financial heritage grants for buildings within the HCD to support the enhancement and rehabilitation of heritage buildings.

7.2. Public Engagement Session #2

A second public meeting was held on April 24, 2019. At the meeting, Town planning staff presented the findings of the technical review and discussed the planning approaches to the area's conservation, and received feedback on the two alternatives under consideration.

The following is a summary of the input received:



Conservation Approach

Attendants expressed that the area continues to lose its neighbourhood character and that, since there is no much left to preserve, a Heritage Conservation District is not appropriate for this area. A Character Area designation and Plan seem to be more appropriate due to the size of the area, the limited number of significant structures and the possibility of tightened rules.

Development

Opportunity for infill exists on the southeast corner of the intersection using features that define Omagh's character.

Participants pointed out that the farm at the northwest corner would not be transformed into subdivisions and wanted to ensure the agricultural field does not become part of the character area.

Questions were raised about the site plan process for development within character areas, and whether there were incentive for conserving heritage resources that are not designated.

Roads, noise

Participants perceived that Fourth Line is going to be busy in the future and expressed concerns about the noise generated by traffic and the need of buffering measures to preserve the "village" feel.

Street infrastructure may be warranted in support of the community; however, introducing sidewalks in close proximity to farmland might not be appropriate.

Process

Participants were concerns about the timing to conclude the planning process and expressed their interest in a future workshop to shape the concept master plan for a Character Area, if Council endorses the staff's recommendation.

They also emphasized that the Region should participate in the discussion since they own land at the intersection and works on the property have impacted the natural features.

In this sense, participants pointed out some items to consider in the preparation of a plan for the village, including:

- the potential relocation of heritage buildings;
- naming the local road "Omagh Road" to honor the village;
- opportunities for infill;
- guiding massing and location of future buildings; and
- introducing commercial or office uses as a mixed-use zone, subject to criteria.



7.3 Consultation with Heritage Milton

Town Planning staff meet with Heritage Milton at the early stage of the review in 2016. The purpose of the initial consultation with Heritage Milton was to provide the committee with an update on the proposed work plan for the study. Heritage Milton will have input in this study and staff will provide them with updates when they are available. At this phase in the study, Heritage Milton is solely receiving updates on the progress of Phase 1.

On April 2019, staff provided an update on the findings of the Heritage and Character Value Assessment, and received positive feedback on the proposed staff recommendation to designate the Village of Omagh a Character Area.

7.4 Consultation with the Development Industry

In October of 2019, Town Planning staff meet with representatives of the land development sector. At the meeting, staff provided an update of the study process, highlighted the heritage and character value of the village and the significance of preserving the character of the village, and received feedback on the staff recommendation to designate a Character Area.

Participants pointed out some items to consider in the preparation of a plan for the village, including:

- General support of a Character Area designation;
- Consider on-street parking if commercial and service commercial uses are introduced;
- Concern with future servicing of the area and the impact of the new Britannia Road on the adjacent properties;
- Consider the impact of the flood plain and any opportunities for future infrastructure;
- Assess opportunities to relocate other historic homes in the surrounding area within the village; and
- Keep the group informed and engaged in the preparation of the Character Area plan.



8.0 STATUS OF ENVIRONMENTAL STUDIES

A series of technical background studies were required as a basis for the preparation of the Boyne Survey Secondary Plan. A Subwatershed Update Study and Functional Stormwater and Environmental Management Strategy were completed through the study process and are used when developing Subwatershed Impact Studies (SIS) within the Secondary Plan Area. The Omagh Area falls into the “5a/5b/6 Subwatershed Impact Study Area”. This SIS was completed in April of 2018 with the anticipation of multiple addenda.

The Restoration Framework document was prepared to support new development of lands within the Boyne Survey and Derry Green Corporate Business Park Secondary Plan areas. All addenda need to conform to the Restoration Framework that was approved in August 2015.

The lands south of Britannia Road that are identified as “Phase 4” through Regional Official Plan Amendment 38 will be within the urban area post 2021. This area has been identified through the Town’s Land Base Analysis (2017) as “Britannia East-West Secondary Plan Area”. There is an ongoing Subwatershed Study anticipated to be completed in early 2020 that will be followed by a Master Environmental Servicing Plan. All plans will be required to conform to the findings of these studies.



9.0 BRITANNIA ROAD TRANSPORTATION IMPROVEMENT PROJECT

The Region of Halton will be widening Britannia Road from Tremaine Road to east of Highway 407. A Municipal Class Environmental Assessment was submitted in 2014 and approved in 2016 with the proposed road design planning to realign Britannia Road to the south of Omagh with an interchange on Fourth Line. When this takes place, the Old Britannia Road that runs through the village will become a local road servicing the village and be turned into cul-de-sacs designed with rural cross sections on both ends.

An addendum to the *Britannia Road (Regional Road 6) Transportation Corridor Improvements - Environmental Study Report, 2014 (Regional Road 25 to Highway 407)*, dated January 2017, proposed to widen Britannia Road to the ultimate six lanes. The proposed right-of way will include boulevards, off-road multi-use paths, and dedicated on-road bicycle lanes.

It is expected that construction work will start in 2019. Phase 3 of the Britannia Road widening, from Regional Road 25 to James Snow Parkway South, includes the Sixteen Mile Creek bridge and the Village of Omagh.

The existing intersection of Britannia Road and Fourth Line will remain. After the conclusion of all necessary infrastructure work, it is expected that the intersection will be reinstated to existing conditions. Old Britannia Road will potentially be linked to the road system of the surrounding subdivisions to the north. Details of the reinstatement will be confirmed with the Town of Milton in detailed design. The proposed road realignment of Britannia Road at Fourth Line represents a permanent change to the environment as the new road will introduce indirect impacts associated with physical, visual and audible elements that are not in keeping with the existing rural and agricultural character and, or setting of the properties in Omagh, mainly the ones abutting the road.

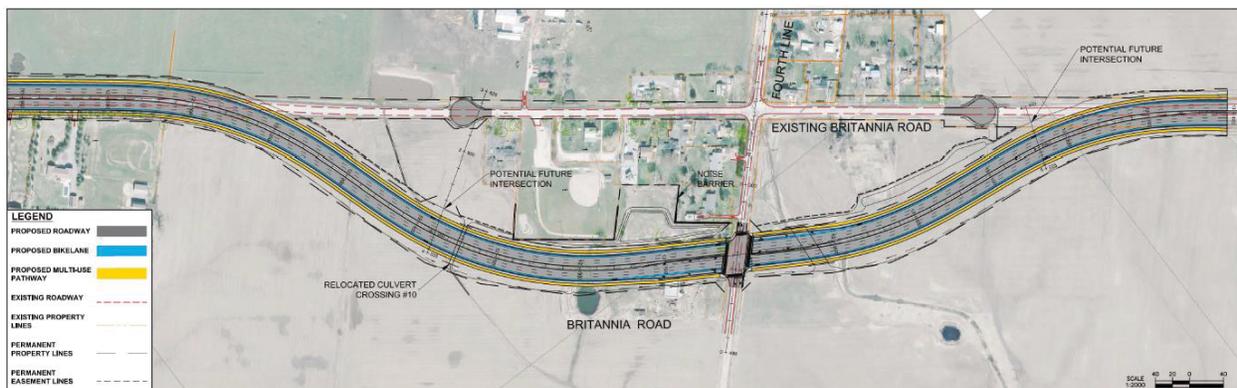


Figure 30. Omagh Village Bypass (credit: Region of Halton's project website).



10.0 REGULATORY FRAMEWORK

10.1 Ontario Heritage Act

The *Ontario Heritage Act* is provincial legislation that enables municipalities to conserve, protect and manage heritage properties and areas. Two parts in this Act have concern with cultural heritage: Part IV and Part V. Part IV enables a municipality to designate a property deemed to have cultural heritage value under Ontario Regulation 9/06. In comparison, Part V enables a municipality to designate groups or areas of properties that demonstrate cultural heritage value.

10.2 The Provincial Policy Statement 2014

The purpose of the Provincial Policy Statement (PPS) is to provide policy direction on matters of provincial interest related to land use planning and development. In reference to cultural heritage, Section 2.6 of the PPS states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development or site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration have been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Town of Milton is required to make decisions on planning applications within the study area that are consistent with the PPS.

10.3 Halton Region Official Plan

The Halton Region Official Plan (January 13, 2016 office consolidation of the ROP) is Halton's guiding document on land use planning with goals, objectives, and policies to manage growth. Some of the stated aims of the ROP are to promote awareness and appreciation of Halton's heritage, and to promote and facilitate public and private stewardship of Halton's Heritage. The Town of Milton is within the Region of Halton's jurisdiction and must conform to the Regional Official Plan and the objectives described above.

Part IV of the ROP contains the following cultural heritage resource goals and objective relevant to the study area:



165. *The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.*

166. *The objectives of the Region are:*

166(2) *to promote and facilitate public and private stewardship of Halton's heritage.*

The following policies of the ROP are applicable to the project study area:

167. It is the policy of the Region to:

167. *It is the policy of the Region to:*

167(3) *require that development proposals on adjacent lands to protected Cultural Heritage Resources:*

a) *study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;*

b) *incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and*

c) *express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.*

167(5) *Encourage the Local Municipalities to prepare, as part of any Area Specific Plan or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.*

Land Use Designations

The entirety of the study area is designated Urban Area with portions of properties located within the Regional Natural Heritage System in Map 1-Regional Structure of the ROP (Figure 33).

The objective of the Urban Area designation is to accommodate growth, retain local identity, improve regional unity, create healthy communities, promote economic prosperity and maintain and preserve the natural environment.

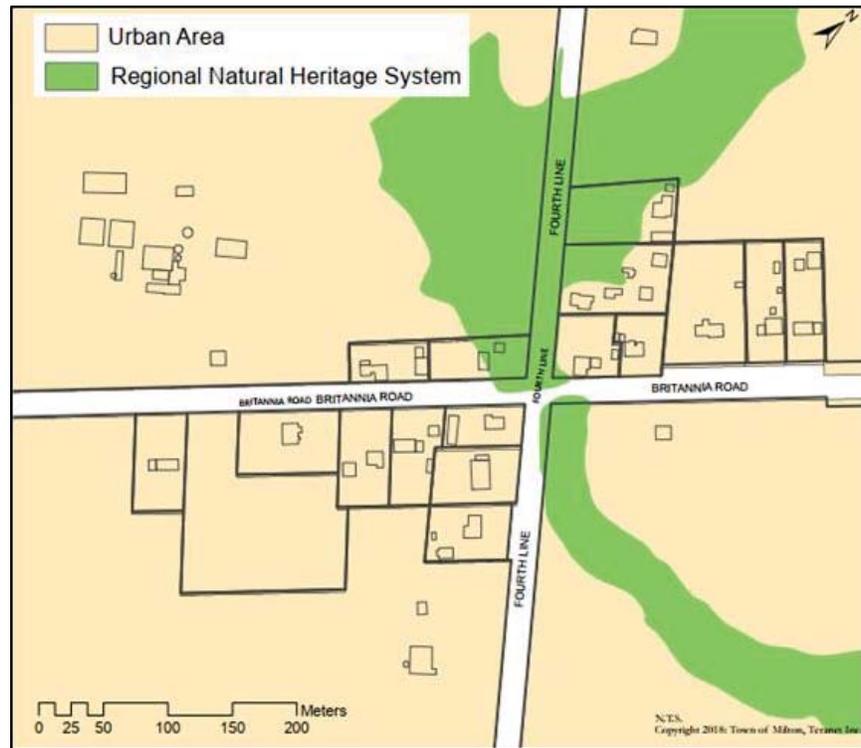


Figure 31. Halton Region Official Plan - Map 1 Excerpt.

10.4 The Town of Milton Official Plan (OPA 31)

On June 14, 2010, Council adopted Official Plan Amendment 31 (OPA 31) to bring the Town's Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe and the Sustainable Halton Plan. While sections of OPA 31 are being appealed at the Regional level, OPA 31 presents potential changes that could influence the future of Omagh.

Chapter 2.0 outlines the Official Plan's community goals and strategic objectives that are relevant for Omagh:

- 2.1.2.11 *Protect and enhance our heritage, identity and character;* and
- 2.1.2.15 *Protect and enhance natural heritage.*

OPA 31 recognizes the importance of cultural heritage resources in Section 2.10, Cultural Heritage Resources. Section 2.10.1, Goal, provides for:

- a) the conservation of the *Town's cultural heritage resources* by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;



- b) the integration of the conservation of *cultural heritage resources* into the *Town's* general planning approach; and,
- c) the promotion of an understanding and appreciation of the *cultural heritage resources* of the *Town* to both residents and visitors.

Section 2.10.3.18, Protection of Cultural Heritage Resources, establishes direction for the conservation of significant cultural heritage resources and the protection of cultural heritage resources designated under Parts IV and V of the Ontario Heritage.

Subsection 2.10.3.24 notes all new development permitted by the OP that involves, or is located in or near, cultural heritage resources shall be required to:

- a) study and consider the preservation, relocation and/or adaptive reuse of historic buildings and structures based on both social and economic costs and benefits;
- b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular and
- c) express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

Land Use Designations

The lands located on the north side of Britannia Road are within the HUSP Urban Area Boundary on *Schedule 1 – Town Urban Structure* and are designated Residential Area and Natural Heritage System on *Schedule B - Urban Area Land Use Plan*.

2.1.4.5 “Within the HUSP *Urban Area*, the minimum overall *development density* shall be in accordance with the approved Secondary Plans.”

The Residential Area designation signifies areas where the predominant use is intended to be a mix of low, medium and high-density residential development. The Natural Heritage System are those areas within the urban area where protection and preservation of natural heritage features, areas and their ecological functions is required.

The lands located on the south side of Britannia Road are within the Sustainable Halton Plan Urban Area (SHP Urban Area) boundary, as depicted on *Schedule 1 – Town Urban Structure*, and are designated Sustainable Halton Plan Growth Area (SHP Growth Area) and Natural Heritage System, as depicted on *Schedule B-Urban Area Land Use Plan* in OPA 31.



The SHP Urban Area designation conditions development on these lands beyond 2021 and subject to the completion of a secondary plan.

“The Sustainable Halton Plan (SHP) *Urban Area* designation represents lands that have been designated to accommodate population and employment growth in the *Town* for the planning period 2021 to 2031. (2.1.7.1).”

“Within the Sustainable Halton Plan (SHP) *Urban Area*, the minimum *development density*, as determined through a Secondary Planning Process, shall contribute toward achieving the overall *development density* target.... (2.1.4.6) “within the *designated greenfield area*, a minimum overall *development density* target of 58 residents and jobs combined per gross hectare... (2.1.4.4).”

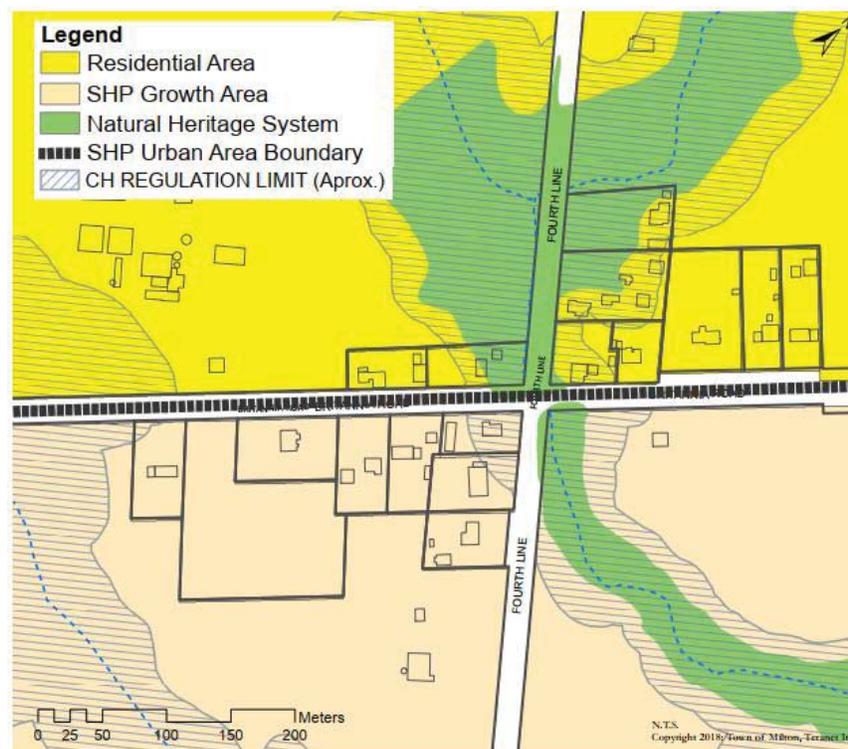


Figure 32. OPA 31 Schedule B: Urban Area Land Use Plan Excerpt (including Conservation Halton Regulation Limit).

10.4.1 Boyne Survey Secondary Plan

The Boyne Survey Secondary Plan Area is located in the Milton Urban Expansion Area, south of the existing Bristol Survey and Sherwood Survey Secondary Plan Areas. On August 24, 2015, Town of Milton Council passed By-law No. 069-2015, which adopted OPA. 40. Subsequently, on July 24, 2017, Council approved OPA 45, incorporating



modifications to the Secondary Plan that came forward through the Tertiary Plan process for the West Side of the Boyne Survey Secondary Plan.

Even though Omagh was part of the study, only the lands on the north side of Britannia Road are within the Boyne Survey Secondary Plan Area designations.

It was determined through the Tertiary Plan process that minor text and Schedule amendments to the Secondary Plan are required arising from the advancement of more detailed subwatershed impact studies and transportation/traffic work.

The Secondary Plan states that the Boyne community character will recognize Omagh's *"unique character...both with respect to cultural heritage and natural heritage."* (C.10.2.1.g). Schedule C.10.C of the Secondary Plan is the Land Use Plan for Boyne. It shows the Omagh Study area (Figure 35). The Boyne Survey Secondary Plan states that it seeks:

"To recognize the special character of the Omagh area and to develop a detailed plan that will ensure that any development reflects its unique character based on a proposed Heritage Conservation District study, which will, in addition to other related issues, address transportation, cultural heritage and natural heritage."

The Plan recognizes Omagh's special character, which reflects its significant cultural heritage and its relationship to the Natural Heritage System. According to the policies in the Boyne Secondary Plan, no development shall be permitted in the study area, until a detailed study relating to a potential Heritage Conservation District designation is carried out by the Town, in consultation with the Region, the Conservation Authority and Heritage Milton.

The Plan further directs that the study must be designed to develop a detailed plan, which ensures any development reflects the unique character of the study area and addresses transportation, cultural heritage and natural heritage issues.

The creek land that runs through the middle of Omagh forms part of the Boyne Survey Secondary Plan's natural heritage system. It includes links to the Greenbelt and the Niagara Escarpment Plan Area. One of the objectives of the Secondary Plan is to protect and enhance natural heritage features as part of a linked natural heritage system within Boyne.



Figure 33. Boyne Survey Tertiary Plan, Appendix C.10.C Excerpt.

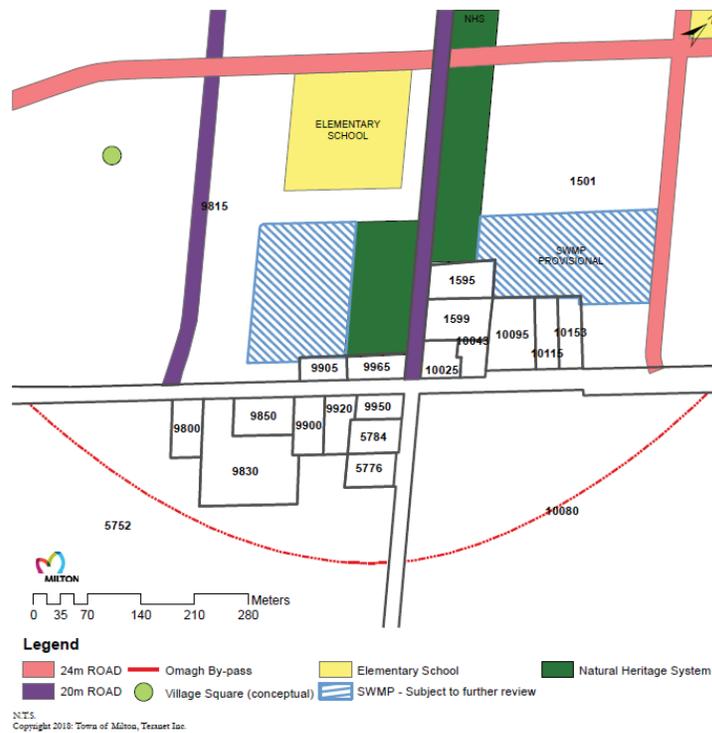


Figure 34. Boyne Survey Tertiary Plan, Appendix C.10.D Excerpt.



10.5 Town of Milton Urban and Rural Zoning By-Laws

The lands located north of Britannia Road in the Omagh area are regulated by the Town of Milton Zoning By-law 016-2014 (Urban Zoning By-Law) and are zoned Future Development (FD) and Natural Heritage System (NHS).

The FD zone does not permit any new development, other than small additions to existing buildings, and a Zoning By-law Amendment is required to permit new development.

The NHS zone is intended to protect key natural features by only permitting existing uses and conservation or forestry uses. In the future, the lands zoned FD will be rezoned and the new zoning regulations must protect the character of the village of Omagh.

The lands on the south side of Britannia Road are predominantly within an Agricultural Zone with an area zoned as “*Greenlands A*” running through it and an area zoned Open Space, which comprises a municipal park. These lands are regulated by the Town of Milton Zoning By-law 144-2003 (Rural Zoning By-Law).

The A1 zone is intended for predominantly agricultural and associated agricultural uses; whereas the OS zone is intended for predominantly recreational and park uses.

The zoning of the lands located south of Britannia Road will be reviewed when the Local Official Plan is brought into conformity with the Halton Region Official Plan. Thus, it is important to understand what is currently permitted in these areas and what uses may be appropriate when establishing new zoning provisions to implement the OP policies.

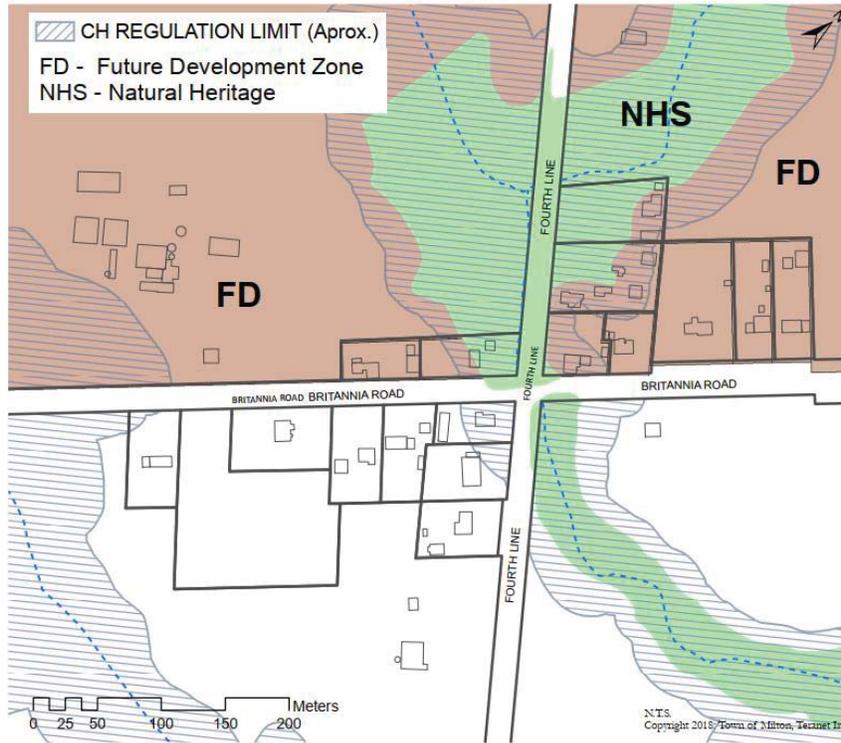


Figure 35. Urban Zoning By-law Excerpt (north of Britannia Rd.).

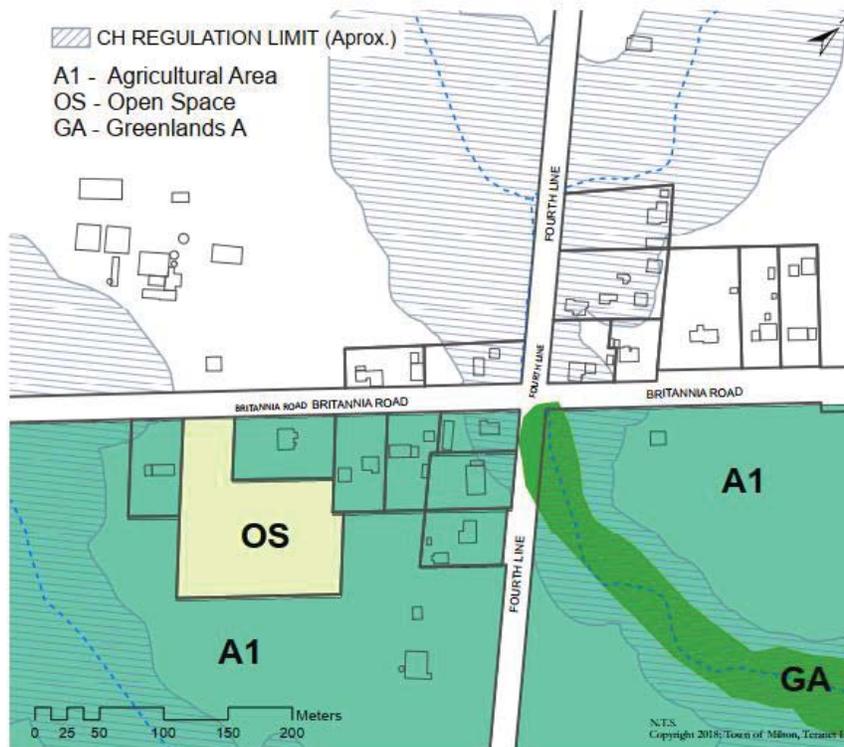


Figure 36. Rural Zoning By-law Excerpt (south of Britannia Rd.).



11.0 SUMMARY OF FINDINGS

This *Omagh Village Heritage and Character Value Assessment Background Report* is supported by research, fieldwork and public engagement and consultation. Of the information collected, the following is a summary of the findings of the work conducted:

1. Omagh was founded in 1818 and is the only village in Milton from the former Trafalgar Township that retains some elements of its original village character. Most of the historic small village that once existed in the former Trafalgar Township have disappeared over the last thirty years.
2. The village comprises 17 properties organized around the intersection of Britannia Road and Fourth Line and 4 farms that surround them.

Village Character

3. Its streetscape retains a rural character, with mature vegetation, historic landscape elements, landmarks and rural landscape views.
4. The creek and natural heritage system that run through the centre of the village are linked to the aesthetic rural nature of the community.
5. Excluding the farm properties, parcel area range between 1700 and 3000 square metres. Smaller properties are centred around the road intersection.
6. There are no grand buildings in the area. Historic buildings of modest scale and design on large lots.
7. Presence of various architectural styles and details within a small village, ranging from pre-confederation era to modern times.
8. Buildings are organized around the intersection. Buildings are significantly setback with most buildings in close proximity to the intersection closer to the street.
9. Most properties have generous front yard setbacks, over 15 metres, and most side yard setbacks are over 5 metres, although there is considerable variation throughout the village due in part to the variance in lot frontage, depth and area.
10. Buildings are 1, 1.5 or 2-storey detached dwellings with a significant presence of detached garages.
11. The Omagh Church of Christ and Omagh Ball Park are prominent features within the streetscape of the village. Omagh sign with the date of its founding in 1818, the Omagh school cupola and bell outside the Omagh Ball Park are other significant landmark features.



Development and Change

12. Out of 21 properties, 12 are on the Town's Heritage list. Of the 58 buildings in the area, 14 buildings have historical significance and value. 10 of these historical buildings are dwellings and 3 are barns. The place of worship is also listed.
13. The historic village pattern is still present but have been heavily altered by late twentieth and twenty-first century developments and construction projects that have altered their historic character.
14. Significant concern surrounds Omagh with respect to the overall integrity and condition of existing heritage resources.
15. As the Region of Halton widens and modernizes Britannia Road, it is planning on re-aligning the road to the south of the village, creating a local road and adding cul-de-sac at both ends.
16. Little change is currently permitted within Omagh. Only uses that legally existed on the date the Zoning By-law came into effect are permitted. New buildings and structures are not permitted in the FD Zone; however, additions to existing buildings are permitted.
17. The lands on the north side of current Britannia Rd. are within the Boyne Secondary Plan Area and the Urban Area. Development is conditioned to the outcomes of a heritage planning process.
18. The lands on the south side of current Britannia Rd. are designated SHP Urban Area, which conditions their development until 2021, subject to the completion of a secondary plan. Development is also conditioned to the outcomes of a heritage planning process.
19. Newer structures have begun to diverge significantly from the style of the village character.
20. The creek and wetlands impose restrictions on where structures can be built.
21. Landscape of surrounding agricultural fields will likely change in the future.
22. Omagh can be developed as a unique neighbourhood or "urban village" within the Boyne Secondary Plan Area with the potential of the creek forming a natural heritage asset within the heart of this community.
23. Streetscape improvement will be required to enhance walkability and opportunities to integrate the village with the future residential area will be encouraged

APPENDIX: HERITAGE PROPERTIES

5752 FOURTH LINE (CON 4, EAST HALF OF LOT 5)



This property has been owned by a number of local families. The patent for this 100-acre property was granted by the Crown to John Johnson in 1835 but he sold it on in 1836. John's brother James owned the west half of this lot at this time. The east half of the lot changed hands a number of times during the next few years. James Beaty purchased it in 1846 and sold it to John Beaty in 1857. It is unclear however, which members of the Beaty family these were given the prevalence of these names within different branches and generations of this family. A farmhouse with orchard associated with Alex Patterson is illustrated at this location on the 1877 atlas map.

John Dixon owned this property from 1878-1887. Between 1907 and 1977, it was owned by the Devlin family. William Devlin bought it in 1907. He passed it to his son, William H. Devlin, in 1917 and William H. Devlin passed it to James Devlin (likely his son) in 1975. William H. Devlin and his wife, Nome severed off six parcels of land from the farm in the 1950s and in the 1970s sold land to the Town of Oakville (the municipal authority at that time) for Ball Park. James Devlin sold the remaining property from the family in 1977. Further details regarding each of these families are outlined above.

The house that once existed on this property was demolished circa. 2001. The property is of some heritage interest as the barn that remains potentially dates to the 19th century (according to tax records, it was built in 1900) and because of its direct associations with a number of the families that were significant to the history and development of the village of Omagh. However, apart from the Devlins, most of these families did not own the property for lengthy periods and the farmhouse that was built by the Devlins is now demolished. The heritage significance is therefore limited.

While there is no farmhouse associated with the agricultural structures, the barn and fields are still very much active.

Architectural Style and Materials

The large barn features a metal-clad roof, vertical board siding, and a centrally located diamond shaped window opening on its east elevation.

A site visit to the property has not been possible; however, from a roadside inspection, it is clear that the barn is in poor repair and is highly unlikely to demonstrate sufficient design value to warrant heritage designation.

1599 FOURTH LINE (CON 5 PART OF LOT 6)



1599 Fourth Line (2002).



1599 Fourth Line (1992).



1599 Fourth Line (date unknown).

This property was originally part of a larger 100 acre farming lot for which the patent was granted in 1828 to John Glover. He sold the property to John T. Howell in 1833. John Howell was from a prominent Trafalgar Township Empire Loyalist family that had strong connections with the Palermo area of the Township. Omagh was initially going to be called “Howellville” after John Howell. In 1851, John Howell sold off 98 acres of this property retaining the 2 acres on the south-west corner of the lot (now known as *1599 Fourth Line, 10025 & 10043 Britannia Road*). Here he had built a store and hotel (10025 Britannia Road). He sold the remaining 2 acres to William Henderson in 1855. It is unclear exactly where John Howell lived. He is shown as residing in the Trafalgar Township in the 1851 census. It is likely that he lived on this 2-acre property during part of the time he owned it, as it is unlikely that anyone would have suggested naming the village after him if he had not been a prominent local resident.

By 1857, William Henderson had transferred ownership of the property to his wife Jane Henderson; however, the 1861 Census notes them living in a 1 storey log house further south at Con 6 Lot 1. When Jane died, the property passed to her children. In 1887, they divided the property in half and sold the northern acre to William Cameron. This property is known nowadays as *1599 Fourth Line*. Jane’s children Mary and Albert Henderson

retained the southern acre (now known as 10025 & 10043 Britannia Road) until 1905 and Mary is noted in the 1891 Census as a storekeeper.

In 1892, William Cameron sold the property now known as 1599 Fourth Line to James and Rebecca Smith and James' sister Ann Smith for \$250. They then sold it in 1909 to sisters Jane Ann Ford (spinster) & Mary McHugh (widow). These were daughters of the pioneer James R. Ford. When Mary died Jane, who was known locally as "Grandma Ford", took over the whole property and did the caretaking in Omagh School, which was located behind this house. When she died in 1927, the property passed to her brother John A. Ford. When he died in 1941, the property passed to his wife and then his son, Robert Robinson Ford. He and his wife Mary retained the property until 1966.

Architectural Style and Materials

The tax records say this house was built circa 1888 during the ownership of Jane Henderson's children (Mary, Albert and Robert). The house is a Gothic Revival style house with vinyl siding and side gable roof of a design that was very representative of houses built in Ontario during the latter half of the 19th century. The first storey front façade has an enclosed porch extension located over the front entrance. A rear extension has a cross-gable roof.

The roadside visual inspection suggests it has been altered and some of its original features have been removed, however a site visit would be necessary to confirm this. The property nevertheless has design, historical and contextual value as a representative Gothic Revival Style house that was associated with the John Howell and the Ford family who were important in the historical growth and development of the village of Omagh.

A site visit to the property was not undertaken so a detailed analysis has not been possible; however, a visual inspection from the road did take place.

1595 FOURTH LINE (CON 5, PART OF LOT 6)



This property was originally part of a larger 100 acre farming lot for which the patent was granted in 1828 to John Glover. He sold the property to John T. Howell in 1833. As stated above, John Howell was from a prominent Trafalgar Township Empire Loyalist family and Omagh was initially going to be called “Howellville” after him. In 1851, John Howell sold off 98 acres of this property to Charles C. & Catherine Gibson whilst retaining the 2 acres on the south-west corner of the lot where he had built a store and hotel. The property at 1595 Fourth Line was part of the 98-acre farm. In 1855, the Gibson’s sold this 98 acre property to William Robinson.

William Robinson, from Tyrone, Ireland, had arrived in the Omagh area circa 1819. This would make him one of the very first settlers in this area. He already owned a farm north of Omagh when he bought the 98-acre property on the west side of Con 5 Lot 6. In 1862, he sold this property to his son, Henry.

Henry Robinson was born on the family farm on Fifth Line, north of Omagh. The land Registry Records note Henry as having purchased this property in 1862, but the 1858 Tremaine Map shows Henry as the owner. He married Elizabeth Jane Beaty in 1856 (the daughter of the pioneers John & Elizabeth Beaty), and likely moved into a house on the property at this time. In 1862, Henry sold one acre of on the south-west corner of this property to Thomas Little. This one-acre property is now known as *1595 Fourth Line*. The house was either built by or for Thomas Little or by Henry Robinson.

Thomas Little operated a blacksmiths shop from his property at *1595 Fourth Line* for a number of years. The 1861 Census shows Thomas Little, blacksmith, living in a one and an half story brick house – so the house at *1595 Fourth Line* had been constructed some time prior to 1861. The 1871 Census notes Thomas Little as a 52 year old Scottish blacksmith. He operated his blacksmith business from this property. Thomas was also the Omagh Postmaster from 1859-1883. He sold the property to Archibald Minchin in 1882.

The 1891 Census notes Archibald Minchin as living in a 1½-storey brick house with 10 rooms with his wife Margaret and 6 children. Archibald Minchin was also a blacksmith. In

1903, his son Captain John K. Minchin fought in the Battle of Harts River in the Boar War in South Africa. That same year, Minchin obtained a mortgage on the property from Mary Miller, but must have had difficulty paying it back as, in 1897 the estate of Mary Miller sold the property to Ella May Beaty under a power of sale.

The 1901 Census notes John A. and Ella M. Beaty and their infant son, Colin, as occupants of a 7 room brick house on 1 acre of land on Lot 6 Con 5 NS. John A. Beaty was a blacksmith and was the son of W. C. Beaty and grandson of the pioneer John Beaty.

Martha Adeline "Lena" and Herbert McCann purchased this property shortly after their marriage in 1902 (the actual date is unclear). Herbert Franklin "Bert" McCann was the son of Edward and Almira McCann of *9815 Britannia Road*. His wife, "Lena", was the daughter of John Dixon, who owned a 200 acre farm north of Omagh (this included the house that is now known as *1039 Fourth Line*) and another farm on the east half of Con 4 lot 5. John Dixon's wife Matilda was the daughter of the pioneers John & Elizabeth Ford from *5505 Fifth Line*. Lena's sister Rebecca married Bert's brother Ed McCann and they eventually took over the McCann farm at *9815 Britannia Road*. Bert McCann and his baby died in a fire that was likely in the house at *1595 Fourth Line* on July 11, 1909. Lena McCann sold the property in 1914.

Archibald A Galbraith (b. 1876-1943) owned this property from 1920-1924 (prior to that he had owned the farm at *5553 Fourth Line*). He was the son of Thomas Galbraith and the grandson of the pioneer Irvine Galbraith. His mother was Elizabeth Ford, the daughter of the pioneer James R. Ford from Fifth Line in Omagh. He also married a member of the Ford family, Mary Rosetta Ford, the daughter of John Ford (but it is unclear if she was related to her mother-in-law, Elizabeth Ford). Archibald and Mary Galbraith eventually moved to Oakville.

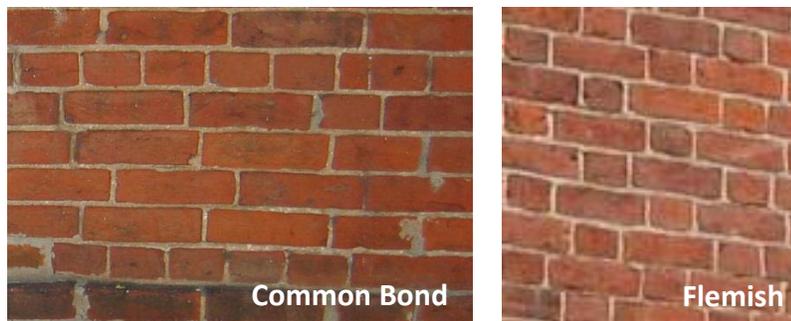
In 1924, the property at *1595 Fourth Line* was sold for \$2,500 to Charles Elwood Featherstone. Doug Leriche's "Omagh Vicinity History" states that George Featherstone lived alone in the house on this property in the 1930s and worked on a number of the nearby farms. He says the property was purchased in the mid-1940s by Emmerson Ford, who had one of his farm labourers, live here. However, Land Registry records show that Emmerson Ford did not purchase this property until 1954. Land Registry record show that Charles Featherstone sold the property to Harry and Eleanor Jarvis in 1952, who sold it in 1953 to Robert Henry & Margaret Melissa Galbraith. Robert died in 1954 and Margaret then sold the property to Eva Emily Ford & Emerson Ford for \$7500. They retained the property until 1963. Emerson Franklin Ford was the son of John Featherstone Ford and grandson of the pioneer Andrew Ford of *10720 Britannia Road*.

It is unclear exactly when the dichromatic brick house on the property was built. The Town's Tax say that this house was built in 1868, however, the 1861 census notes Thomas Little working as a blacksmith and living in a 1½ storey brick house and the Halton Heritage

Features Inventory says it was built in 1835. It is highly likely that this brick house was built by the Henry Robertson some time before 1861 and then rented to Thomas Little who in 1862 bought the house together with the 1 acre parcel of land on which it stands. The design of this house is very similar to the older house at *1501 Fourth Line*.

Architectural Style and Materials

The house uses a Flemish brick bond on the front of the house and a common brick bond on the sides. This is a common practise for early brick houses in the Trafalgar Township. The bricks are interlocked in an intricate pattern to produce a wall that is three bricks deep and their use demonstrates a high degree of craftsmanship went into the construction of this house.



Common Bond on sides of house and Flemish bond on front of house.

The house is a vernacular representation of the Georgian/Neoclassical style of architecture with contrasting brick accents. This use of yellow bricks to provide a contrasting design is found in a number of houses of this period within this part of the Trafalgar Township. The house has a modern side addition; however, this is set back and does not detract from the Georgian/Neoclassical style character of the house.

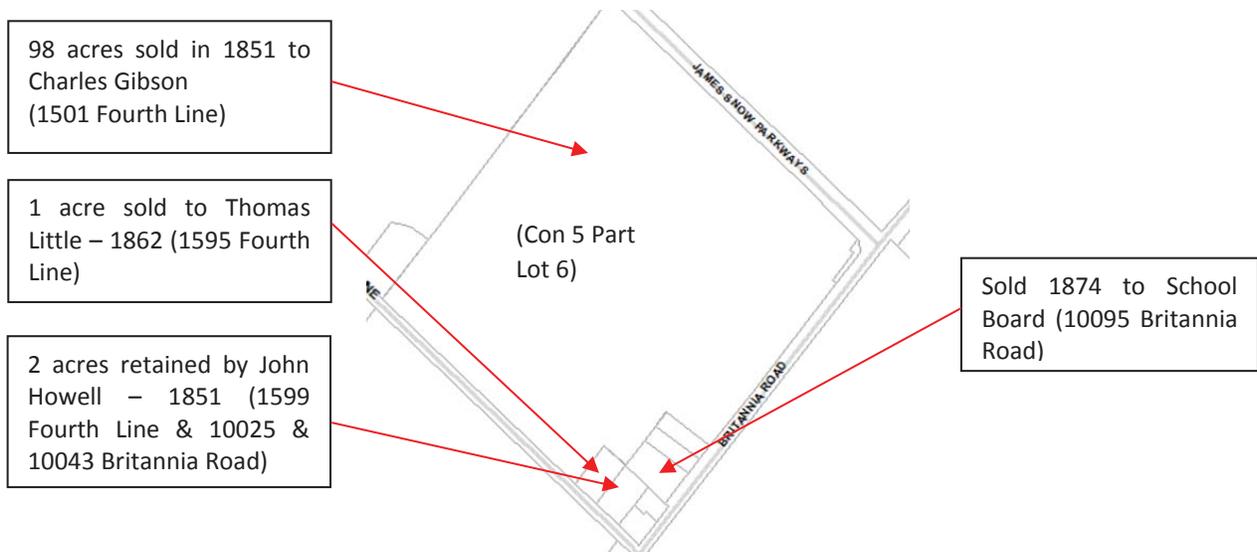
The house retains a number of original features, such as doors and trim. A modern rear addition was approved in 2011. The use of contrasting coloured brickwork also has contextual significance in supporting and maintaining this local characteristic.

A site visit to the property was not undertaken so a detailed analysis has not been possible; however, a visual inspection from the road did take place.

1501 FOURTH LINE (CON 5 PART OF WEST HALF OF LOT 6 – ALSO KNOWN AS 6071 FOURTH LINE)

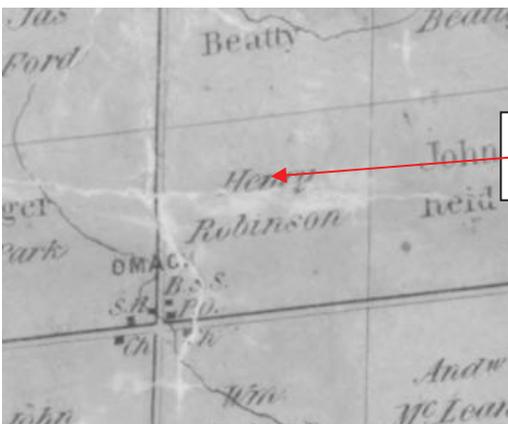


This property is the remnant of the 100-acre farming lot for which the patent was granted in 1828 to John Glover. He sold the property to John T. Howell in 1833. As stated above, John Howell was from a prominent Trafalgar Township Empire Loyalist family and Omagh was initially going to be called “Howellville” after him. In 1851, John Howell sold off 98 acres of this property to Charles C. & Catherine Gibson whilst retaining the 2 acres on the south-west corner of the lot where he had built a store and hotel. In 1855, the Gibson’s sold this 98 acre property to William Robinson.



William Robinson, from Tyrone, Ireland had arrived in the Omagh area circa. 1819. This would make him one of the very first settlers in this area. He already owned a farm north of Omagh when he bought the 98-acre property on the west side of Con 5 Lot 6. In 1862, he sold this property to his son, Henry. Henry Robinson. The 1861 Census shows Henry Robinson owning an 87-acre lot at Con.5 part lot 6 and living in a one and a half storey frame house. The house at *1501 Fourth Line* was likely built sometime after 1861.

Henry Robinson was born on the family farm on Fifth Line, married Elizabeth Jane Beaty (the daughter of the pioneers John & Elizabeth Beaty) in 1856 and likely moved into a house on the property at this time. In 1862, he sold one acre of on the south-west corner of this property to Thomas Little. This one-acre property is nowadays known as *1595 Fourth Line*. In 1874, Henry Robinson sold an acre of land to the School Board for a new public school in Omagh (now known as *10095 Britannia Road*).



Extract from 1858 Tremaine's Map.



Extract from the 1877 Halton Atlas.

In 1909, the property known as *1501 Fourth Line* was sold to Charles Henry and Isabella Turner, who also owned the 100 acres on the east half of this lot. In 1951, when they had both died, the west half of the property (*1501 Fourth Line*) passed to their daughters Margaret Lilian Brownridge and Abigail Turner (their son Howard Levi Turner received the east half of the property – *6086 Fifth Line*). Margaret and Abigail eventually sold the property from the family in 1959. Abigail Turner was unmarried and lived at the family farm on Fifth Line. Margaret married George Brownridge (son of Foster Emmerson Brownridge) and they farmed in Omagh for a number of years. It is unclear where they farmed. Margaret was a school teacher and is likely to be the Mrs. Brownridge who was the last teacher at the Omagh School.

It is unclear when the house was constructed. Town records suggest that it was built shortly after the property was bought by John Howell in 1833. The Halton Heritage Features Inventory says it was built 1820-1840, but the 1861 census does not mention it and the Town's Tax records suggest it was built in 1923 (this could be a typing error). It was therefore built after 1861. The house is included on the map of the Trafalgar Township in

the 1877 Halton Atlas (see above) and as such, it was built sometime between 1861 and 1877.

Architectural Style and Materials

The Georgian/Neoclassical style design of the house and the use of dichromatic brickwork suggests a construction date closer to 1861. This is highly likely to have been built around the time of Confederation in 1867. A closer inspection would be necessary to fully assess the style of construction of this house. The roadside visual inspection suggests it has been altered and some of its original features have been removed; however, a site visit would be necessary to confirm this. Nevertheless, it appears to retain its Georgian/Neoclassical style design and is likely a vernacular representation of the Georgian/Neoclassical style of architecture with contrasting brick accents. As stated above, this use of yellow bricks to provide a contrasting design is found in a number of houses of this period within this part of the Trafalgar Township.

Town records suggest that this house may have provided the design inspiration for the next door house at *1595 Fourth Line*. It is, however, noted that the house at *1501 Fourth Line* includes the Common brick bond pattern on its side walls. It is highly likely that it also includes Flemish brick bonding on the front façade as this is usually found on brick houses of this age in the Trafalgar Township; however, a closer inspection would be needed to confirm this. The use of brick in this house demonstrates a high degree of craftsmanship went into the construction of this house. The barns on this property were demolished in 2012 or 2013.

10080 BRITANNIA ROAD (FORMERLY 1336 BRITANNIA ROAD) (CON 5 WEST HALF OF LOT 5)

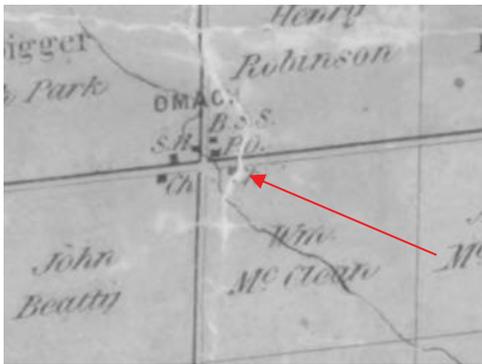


Edward Devlin farmhouse at 10080 Britannia Road.

The patent for the 200-acre property at Con 5 Lot 5 was granted to Kings College in 1828. Kings College later became the University of Toronto. They sold the property to Thomas White in 1862, who, one month later, sold the eastern half of the lot (now known as *10720 Britannia Road*) to Andrew McLean and the western half (apart from $\frac{1}{4}$ acre) to William McLean. This western half is now known as *10080 Britannia Road*.

The $\frac{1}{4}$ acre from the west side of the lot was sold on to the Methodist Church of Omagh in 1864. The church seems to have been built some time before this as it is shown in the 1858 Tremaine's Map of Halton (see below). Some records suggest that Andrew Ford built a Wesleyan Methodist Church in 1854. It is also shown on the 1877 Halton Atlas (see below). Andrew Ford was one of the sons of the pioneers John and Elizabeth Ford. He and his brother, John, were carpenters and built many of the buildings in the Omagh area. The church was a wood frame building with seating for 300 people. It was destroyed by fire sometime after 1877. Some of its chairs were rescued and given to the Presbyterian Church. In 1915, the land on which the church was situated was sold to James Devlin who owned the surrounding farm.

William McLean was likely a close relative of Andrew McLean who owned the adjacent farm on the east half of Con 5 lot 5 (*10720 Britannia Road*). In 1864, William McLean took out a mortgage on the property. This may have been in order to erect a house on the lot. The 1877 Atlas above shows that by 1877 a house existed on this lot that fronted onto Fourth Line. William died in 1879 and in 1883, his estate sold the property to James Devlin. James was a son of the pioneer Irwin Devlin from *5093 Fourth Line*. This property remained in the Devlin family until 1940. James had a large family of 5 sons and 8 daughters; all of whom were born on the house that is show in the 1877 Atlas. This was a very prominent local family.



Extract from 1858 Tremaine Map of Halton.



Extract from 1877 Halton Atlas.

Edward Devlin (b. 1893) received the farm in 1924 when his father died. Edward took out a mortgage and built the house that exists on this lot in 1930. He eventually sold the farm in 1940. According to Doug Leriche, “Ed was not a very good farmer and spent much time away and was a horse-racing gambler.”

In 1952, the farm was purchased by Emmerson Ford (the son of Andrew Ford and grandson of the pioneers John and Elizabeth Ford) who moved from Sixth line. He ran the farm with his employee Les Pocock who lived in a house that Emmerson Ford had bought at 1595 Fourth Line. Emmerson Ford sold the property in 1962.

The historical significance of this property largely results from its long association with the Devlin Family who built this house circa 1920 and owned the property from 1893-1947. The house was probably built by James Devlin or his son Edward. James Devlin was the maternal grandfather of James Snow. James Snow was a frequent visitor to this property during his childhood.

Architectural Style and Materials

The Devlin farmhouse is a good representative example of the American Foursquare style of architecture with craftsman style influences. The American Foursquare style of architecture was an early 20th Century style that built upon some of the characteristics of Edwardian Classicism and shared features with the Craftsman/Arts and Crafts style and the Prairie style of architecture that was pioneered by Frank Lloyd Wright. Foursquare buildings have a two-storey symmetrical box shape and generally have a square plan consisting of four rooms on each floor. This house has a low hipped roof with a deep overhang, a central dormer and a centred covered porch.

The Devlin farmhouse is a two storey with a multi-coloured stretcher brick exterior and a concrete block foundation. It has a low hipped roof with a distinctive “eyebrow” dormer in the front roof slope. It has a prominent hipped roof front entrance porch with squared

tapered wooden columns set on brick piers. It has a second floor sunroom on the rear with an open porch below with wooden columns set on brick piers. The foundation is textured concrete block foundation.

The house is of particular value as it has been largely unaltered and so retains its historical floor plan, original internal doors, architraves, simple decorative wooden floors and trim as well as an original telephone nook in the ground floor entrance hall.



The house has design value in being one of the few remaining, and best examples of American Foursquare style houses that remain within Milton's Trafalgar Township. These houses are smaller and less grand than earlier Edwardian buildings; however, they were cheaper to build and were very popular "modern" family houses during the first few decades of the twentieth century.

The house anchors the south-east corner of the intersection of Britannia Road and Fourth Line. Established trees line the driveway and the agricultural fields on the large property are still active, however the house appears to be presently abandoned and surrounding overgrown vegetation blocks its perception from the road.

A site visit to the property was not undertaken so a detailed analysis has not been possible; however, a visual inspection from the road did take place.

10095 BRITANNIA ROAD (FORMERLY 1329 BRITANNIA ROAD) (CON 5, PART OF WEST HALF OF LOT 6)

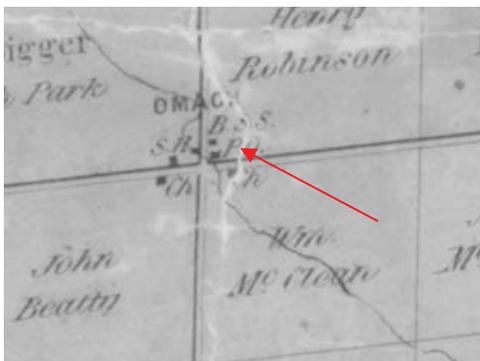


House at 10095 Britannia Road.



Omagh School circa 1930.

This is the location of the last Omagh School. The first school in Omagh was located on the opposite side of Fourth Line on Con 4 Lot 6 (see extract from the 1858 Tremaine's Map below). In 1874, Henry & Elizabeth Robinson sold the 1-acre parcel of land that now includes *10095 Britannia Road* to public school trustees of Section No. 6 for a new schoolhouse. The new one room brick school building was erected in 1874 or 1876 and is shown in the 1877 Halton Atlas (see below). The school closed in 1956 when Percy Merry School was built.



Extract from 1858 Tremaine Map of Halton



Extract from 1877 Halton Atlas

Henry Morris Turner, the son of Charles Henry Turner, acquired the school property in 1958 and sold it to Doug Leriche in 1966. According to Doug Leriche, he was not permitted to renovate the school building, as it was too close to the road. As a consequence, he demolished the school building in 1965 and built the house that now exists on this lot in 1966. The old school bricks, beams and copula were used in the construction of the house.

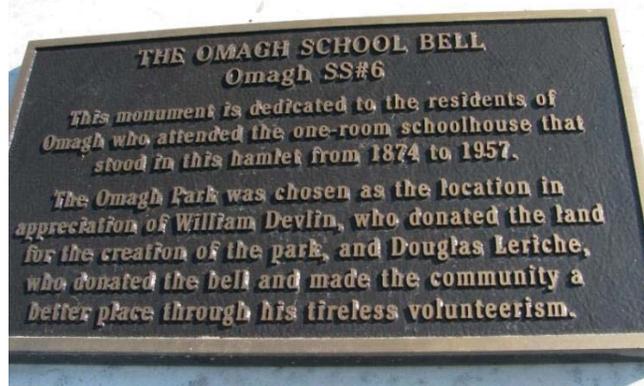
Architectural Style and Materials

The one-storey house was built in 1966 using bricks from the original school. It has a gambrel roof and two front gable dormers, and two exterior chimneys on the east and west elevations. The structure has a five-bay front façade. A garage extension has been added to the west elevation.

This property has historic significance only as the location of the old Omagh village school. It also has some contextual value as being one of the early Omagh village lots. The cupola of the Old school is located situated in the front garden.



Omagh school cupola outside 10095 Britannia Road and Omagh school cupola and Bell in its new position in the Omagh Ball Park.



Plaque on Omagh School Memorial in Omagh Ball Park.

10025 BRITANNIA ROAD (FORMERLY 1353 BRITANNIA ROAD) (CON 5 PART OF WEST HALF OF LOT 6)



This property was originally part of a larger 100 acre farming lot for which the patent was granted in 1828 to John Glover. He sold the property to John T. Howell in 1833. John Howell was from a prominent Trafalgar Township Empire Loyalist family that had strong connections with the Palermo area of the Township. Omagh was initially going to be called “Howellville” after John Howell. In 1851, John Howell sold off 98 acres of this property, retaining the 2 acres on the south-west corner of the lot (now known as 1599 Fourth Line, 10025 & 10043 Britannia Road). Here, he had built a store and hotel (10025 Britannia Road). He sold the remaining 2 acres to William Henderson in 1855. It is unclear exactly where John Howell lived. He is shown as residing in the Trafalgar Township in the 1851 census. It is likely that he lived on this 2-acre property during part of the time he owned it, as it is unlikely that anyone would have suggested naming the village after him if he had not been a prominent local resident.

A post office was opened in Omagh in 1853 with William C. Beatty serving as the first post master (1853-1859). It is unclear whether this property was used as the post office from 1853, but if not the post office, function quickly moved to this property and it remained in use as a post office until 1914.

By 1857, William Henderson had transferred ownership of the property to his wife Jane Henderson. They may not have lived on this property as the 1861 Census notes them as living in a 1 storey log house further south at Con 6 Lot 1. When Jane died the property passed to her children. The 1871 Census states that 64-year-old George Henderson was living with 16-year-old Mary Henderson and 12-year-old Albert Henderson in Omagh. They are listed next to the blacksmith Thomas Little and so are likely to have been living next door to him on the property now known as *10025 Britannia Road*. Mary Henderson is listed as a store keeper in Omagh in both the 1881 and 1891 census. She lived with her brother Albert and they kept one or two lodgers during this period. In 1887 Albert and Mary Henderson divided the property in half and sold the northern acre to William Cameron. This

is the property that is now known as *1599 Fourth Line*. They retained the southern acre (now known as *10025 & 10043 Britannia Road*) until 1905 when it was sold to William Andrew Robinson & Anthony Griffin Robinson (brothers). The 1881 Census notes A.G. Robinson as being the postmaster in Milton before becoming the postmaster in Omagh from 1908. He retained this role until the post office closed in 1914. William, Andrew and their sister Lilian Robinson ran the Omagh General Store from 1905-1945. William was a farmer and a carpenter and he built many of the local small farm buildings. According to Doug Leriche, the Robinson's had great flower and vegetable gardens that were tended by Griff, while Lilian worked in the store. The shop sold everything, including gasoline and kerosene. There was a sidewalk from Fourth Line to the school and 2 tie ups for horses in front of the store. The property was known as the Robinson's store for many years.

In 1945, the Robinson's sold the property to Hugh Douglas & Hilda Mary Santer. Over the following years the ownership of the property exchanged hands a number of times and remained in use as a shop until the mid-1980s when it was converted into a house. The eastern half of the property was severed in the mid-1960s and the property now known as *10043 Britannia Road* was created.

The house was constructed in about 1860 for Jane Henderson (Waldie and Charlton, 2013). The Town's Tax records, however, note 1905 as its year of construction. This would have been around the time the property was sold to the Robinsons.

Architectural Style and Materials

Despite the disputed age of the two-storey building with hipped roof, it has clearly been extensively altered over the years. It was originally clad in white washed clapboard and may have had some Italianate styling. It originally had smaller windows and a porch fronting Britannia Road. It has been covered with vinyl siding and has a large external brick chimney. Its foundation is concrete block foundation. The heritage value of this property largely lies in its historic and contextual significance. It is physically, functionally, visually and historically linked to the surrounding village and is important in defining, maintaining and supporting the village that is centred on this intersection. It is from this property that the village grew.



Old photos of the Robinson's Store in Omagh (c.1920 and date unknown).

9950 BRITANNIA ROAD (FORMERLY 1370 BRITANNIA ROAD) (CON 4 PART OF EAST HALF OF LOT 5)



This property was originally part of a 100-acre farm on the east half of Con 4, Lot 5 on the southwestern side of the intersection of Britannia Road and Fourth Line. The patent was granted to John Robinson in 1835. In 1836, he sold the property to William Armstrong, who is described in the 1851 Census as a cord winder who operated a shoe & boot factory in Omagh. Over the next few years, it was sold a number of times. In 1846, it was bought by James Beaty (brother of the pioneer farmers John and Robert Beaty). It is unclear when the lot now known as *9950 Britannia Road* was created. Land Registry records suggest that a 2 acre parcel of land had been severed from this 100 acre farm by James Beaty by 1857; however, it is unclear whether this included the property at 9950 Britannia Road. In 1877, John Beaty sold the 98 acre property to Columbus Greene who sold it the following year to John Dixon.

In 1884, John Dixon sold a third of an acre to the Trustees of the Trafalgar Circuit of the Methodist Church of Canada so that a parsonage could be built. The Methodist Church was located on the south side of Britannia Road to the east of Fourth Line (on the property now known as *10080 Britannia Road*) but was destroyed by fire sometime before 1914. The Town's tax records say the house was built in 1882.

In 1919, the Trustees of the Trafalgar Circuit of the Methodist Church of Canada sold the parsonage property to Walter McCartney for \$2,000. Walter was the son of the pioneer farmers David and Mary McCartney who owned two 100 acre farms along Fourth Line, one north and one south of Derry Road, and grandson of pioneer settlers William McCartney and his wife Margaret Beaty. Walter married Francis (Fanny) Patterson of Cedar Hedge Farm north of Derry Road. The former parsonage then passed to Fanny's unmarried sister Sarah Patterson who owned it until she died in 1948.

Architectural Style and Materials

The circa 1882 house on this property was built as a parsonage in the then popular Italianate style. In Ontario, Italianate houses are characterized by having projecting eaves, ornate cornice brackets and detailing that emphasized features such as windows and doors. This house has been altered but its Italianate style and its hipped roof remain. The structure is covered with vinyl siding. The first storey front façade has a large bay window and the windows are updated sash windows. The structure has a stone foundation.

It has heritage value as a vernacular example of the Italianate style of architecture. It also has historic and associative value as the only parsonage in the village and because of its direct associations with the Beaty, Dixon and McCartney families.

9905 AND 9965 BRITANNIA ROAD (FORMERLY 1373 AND 1393 BRITANNIA ROAD) (CON 4 PART EAST HALF OF LOT 6)

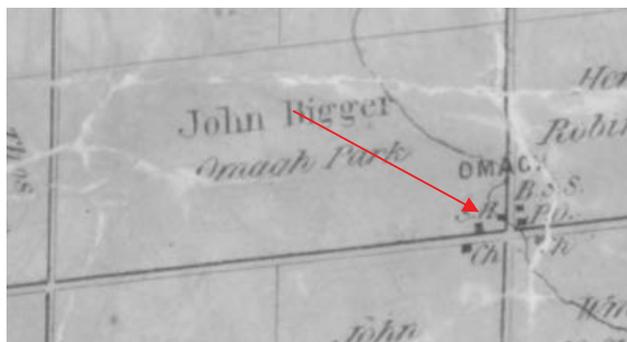


9965 Britannia Road (formerly 1373).



9905 Britannia Road (formerly 1393) (Also known as 1204 Fourth Line).

These two properties were originally part of the 100 acre farm on the east side of Con. 4, Lot 6. The patent for this property was granted to John Williamson in 1828. In 1833, John Biggar bought the property. At the same time, he also bought the western half of the lot so that he now owned the 200 parcel of land at Con. 4, Lot 6. The Biggar family were a prominent United Empire Loyalist family who owned a number of properties in the Trafalgar Township. John Biggar lived on this property until his death in 1871.



Extract from 1858 Tremaine Map of Halton.

In 1851, John Biggar sold less than an acre of land to the School Section No. 6 and the school house is noted on the 1858 Tremaine Map of Halton (see above). The 1861 Census notes that the brick schoolhouse in Omagh could accommodate 80 pupils. In 1868, John Biggar also sold some land on the eastern part of his lot to the Church Society of the Diocese of Toronto. In 1853, he also leased land to the Temperance Central Division No. 377, Sons of Temperance. The exact location of the temperance hall is not known; however it is likely to have been situated close to the intersection of Britannia Road and Fourth Line and may have included some or all of the properties now known as *9905 and 9965 Britannia Road*.

When John Biggar died, the eastern half of this property was passed to his daughter Almira, who had married Edward McCann. This farm has remained in the McCann family since then. This included a separate 1 acre parcel on the east half of the property. This is likely to relate to the properties now known as 9905 and 9965 Britannia Road, which cover approximately 1 acre. Tax records say the houses were built in 1898 and 1928 during the ownership of Almira McCann. At least one of the houses may have been rented, as the late 19th century and early twentieth century census records and business directories note a second household comprising of Charles Wilson, his wife Agnes and their daughter Catherine residing on this property during this period. The 1901 census notes that they were tenants living in a 7 room wood house and that Catherine was a post mistress.

In 1913, following her death, most of Almira McCann's property passed to her son Edward McCann. A 1 acre parcel of land on the south-east corner of the property was, however, passed to another son, John B. McCann. This parcel was likely the tenanted portion of the property and is likely to correspond to the area of land now known as *9905 and 9965 Britannia Road*. The land registry records for the early twentieth century are not clear. In 1917, John B. McCann sold a parcel of land from Con. 4 Lot 6 to Joseph Armstrong for \$500. This is likely to be the property at *9905 Britannia Road*. In 1927, it was sold to Foster Emmerson Brownridge (son of Andrew Brownridge of Lower Base Line) and it remained in the Brownridge family until 1958. The Town's Tax records note the construction date as 1898.

James Devlin acquired the property known as *9965 Britannia Road* in 1915. When he died, he passed his "house" to his daughter Mary Ellen Murray. She sold it to her brother William H. Devlin in 1927. If the tax records are correct in dating the house as being built in 1928, it would have been built by William H. Devlin. William owned an adjacent farm (on the south side of Britannia Road) and so was unlikely to live in this house. He is likely to have built the house for rental income, for a family member, or for a farm employee.

In 1938, there were a number of different transactions relating to this property until it was bought by David Chester Featherston. He granted it to his son Willard Woodrow Featherston in 1940. This was the year after Willard's wedding to Edna Pickett. She was a member of the prominent Pickett family from the Trafalgar Township. Edna Featherston died in 2013 and, at the time of writing this report, the property at *9965 Britannia* is being sold from the Featherston family. According to the Cultural Heritage Resources Report for the Boyne Survey Secondary Plan that was prepared by Unterman McPhail Associates in July 2010, Edna Featherston is a descendent of Almira McCann.

The heritage value of these two houses lies in their historic associations with the prominent Biggar, McCann, Devlin, Brownridge and Featherston families. They also have contextual value as being an integral part of the village of Omagh, as they anchor the north western corner of the intersection of Britannia Road and Fourth Line.

Architectural Style and Materials

The structure at 9905 Britannia Road is a one storey structure with vinyl siding, a hipped roof, a gable front dormer, and a three-window front façade was built in the 19th century (c.1889). The structure has a stone foundation. A walkway constructed with a gable roof and of large granite rocks connects the main house with an addition constructed with hipped roof and covered with the same vinyl siding that the main house. The two structures and the connecting walkway were not built at the same time; however, they do form a matching pair of modest houses. A more recent structure was built to the east of the main houses and attached to a former barn.



9905 Britannia Road

The newer house at 9965 Britannia Road (built c.1928) was modelled on the house that already existed at 9905 Britannia Road. A one-storey structure with vinyl siding, a hipped roof, and a two-window front façade. The foundation is made of concrete. Much of this property has been destroyed due to watermain construction immediately east of the structure.

9815 BRITANNIA ROAD (FORMERLY 1427 BRITANNIA ROAD) (CON 4 PART EAST HALF OF LOT 6)

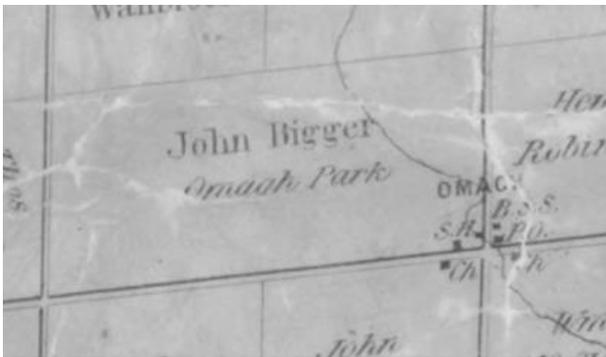


The patent for this property was granted to John Williamson in 1828. In 1833, John Biggar bought the property. At the same time, he also bought the western half of the lot so that he now owned the 200 parcel of land at Con. 4, Lot 6. This is referred to as “Omagh Park” in Tremaine’s 1858 Map (see below). The Biggar family were a prominent United Empire Loyalist family who owned a number of properties in the Trafalgar Township. John Biggar lived on this property until his death in 1871.

In 1851, John Biggar sold less than an acre of land to the School Section No. 6 and the school house is noted on the 1858 Tremaine Map of Halton. The 1861 Census notes this as a brick schoolhouse that could accommodate 80 pupils. In 1868, John Biggar also sold some land on the eastern part of his lot to the Church Society of the Diocese of Toronto. In 1853, he also leased land to the Temperance Central Division No. 377, Sons of Temperance. The exact location of the temperance hall is not known; however, it is likely to have been situated close to the intersection of Britannia Road and Fourth Line and may have included some or all of the properties now known as 9905 and 9965 Britannia Road.

When John Biggar died, the eastern half of this property was passed to his daughter Almira, who had married Edward McCann. In 1921, the property passed to Cecil Egbert McCann following the death of his father Edward. Cecil's son Clarence McCann later inherited the farm and at the time of writing this report he was still farming it with his son, Douglas.

The western half of the lot (now known as 1487 *Thompson Road*) passed to John Biggar's other daughter Jane, who was married to Robert Elliot. In 1886, Robert Elliot sold the west half of the lot to William Burger. This remained in the Burger family until 1891, when it was acquired by Thomas Pell. It was sold to John Alexander Pell in 1918, who sold it to Homer McCann in 1933. He passed the farm on to his wife Ada, who later passed the farm to Homer's nephew Clarence McCann. Most of the original 200-acre farm at Con. 4 Lot 6 is still owned by the McCann family; although, it remains two lots.



Extract from 1858 Tremaine Map of Halton



Extract from 1877 Halton Atlas

Architectural Style and Materials

The one-and-a-half storey prairie/craftsman brick bungalow was built in c.1920 for Edward McCann and is one of the few houses that remain of this style in the northern part of the Trafalgar Township. The house features a side gable roof, a gable front dormer over the front entry way, an enclosed veranda, brick construction and/or veneer, and an external brick chimney located at the west gable.

Some old barns also exist on the property. This extensive barn complex with a nineteen century barn with a gable roof and several outbuildings (garages, sheds) and silos sits prominently on the flat and open landscape, contributing towards the historic setting of this heritage landscape. Again, a site visit would be needed to determine whether or not any of the barns had design or physical value.

OMAGH CHURCH OF CHRIST, 9850 BRITANNIA ROAD (FORMERLY 1412 BRITANNIA ROAD) – CON. 4, PART LOT 5.



Omagh Church of Christ.



Beaty monument in Church of Christ Cemetery.

This property was originally part of a 100 acre farm on the east half of Con 4, Lot 5 on the south western side of the intersection of Britannia Road and Fourth Line. The patent was granted to John Robinson in 1835. In 1836, he sold the property to William Armstrong, who is described in the 1851 Census as a cord winder who operated a shoe & boot factory in Omagh. Over the next few years, it was sold a number of times.

In 1846, it was bought by the James Beaty (brother of the pioneer farmers John and Robert Beaty). The ownership records for this property are unclear and as such it is not known exactly when the lot now known as 9850 Britannia Road was created. Land Registry records suggest that a 2 acre parcel of land had been severed from this 100 acre farm by James Beaty by 1857; however, it is unclear whether this included the property at 9850 Britannia Road. In 1877, John Beaty sold the 98-acre property to Columbus Greene.

James Beaty and his brother John, who both owned this property at various times, were founding members of the Church of Christ in Omagh. The congregation first met in John Beaty's house on Fourth Line, then to a local school and in 1850, the land was donated by James Beaty to construct a church.

The Town's records suggest that the Disciples of Christ received this property from James Beaty who also designed the church building. James's nephew W. C. Beaty is reputed to have supervised the construction and was the first preacher. The first service was held on this property on October 12, 1851.

Originally, the church domination was the Disciples of Christ and the building was called a 'Meeting House' and the cemetery surrounded the Meeting House. Only a few of the early graves along the west side remain.

The Beaty monument in the Church of Christ Cemetery notes, "*John and Elizabeth Beaty and family were founding members of Church of Christ Omagh, ONT. First the congregation met in the Beaty home, then in the local schoolhouse, and finally, in the "Meeting House", as the church was called when it opened on October 12, 1851.*"



Architectural Style and Materials

When constructed it was clad in horizontal wooden planks. It was extensively renovated in 1947 when the church was jacked up and a basement installed. The Church features frame construction, a front gable roof, a gable roof covered entrance area, and large rounded-top window openings on all elevations. The new basement was used for washrooms, a furnace and Sunday school rooms and features small rectangular windows. An exterior brick chimney is located to the rear of the church as well as cinder block extension.

It has a small graveyard located on the east, south, and west sides of the church that includes members of the McDuffe, Johnson, Beaty and Wales families. It is connected to the Omagh Bible School 2.5 miles away and other churches in Canada and the United States.

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