



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: June 21, 2021

Report No: DS-051-21

Subject: Heritage Easement Agreement for 1211 Fourth Line - Beaty House

Recommendation: THAT Staff Report DS-051-21 be received;

THAT Milton Council recognizes the property at 1211 Fourth Line in the Town of Milton as being of heritage significance;

AND THAT the Town of Milton enters into a Heritage Conservation Easement with the property owner with respect to rehabilitating and relocating the house located at 1211 Fourth Line to Block 172 of Draft Approved Subdivision File 24T-20001/M;

AND FURTHER THAT the Mayor and Clerk, be authorized to execute any necessary agreements.

EXECUTIVE SUMMARY

- The house at 1211 Fourth Line “The Beaty House” is of cultural heritage value or interest and should be conserved according to Provincial and municipal planning policies.
- The house was constructed circa 1860 by John Beaty, and is a unique example of a 19th-century Italianate style farmhouse.
- The property owner has agreed to the Conservation of the Beaty House through relocation and rehabilitation and its designation upon completion.
- Section 27 of the Ontario Heritage Act allows the Council of a Municipality to enter into conservation agreements with property owners to conserve structures of cultural value or interest.
- This report recommends that the Town execute a Heritage Easement Agreement to ensure the house is moved and rehabilitated appropriately.

REPORT

Background

Owner/Applicant: Mattamy Corporation

Background

Location

The subject property is municipally known as 1211 Fourth Line (see Location Plan in Figure 1), lands being Lot 7, Concession 5, (former geographic survey of Trafalgar, Town of Milton, Regional Municipality of Halton.

Ontario Heritage Act

Part IV, S. 37 of the Ontario Heritage Act R.S.O. 1990, Chapter O.18 allows a municipality to pass a by-law permitting it to enter into a heritage easement with a property owner to conserve a property of cultural heritage value or interest.

The easement would be an agreement by the property owner to rehabilitate the house using prescribed techniques and procedures to ensure that the house is conserved following good conservation practice. It is staff's opinion that this is the most appropriate way of ensuring that the Beaty House is conserved by relocating the house to Block 172 of the Bayview Lexis subdivision to prolong its active use as a residential home.

Provincial Policy Statement (P.P.S.)

This states that "significant built heritage resources shall be conserved".

The Beaty House is a significant built heritage resource and should be conserved. The Heritage Easement ensures that it will be appropriately conserved.

A Place to Grow

This states that the Greater Golden Horseshoe "...is blessed with...irreplaceable cultural heritage sites..." that "...must be wisely protected and managed as part of planning for future growth." It seeks a "balanced approach" to using and managing resources, including heritage resources. A culture of Conservation is sought where municipalities develop policies and strategies that conserve cultural heritage where feasible, as "built-up areas are intensified."

It is staff's opinion that the relocation of the Beaty House to the new lot is a "balanced approach" for this property. This will ensure that this significant cultural heritage resource is conserved while also permitting a new life for this historic home.

Halton Region Official Plan

This has a goal "...to protect the material, cultural, natural and built heritage of Halton for present and future generations."

It is staff's opinion that the Heritage Easement agreement for the Beaty House will ensure that this significant heritage resource can be protected for "present and future generations."

Town of Milton Official Plan

Background

This has a goal to conserve "the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse."

The Beaty House is a significant heritage resource. The proposed Heritage Conservation Easement will ensure that it is recognized, preserved, protected, improved and managed at its new location.

Discussion

The owner is proposing to conserve the Beaty House as a residential home in the Bayview Lexis subdivision. The Heritage Impact Assessment and Conservation Plan noted that the house:

- Has design and historical value and is a good representative of the Italianate farmhouse style
- It is depicted in the 1877 County Atlas and was the home of Beaty family in the village of Omagh. John and Elizabeth Beaty were the founders of the Church of Christ in Omagh.
- The house still displays design merit through the Flemish bond masonry with buff brick quoins and string course, stone lintels and lug sills, wood framing for transoms and sidelights on the front entrance and moulded casing and trim on the west wall window.

Usual conservation practice seeks to conserve cultural heritage resources in their original location. However, the house is currently vacant and is located in the centre of a new road that will be constructed. The house will quickly undergo deterioration if left in its present state. The owner is proposing to rehabilitate the house on a new lot to prolong its use as a residential home. The new location (as shown in the attached Figure 2) would place the Beaty House on a prominent corner lot visible along Fourth Line

A draft Conservation Plan has been submitted that precisely explains how the Beaty House will be rehabilitated and conserved. Staff agrees that the house needs to be relocated and rehabilitated to ensure its conservation and continued use as a home.

Not all Heritage Milton members agree with the conservation approach proposed (March 09, 2021 meeting). One member was agreeable to the Conservation of this historic house through designation. Three members felt that the original home had already been compromised due to its reduction to a one storey building shortly after Second World War and was not worthy of designation.

With the support of one member from Heritage Milton and the Heritage consultant Golder Associates Limited Heritage Impact Assessment (HIA) recommendations, it is staff's opinion that the conservation measures outlined within the HIA and Conservation Plan are the highest and best use to conserve this valuable historical property. Staff also considers

Discussion

that the proposed new lot would give this beautiful and historically significant house an enhanced visual presence along Fourth Line.

When a heritage house is rehabilitated, the owner is usually required to enter into a Heritage Conservation Easement with the municipality to ensure that it is conserved appropriately throughout the process. Without such an easement in place, the owner would be under no obligation to conserve the house once the demolition permit is granted to relocate it from its original location.

Staff is therefore recommending that the Town enters into a Heritage Conservation Easement with the owner. The easement would generally:

- Require that the house is appropriately maintained and secured;
- Allow the relocation of the house following approved procedures that ensure that it is conserved throughout this process;
- Require insurance and financial securities to be posted to ensure the building is adequately conserved during the relocation process;
- Ensure that the rehabilitation is overseen by professionals who have experience in rehabilitating and conserving heritage buildings; and
- Ensure that the house is refurbished sympathetically while maintaining its heritage attributes.
- Once rehabilitated to its new location, the house will be refurbished with a new addition and an attached garage.

A Heritage Conservation Easement to permit the relocation of the Beaty House to a new lot in the Bayview Lexis subdivision is consistent with Provincial, Regional and Municipal goals for the conservation of significant historical homes.

Financial Impact

The Town would be required to pay \$2.00 to the Owner for the Heritage Easement and pay the normal registration fees.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Anthony Wong, MArch., MRAIC, Phone: Ext. 2565
Policy Planner



The Corporation of the Town of Milton

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Attachments

Figure 1 - Location Map
Figure 2 - Location Plan for New Location of Beaty House
Appendix 1 - Statement of Cultural Significance
Appendix 2 - Photograph
Appendix 3 - Heritage Impact Assessment of Beaty House
Appendix 4 - Conservation Plan for Beaty House

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

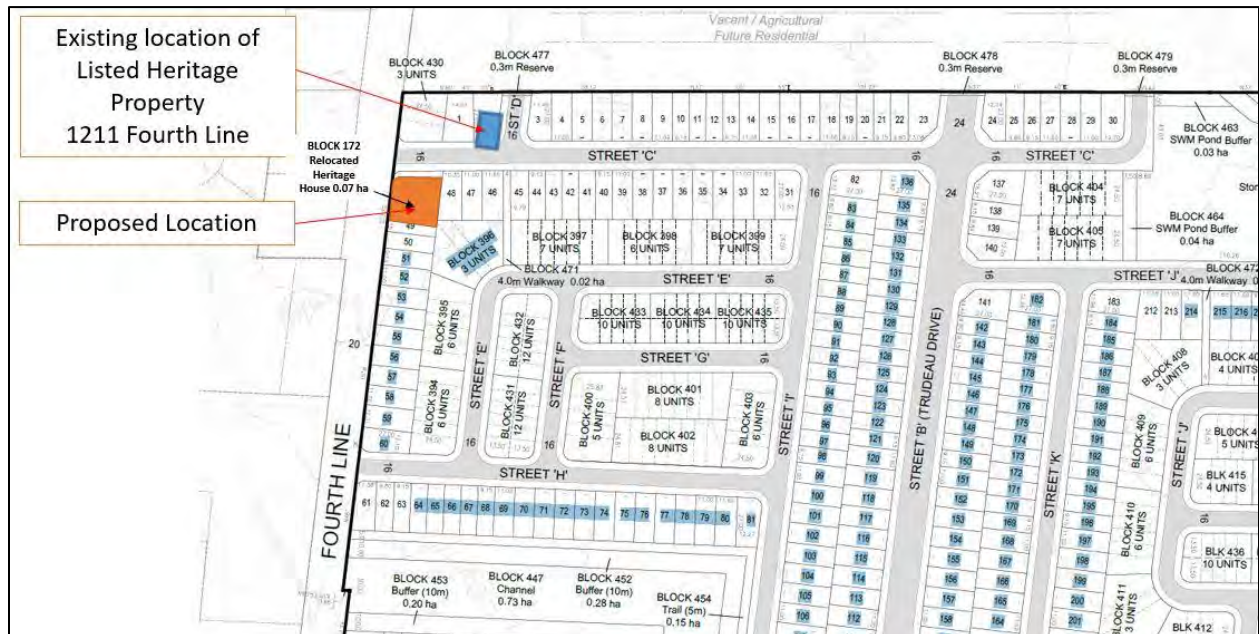
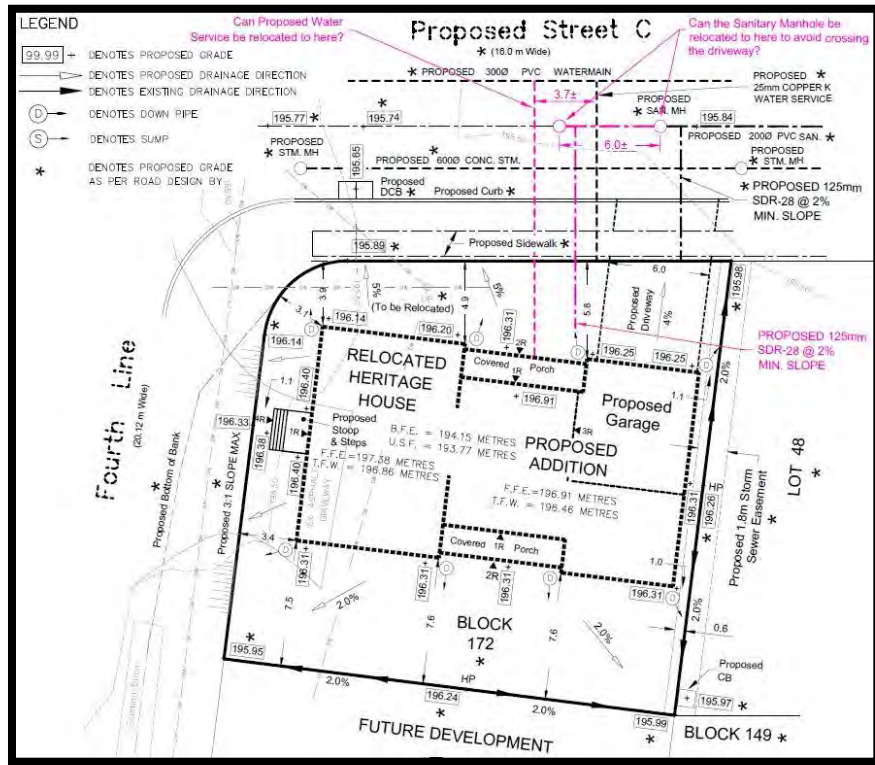
FIGURE 1
DS-051-21

LOCATION MAP



**FIGURE 2
DS-051-21**

LOCATION MAP - SHOWING NEW LOCATION OF BEATY HOUSE



STATEMENT OF SIGNIFICANCE

Description of Property

Constructed in circa 1860 by John Beaty, the Beaty house is a unique example of a 19th-century Italianate style farmhouse that started as a country mansion and altered to a cottage style after the Second World War. The existing one storey structure located in a rural and historical setting still exhibits the side gable roof, dichromatic bricks quoins and wide entrance with transom and sidelights. The property is currently located at 1211 Fourth Line, Trafalgar, Milton.

Statement of Cultural Heritage Value of Interest

The Beaty house is of cultural value or interest and its design or physical value, historical or associate value and contextual value. Constructed circa 1869, it was a two-storey Italianate style farmhouse forming part of a large farm run by the Beaty family.

John and Elizabeth Beaty were the founders of the Church of Christ in Omagh. Their son, John, served as the first postmaster (1853-1859) for the village of Omagh and was elected to be the Secretary-Treasurer of the Trafalgar Agricultural Society, Secretary of the County Agricultural Society and member of the Trafalgar Council and Deputy Reeve.

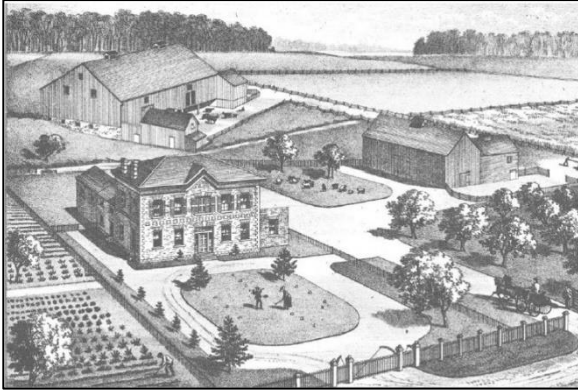
The Beaty farm is so significant that it is depicted in the 1877 Country Atlas with an estate like setting surrounded by large outbuildings, livestock and orchards.

Description of Heritage Attributes

Key attributes that reflect the exterior design of the Beaty House are its remaining facades with:

- Flemish bond masonry with buff brick quoins and string course,
- Stone lintels and lug sills,
- Wood framing for transom and sidelights on the front entrance.
- West wall window with moulded casing and trim

PHOTOGRAPHS OF BEATY HOUSE



Beaty House circa 1877 (Pope 1877:48)



West and North Elevation



Cross gable with curvilinear verge board



Front Door showing wood detailing



Front door with sidelights, transom and stone
lintel with mock keystone



West wall window with moulded casing and
trim

REPORT**Heritage Impact Assessment***Beaty House, 1211 Fourth Line, Town of Milton, Ontario*

Submitted to:

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18106012-1000-R01-Rev0

January 21, 2020



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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In July 2018, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to update Golder's 2013 Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton, Ontario ('the property'). The 100 acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House.

Mattamy is proposing to subdivide the property and adjacent lands to develop it for single-family houses, townhomes, schools, and parks as part of the Bayview Lexis subdivision. The development will also involve laying new collector and community roads, and water, sewer, and power infrastructure. Since the property is a listed as a heritage property by the municipality, this HIA was required as part of Mattamy's subdivision plan submission.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that

- The Beaty House has cultural heritage value or interest as an unique example of a two-storey 19th century Italianate style residence later altered to be a single-storey, and for its historical association with the locally important Beaty family; and,
- The proposed development will directly and indirectly impact the property's heritage attributes through alteration.

To ensure the long-term sustainability and use of Beaty House as a valued built heritage resource, Golder recommends to

- Relocate the house to a new lot in the proposed development:

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town's *Terms of Reference: Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Beaty House prior to, during, and after the relocation effort;

Long-term Conservation Actions

- Designate Beaty House and its associated new parcel under Part IV of the *Ontario Heritage Act*;
- Officially name the building “Beaty House” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Beaty House be added to the Canada’s Historic Places *Canadian Register of Historic Places* (CRHP).

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Tourism, Culture and Sport (MTCS) and the Town of Milton's *Official Plan*, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Mattamy Homes (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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Proposed Plan of Subdivision

1.0 INTRODUCTION

In July 2018, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to update Golder's 2013 Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton, Ontario ('the property'; Figure 1). The 100 acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House.

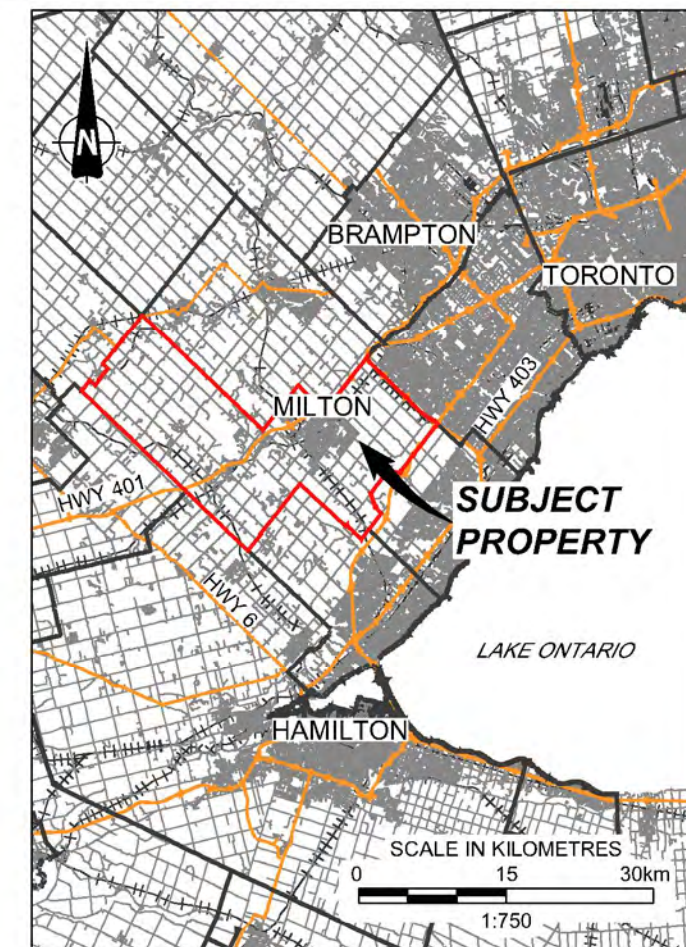
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Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

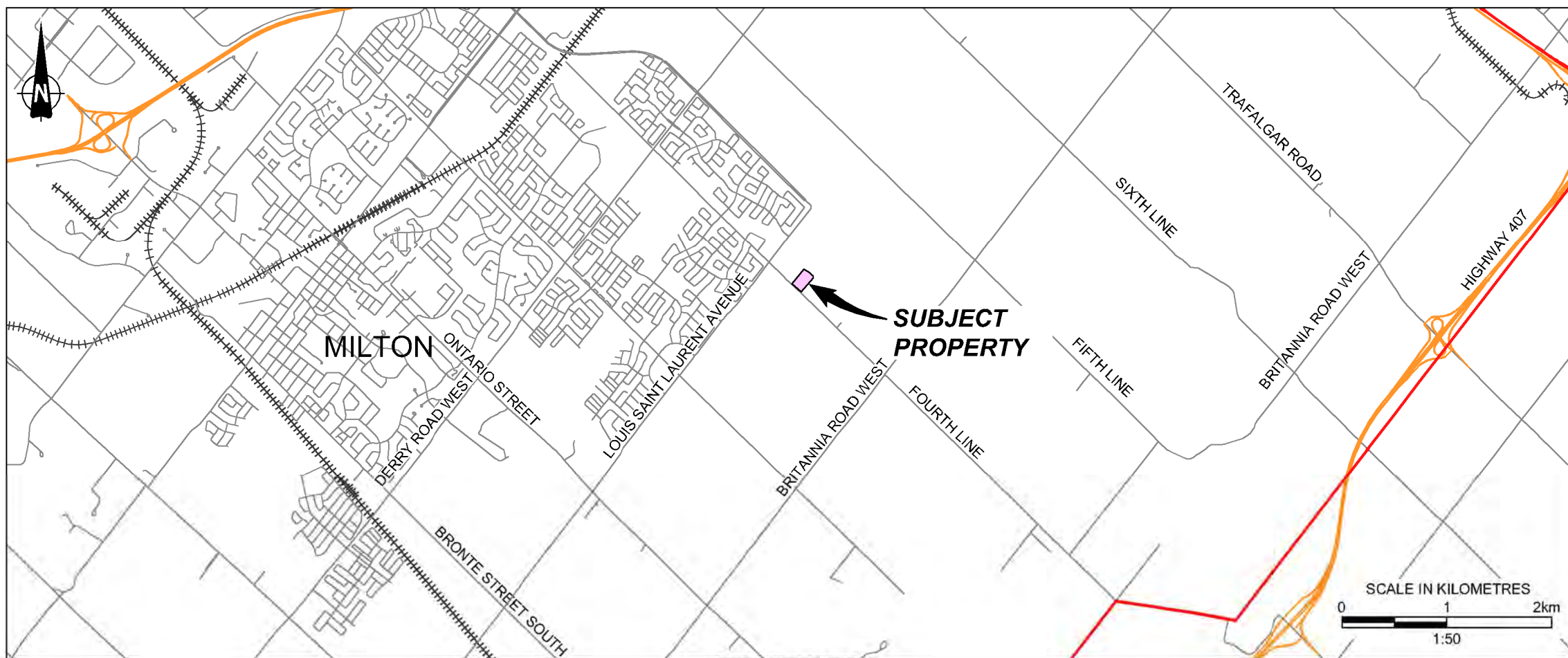
- A background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources on the property;
- An overview of the property's geographic and historical context;
- An inventory of the built and landscape elements on the property and an evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE SUBJECT PROPERTY BOUNDARY
- TOWN OF MILTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- MILTON** TOWNSHIP/MUNICIPALITY

REFERENCE

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NOTES

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| | | | |
|--|--------|-------------------------------|-----------------|
| PROJECT | | | |
| HERITAGE IMPACT ASSESSMENT BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | | | |
| TITLE | | | |
| LOCATION MAP | | | |
| PROJECT No. 18106012 | | FILE No. 18106012-1000-R01001 | |
| SCALE AS SHOWN | | REV. | |
| | GOLDER | CADD AMS/ZJB July 10/19 | |
| | | | FIGURE 1 |

2.0 SCOPE AND METHOD

The objectives of this HIA were to determine if:

- Beaty House meets the criteria for CHVI as prescribed in *O. Reg. 9/06*; and,
- The proposed development will adversely impact any heritage attributes of the property.

To meet the study's objectives, Golder:

- Reviewed applicable municipal heritage policies and consulted the Town's heritage planner;
- Conducted field investigations to document and identify any heritage attributes, and to understand the wider built and landscape context;
- Evaluated the property using the criteria prescribed in *O. Reg. 9/06* of the *Ontario Heritage Act*;
- Assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial and municipal cultural heritage guidelines and policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of archival and published sources, including historic maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from the Milton Historical Society and other sources to create a land use history of the property.

Field investigations were conducted by Cultural Heritage Specialist Henry Cary on August 13, 2018 and included accessing the photographing all elements of the property and its wider context with an Olympus Evolt E-500 camera and Samsung Galaxy S6. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada 1980) was used to document the built environment and physical conditions.

The proposed development was then assessed for adverse impacts using the guidance provided in the *MTCS Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA.

Table 1: Results of Consultation

| Contact | Date & Type of Communication | Response |
|---|--|---|
| Jill Hogan, Town of Milton's Director of Planning, Policy and Urban Design. | Email sent on September 24, 2018. Golder inquired if the Town had any concerns or considerations regarding the proposed development. | Email received on September 27, 2018, with further historical information on 1211 Fourth Line including title search results for Beaty House. |

3.0 POLICY FRAMEWORK

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes, as well as guidance developed at the federal level. Although these policies have varying levels of priority, all are considered for decision-making in the cultural heritage environment.

3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter, updated 2013)*, and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines three conservation 'treatments' — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Legislation Policies

3.2.1 Planning Act and Provincial Policy Statement

The *Ontario Planning Act* (1990) and associated Provincial Policy Statement 2014 (PPS 2014), both of which also provide the legislative imperative for heritage conservation in land use planning. These documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest, and PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved';
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines significant as resources "determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people", and this determination can either be based on the provincial criteria prescribed in *O. Reg 9/06* and *Ontario Regulation 10/06* or by "municipal approaches that achieve or exceed the same objective". This definition also stresses that

because not all resources may be “identified and inventoried by official sources”, the significance of some resources “can only be determined after evaluation”.

Conserved is defined in PPS 2014 as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.” *Adjacent lands* are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies.

3.2.2 The *Ontario Heritage Act* and *Ontario Regulation 9/06*

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables councils to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of ‘cultural heritage value or interest’

(CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
 - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) Displays a high degree of craftsmanship or artistic merit; or
 - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has historic value or associative value because it:
 - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
 - i) Is important in defining, maintaining or supporting the character of an area;
 - ii) Is physically, functionally, visually or historically linked to its surroundings; or
 - iii) Is a landmark.

If a property meets one or more of these criteria, it may be designated under Part IV, Section 29 of the *OHA*.

Designated heritage properties are formally described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. The latter is defined in the *OHA* to mean "in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest." The designation is then recognized through by-law, and the property must be included on a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines an HIA as:

‘a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.’

Advice on how to organize the sections of an HIA is provided in the MTCS document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2007), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

3.3 Municipal Heritage Policies

3.3.1 Town of Milton’s Official Plan

The Town’s *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- Those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town’s three objectives for cultural heritage policies include:

- The conservation of the Town’s heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- The integration of the conservation of heritage resources into the Town’s general planning approach; and,

- The promotion of an understanding and appreciation of the heritage.

To evaluate heritage properties (Section 2.10.3.5), the *Official Plan* lists criteria similar in principle to *O. Reg. 9/06* with the exception that it is organized into two categories —Historic Value or Interest and Architectural Value or Interest— and includes the additional criteria. For Historic Value or Interest, the criteria also include:

- It dates from an early period in the development of the Town's communities; and,
- It is an example of outstanding interior design; and,
- It is an example of a rare or otherwise important feature of good urban design or streetscaping;

For Architectural Value or Interest, the additional criteria is whether:

- It is a representative example of a method of construction now rarely used; and,
- It terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part.

Further criteria to establish designation under Part IV of the *OHA* is listed in Section 2.10.3.8 but these also follow *O. Reg. 9/06*. Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- Study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- 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:
 - new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- 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.

The *Official Plan* includes policies for 'Special Resources' which references pioneer cemeteries and:

- Preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development; however, the Town shall also take into consideration the relative importance of competing resources. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease or to ensure public health and safety (Section 2.10.3.24).

3.3.2 Bristol Survey Secondary Plan

1211 Fourth Line falls within the boundaries of the Bristol Survey Secondary Plan, bound by Highway 401 to the north, mid-lot line between Derry and Britannia Roads to the south, James Snow Parkway to the east and

Regional Road 25, Derry Road and Thompson Road to the west. Key design elements of the secondary plan include:

- Linked open space system;
- Bicycle/pedestrian trail system;
- Road system;
- Community structure;
- Character roads; and,
- Gateways.

Fourth Line is identified as a protected character road, which will maintain the existing pavement width and rural character including the hedgerows which border it (Town of Milton 2008: 349). Existing character buildings will be maintained wherever possible while compatible in-fill development in keeping with the existing character and residential area designation will be permitted. This will be accomplished through minimizing changes to the existing road design and ensuring that adjacent character development is preserved wherever feasible. Infill development will be compatible with, and sympathetic in design to, the natural environment, rural nature of the existing streetscape, and existing character buildings (Town of Milton 2008:351). Section C.6.3.2.13 indicates that existing natural and cultural heritage features will be preserved wherever feasible.

3.3.3 Additional Municipal Guidance

The Town's *Terms of Reference: Heritage Impact Assessment* summarizes many of the provincial and municipal policies and guidance described above as well as outlining in greater detail the written and graphic information a HIA requires. Also included are the three possible conservation options if a built heritage resource cannot be preserved in situ. These are:

- **Relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **Ruinification** allows for the exterior only of a structure to be maintained on a site; and,
- **Symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development or using a symbolic design method to depict a theme or remembrance of the past.

This HIA is organized to comply with the requirements of the Town's *Terms of Reference*.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 15 km northwest of Lake Ontario and within the Peel Plain physiographic zone, an area of level to undulating, imperfectly drained terrain with fine-textured clay soils covering approximately 483 square km between the South Slope zone to the east, and the Niagara Escarpment to the south and east. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984: 174-176). Trees in the vicinity of the property are predominately deciduous, but coniferous species are also present. The Niagara Escarpment is located to the west of the property and Sixteen Mile Creek is less than 1 km to the west.

In reference to cultural boundaries and features, the property was formerly located on Lot 7, Concession 5 in Trafalgar Township, Halton County, amalgamated into the Town of Milton, Regional Municipality of Halton in 1974. It is located approximately 0.3 km southeast from the Fourth Line and Louis Saint Laurent Avenue intersection and is bound by Louis Saint Laurent Avenue to the north, Fourth Line to the west, Britannia Road to the south and James Snow Parkway South to the east.

4.2 Historical Context

4.2.1 Halton County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of Halton County and Trafalgar Township, which extended as far east as Winston Churchill Boulevard, now within the City of Mississauga.

Halton County was named for Major William Halton, secretary for Lieutenant-Governor of Upper Canada Francis Gore (two terms: 1806-1811 & 1815-1817; Rayburn 1997:148). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council (Pope 1877).

Halton Region replaced the former Halton County on January 1, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line.

4.2.2 Township of Trafalgar

In 1793, prior to formal surveys of the area, the future Dundas Street was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named 'Township 2' and 'Alexander Township'. It was later renamed to honour Admiral Horatio Nelson's posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Pope 1877).

The same year, following Treaty 13A between the Crown and the Mississauga Nation (Morris 1943), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93) and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original “Old Survey” was settled quickly, but it was not until after 1818 that the remainder of the Township had been purchased from the Mississaugas and a ‘New Survey’ could divide the land north of the 2nd Concession NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999).

In addition to clearing five acres, fencing-in their lots, and building a house, the Township’s initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. Three years later, the Township’s first post office opened, and regular stagecoach service was available (Pope 1877; TTHS 2016). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the “Corn Laws” that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).

The Town of Milton was established around a small grist milling operation built in 1822, was incorporated in 1857, and by 1877 included the County Court House, Registry Office, a jail, and a substantial Town Hall. It also boasted several schools and a number of industrial, social and merchant institutions. Sixteen Mile Creek played an important role in this overall development of Trafalgar Township and the Town of Milton, providing both a source of power for mills and drinking water for residents and animals.

The predominately rural settlement pattern changed significantly after 1950. A population boom, combined with availability and affordability of motor vehicles along with improved roads, allowed for suburbs to expand on the

shore of Lake Ontario from Toronto to Hamilton. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street has been fully developed. Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. By 2016, the population of Milton had reached 110,128 (Statistics Canada 2016).

4.2.3 1211 Fourth Line

To trace the occupational history of this lot, title abstract index records, land registry records, census records and directory records were consulted (APPENDIX A). The legal description of the property is Registered Plan 20R-8701, Part I; Part of the southeast half of Lot 7, Concession 5, New Survey, former Township of Trafalgar (North), Halton County.

Pre-Confederation maps identify the property as divided in two, with the west portion owned by John D. Beaty and east portion owned by James Beaty. John Beaty was born in Ireland about 1792 and immigrated to Canada in 1818. He settled in Trafalgar Township, Halton County in 1820 (Cochrane 1891) and in 1825 obtained the crown patent for 100 acres consisting of the southwest half of Lot 7, Con. 5, New Survey, in the village of Omagh, Trafalgar Township, Halton County. The first houses constructed in Omagh were log cabins which began to be replaced by brick or frame houses by mid 19th century (Town of Milton 2016). There was little building stone available in Milton at this time and only small brick plants on nearby farms. As a result, brick houses were much more expensive and only commissioned by wealthy residents and early pioneering families.

James Beaty received the crown patent the same year for the northeast half of the lot, but subsequently sold the property to John in 1846. James was a successful shoemaker, politician, businessman and office holder and was the brother of John (Dictionary of Canadian Biography, 2019). John married Elizabeth Stewart in 1823 and together founded the Church of Christ in Omagh, where they are both buried (Figure 2 and Figure 3). The congregation first met in the Beaty's residence, then the local schoolhouse until the church opened in 1851. John and Elizabeth had 13 children together – Robert, Stewart, William “Bucky” Crawford, Catherine, James, Mary Ann, Elizabeth Jane, Margaret, Martha, Eleanor, Sarah and Rebecca. At that time, the house was a one-storey residence of part log and part frame (Library and Archives Canada 1851). The east half of the lot was sold to Stewart Beaty in 1859 by John's wife, Elizabeth.



Figure 2: Omagh Church of Christ.



Figure 3: The Beaty family's gravestone at Omagh Christ Church.

By the time of the 1861 census, the Beaty household consisted of 6 members and were now living in a two-storey brick house. John Beaty died in 1870 at the age of 80 with Elizabeth passing away four years later at the age of 69. In 1879, the property was released to their son William Crawford Beaty (1828-1905; Figure 4). William served as the first postmaster (1853-1859) for the village of Omagh and was married to Elizabeth Robertson. In 1856 he was elected Secretary-Treasurer of the Trafalgar Agricultural Society (Farms.com 2019). In 1857 he was elected to the same position in the County Agricultural Society. He was elected a member of Trafalgar Council in 1864 and in 1867 became the Deputy Reeve. He was also the first preacher at Church of Christ. John's widow Elizabeth lived with William and Elizabeth for a short time as identified in the 1871 Census. William and Elizabeth had seven children (Ada, John Albert, Rebecca, Rose [illegible], Henrietta, [illegible] and [illegible]).



Figure 4: Portrait of W C. Beaty by Rolph, Smith & Co. circa 1877 (Pope 1877: 41).

By 1877 Beaty owned, in addition to the 100-acre home farm, two lots consisting of the east half of Lot 8 E½ and Lot 9 E½ Con 5. A map from 1877 identifies the property as owned by W.C. Beaty, with a cheese factory located at the northwest corner of the lot (Pope 1877; Figure 5). The east portion of the lot is identified as "Estate of S. Beaty".

In 1881 and 1884 William Beaty mortgaged the farmhouse for \$3,000, and again in 1897 for \$4,230. The 1891 census identifies William as a 64 year old farmer, living with his wife and children Ada, George Albert and Georgia. He subsequently defaulted on the mortgage payments and the property was acquired by Peter McCulloch. About that time Beaty moved to Toronto and passed away at the age of 77 in 1905 in Cambridge, Ontario. He is buried at Park Lawn Cemetery in Toronto (Find A Grave 2019).

Peter McCulloch is identified in the 1891 Census as being 44 years old, a farmer and a Presbyterian. He married Mary Ann, and they had eight children (George, Peter, Henry, Walter, Agnes, Mary, Alice and Grace). Upon Peter's death around 1900, one of his daughters inherited the northern half of the property while Joseph Graham purchased the southern half in 1901. In 1905, McCulloch sold her half of the property to John Slacer. During this time, topographical maps identify the area as relatively undeveloped with a majority of buildings, including public institutions, located at the intersection of Fourth Line and Britannia Road (Figure 6). Between 1911 and 1958 the property changed hands several times and in 1958, the property was acquired by Edward Tor. By 1963, Fourth

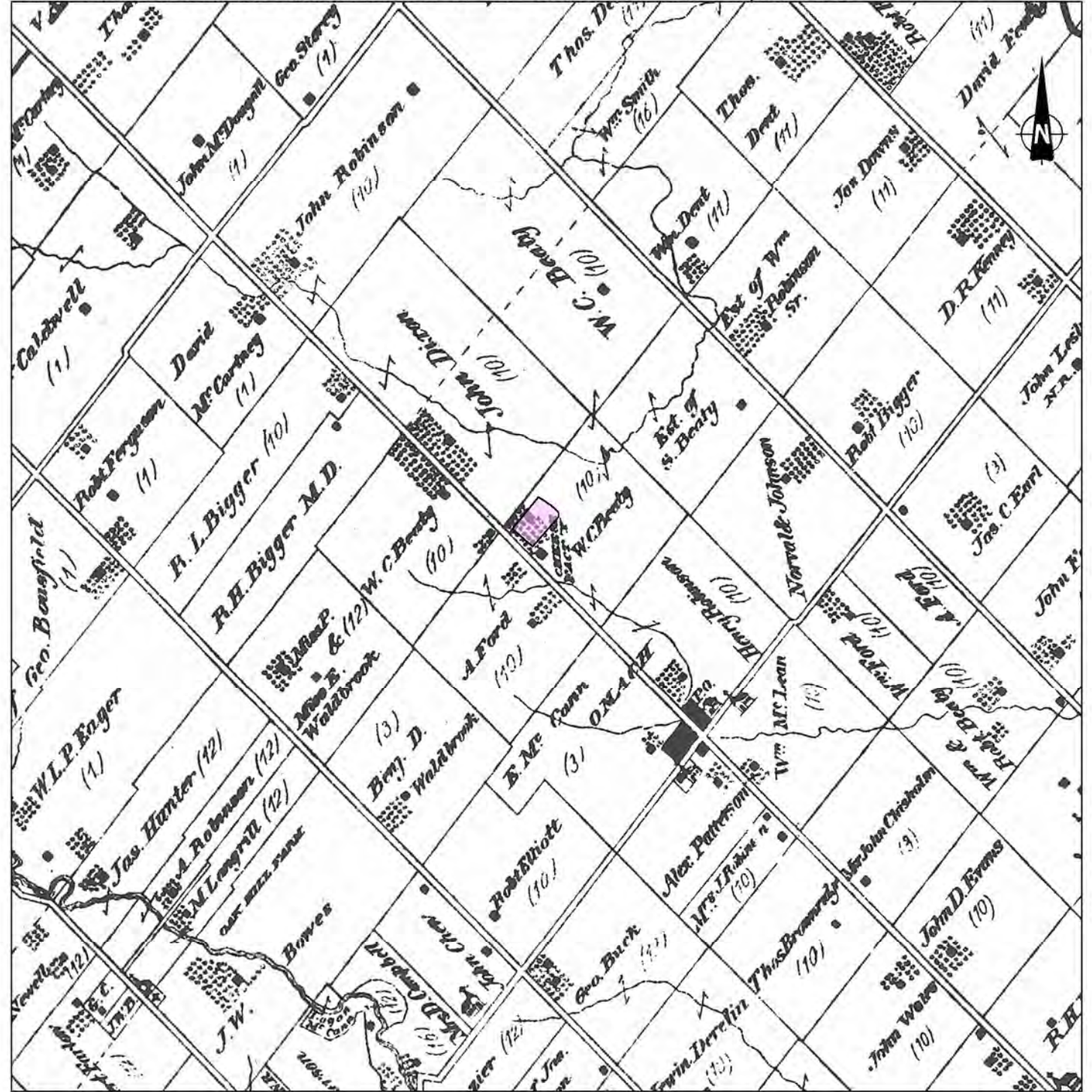
Line is identified as loose surface with two lanes and Britannia Road had been paved. Edward sold the property in 1989 to a numbered company, and Mattamy acquired the land in 2003. By the next year, the subdivision to the north of 1211 Fourth Line was partially developed and between 2009 and 2013, Craig Kielburger Secondary School was developed at the southwest corner of Fourth Line and Louis Saint Laurent Avenue. A Halton Region Booster Station was also constructed across the street from the property during this time.

Client: Mattomy Homes Limited
 25mm Original Format is Tableid 279mm x 432mm
 Jul 10, 2019 - 4:28pm
 Drawing File: 18106012-1000-R01005.dwg

1858 - TREMAINE'S MAP OF THE COUNTY OF MIDDLESEX



1877 - ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, ONTARIO



LEGEND



APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

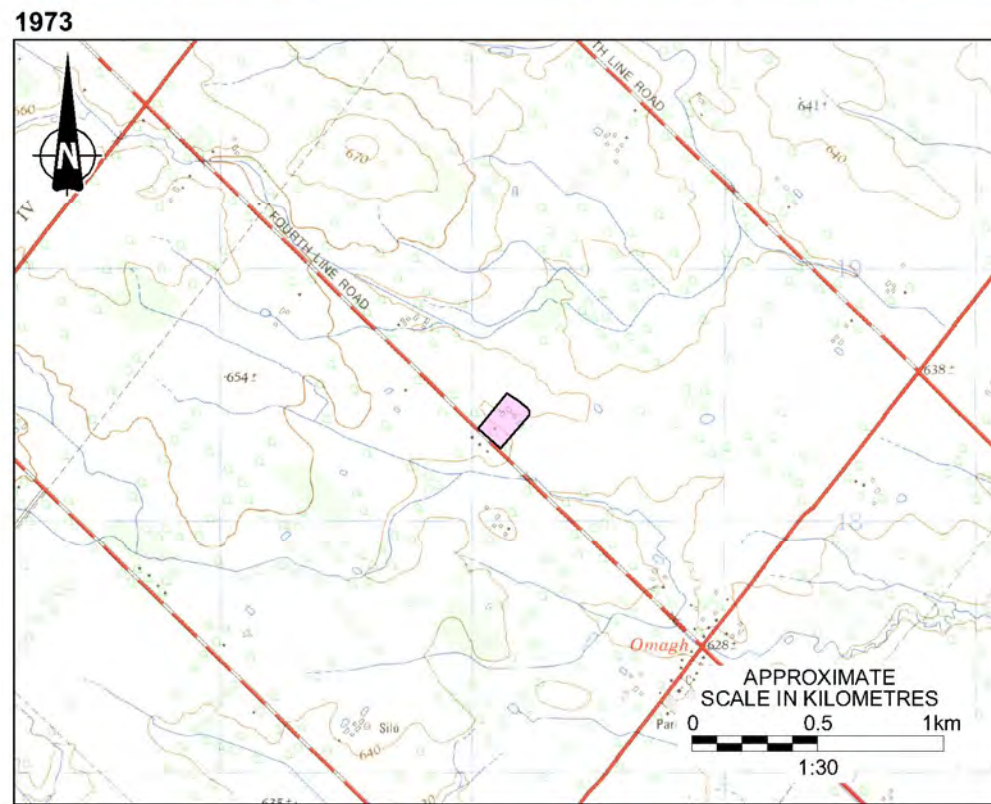
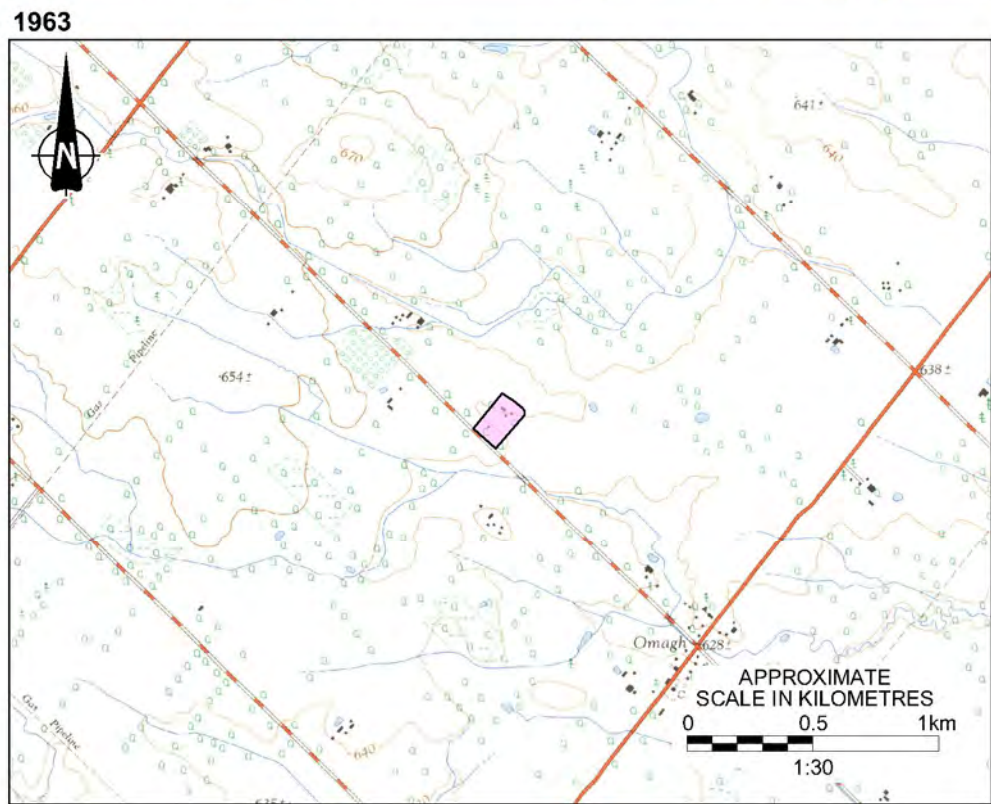
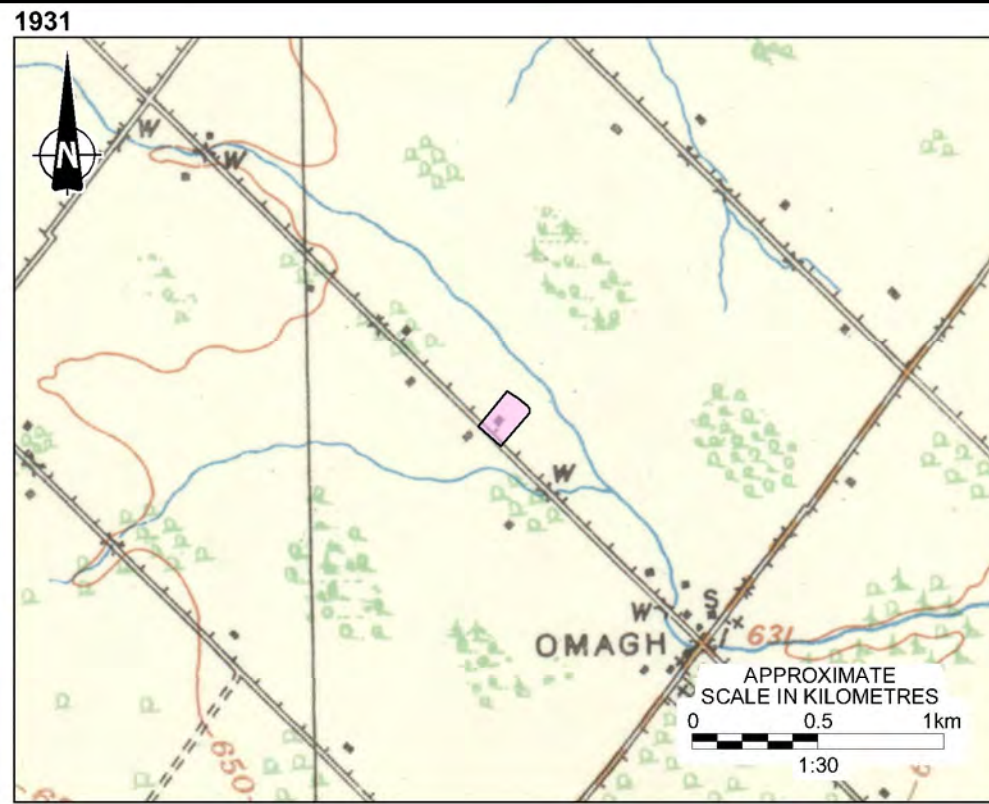
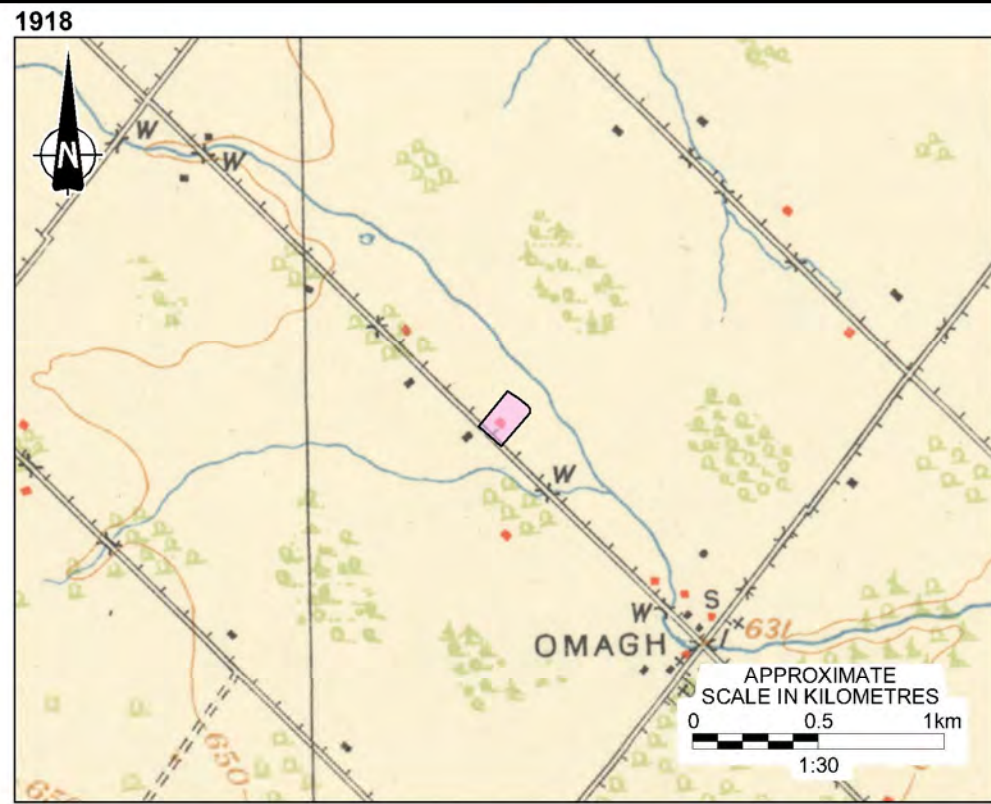
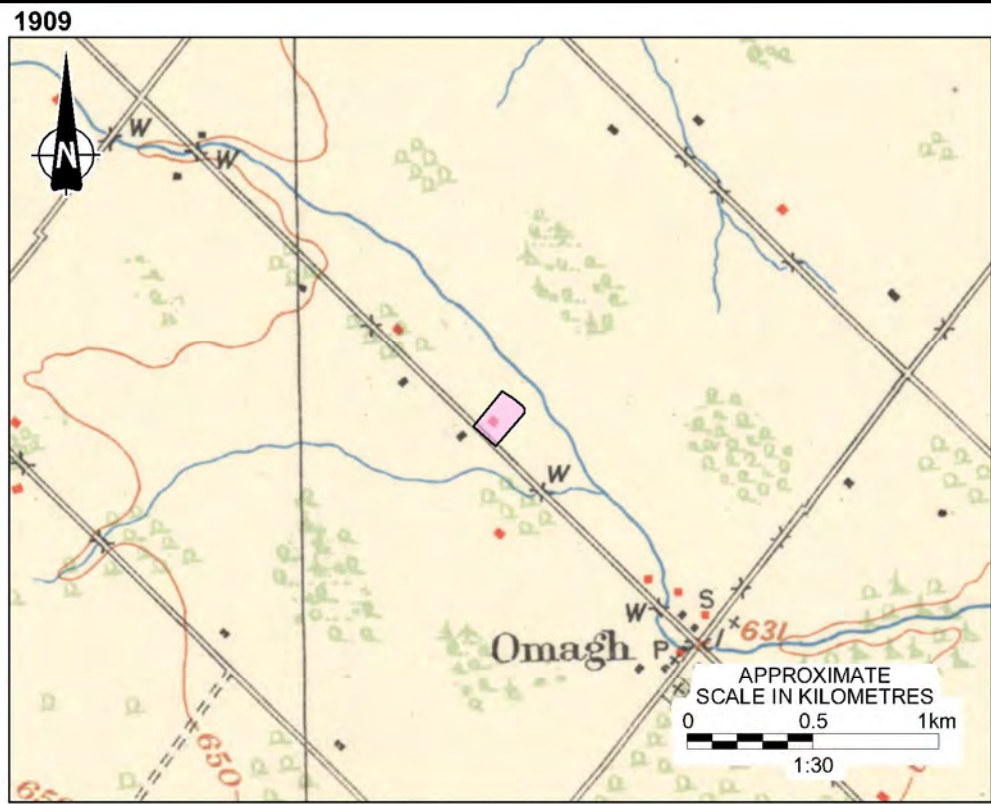
TREMAINE GEORGE R., 1858, TREMAINE'S MAP OF THE COUNTY OF MIDDLESEX. GEORGE C. TREMAINE., TORONTO; AND POPE, J.H. ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, ONTARIO. WALDER & MILES, TORONTO: 1877.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

| | | | |
|-------------|----------|--|----------------------|
| PROJECT | | HERITAGE IMPACT ASSESSMENT BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | |
| TITLE | | SUBJECT PROPERTY OVERLAID ON 1858 AND 1877 MAPS | |
| PROJECT No. | 18106012 | FILE No. | 18106012-1000-R01005 |
| SCALE | NTS | REV. | |
| GOLDER | | DATE | July 10/19 |
| DRWN | AMS | CHECK | |
| | | | FIGURE 5 |

Client: Mattomy Homes Limited
 Drawing File: 18106012-1000-F01006.dwg
 Jul 10, 2019 - 4:54pm
 0
 25mm
 Original Format is Tabloid 279mm x 432mm



LEGEND

APPROXIMATE SUBJECT PROPERTY BOUNDARY

REFERENCE

DRAWING BASED ON DEPARTMENT OF MILITIA AND DEFENSE, BRAMPTON SHEET, 1909;
 DEPARTMENT OF MILITIA AND DEFENSE, BRAMPTON SHEET, 1918;
 DEPARTMENT OF NATIONAL DEFENSE, 1913 (REPRINTED 1931);
 ARMY SURVEY ESTABLISHMENT, R.C.E., HORNBY, 1963; AND
 SURVEY SAND MAPPING BRANCH, DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1973.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

| | | | |
|-------------|--------------------|--|----------------------|
| PROJECT | | HERITAGE IMPACT ASSESSMENT BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | |
| TITLE | | SUBJECT PROPERTY OVERLAID ON 1909-1973 TOPOGRAPHIC MAPS | |
| PROJECT No. | 18106012 | FILE No. | 18106012-1000-R01006 |
| SCALE | AS SHOWN | REV. | |
| DATE | AMS/ZJB July 10/19 | FIGURE 6 | |
| CHECK | | | |
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5.0 EXISTING CONDITIONS

5.1 Setting

The 100-acre property is located on the east side of Fourth Line, approximately 0.3 kilometres south of the Louis Saint Laurent Avenue intersection. The setting along Fourth Line can be characterized as rural, typified by single family dwellings with wide setbacks from the public right-of-way. Traffic along Fourth Line is one lane in each direction with no sidewalks or on-street parking. Apart from suburban development and a secondary school located to the immediate north and northwest, south of Louis Saint-Laurent Avenue has retained much of its agricultural setting (Figure 7).

The property's topography is relatively flat with a slight rise in elevation to the north (197 to 202 m Above Sea Level [asl]). Around the house the ground rises slightly towards the foundations on all sides, and toward the outer edges of the property and driveway (193 to 202 masl). There is a large berm around the northwest corner of the property. Vegetation is sparse, with deciduous trees at the northeast corner and a watercourse cuts through the southwest corner and flows in a southeasterly direction through a concrete culvert on Fourth Line. Another watercourse is located at the northeast corner of the property and flows in southeasterly direction.

Access to the property is via gravel driveway that runs through the centre of the property for approximately 159 m. The house is setback approximately 40 m from the road allowance at the northwest corner (Figure 8) and to the northeast is a large shed. Temporary construction offices have been installed to the south, and vehicles, equipment, and other materials are temporarily stored in the east portion of the property. A lack of trees and vegetation provides relatively clear views of the surrounding area and of the house (Figure 9). The current land use designation for the property is FD: Future Development.



Figure 7: View of Beaty House from the east portion of the property, with the secondary school and suburban development visible in the distance to the right.



Figure 8: View of Beaty House from the northeast corner of the property.



Figure 9: View facing west towards James Snow Parkway South. Beaty House is at far right.

5.2 Built Environment: Beaty House

5.2.1 Exterior

Beaty House is a single-detached, one-storey and five-bay brick dwelling with rectangular plan measuring approximately 12.9 m north-south by 8.63 m east-west (Figure 10 to Figure 16). It stands on a coursed rubble foundation and full basement (Figure 17). The west, north and south façades are clad in a Flemish bond brick and have a buff brick band below the eaves, while the northeast façade is one-in-five common bond brick. There is evidence of plaster on the east corner of the east façade (Figure 18). All façades have buff brick quoins at the corners used to imitate cornerstones of masonry construction and all façades except for the east façade have a dichromatic brick decorative band (Figure 19; Ritchie 1979). An ashlar stone on the top course and plinths are visible on all façades except the east façade (Figure 20).

The low hip roof has a cross gable at the west façade and is covered with asphalt shingles. It features projecting wood eaves with plain and moulded soffit, and wood projecting verges with plain soffit. The cross gable has curvilinear vergeboard (Figure 21). A single stack rug face brick chimney with clay flue is located to the offset front right (Figure 22).

Windows are flat with decorated stone lintels and wood lug sills. All windows have been boarded up and the trim removed. There is evidence in the brick on the north, east and south façades of blinded windows (Figure 23 and Figure 24). A small eyebrow window is located in the cross gable on the west façade and has a yellow brick lug sill.

The single-leaf main entrance is located on the centre of the west façade and has a flat arch head, with a set of straight stairs and no railings leading up to it. It features moulded trim with piers, side lights and a flat transom. A shaped lintel with a carved keystone is located above the door (Figure 25 and Figure 26). A blind entrance is on the east façade and has a different stone lintel than the west entrance (Figure 27).



Figure 10: West or principal façade.



Figure 11: West and south façades.



Figure 12: South façade.



Figure 13: South and east façades.



Figure 14: East façade.



Figure 15: East and north façades.



Figure 16: North façade.



Figure 17: Stone foundation on the east façade.



Figure 18: Plaster evident on the north portion of east façade of Beaty House.



Figure 19: Northeast corner of house and buff brick quoins.



Figure 20: Ashlar stone top course.



Figure 21: Cross gable with curvilinear vergeboard



Figure 22: Brick chimney, with projecting eaves and plain soffit.

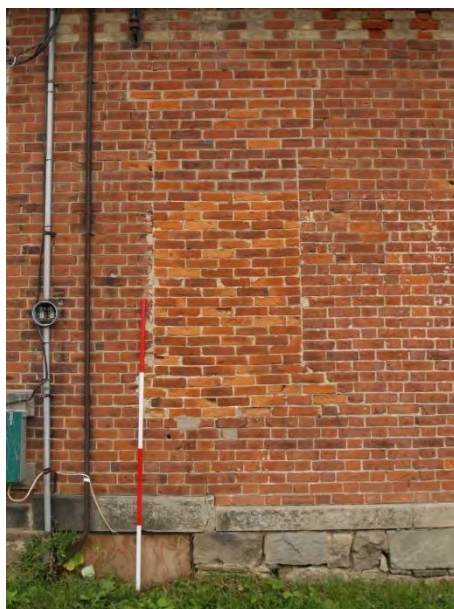


Figure 23: Blind window on south façade.



Figure 24: Covered window on south façade.



Figure 25: Front door with sidelights, transom and stone lintel with mock keystone.



Figure 26: Front door showing wood detailing.



Figure 27: Blind entrance on east façade.

5.2.2 Interior

The interior of Beaty House has a main level, basement and attic. The basement was inaccessible due to flooding. The interior is vacant and has been stripped down to the wooden beams making rooms indistinguishable; however, the room names and some descriptions were informed by Golder's 2013 HIA.

The main entrance on the west façade opens into the former living room, which was the largest room in the house (Figure 28). Two large windows along the west wall feature fluted window casings with medallions (Figure 29). The windows have been replaced but retain the original deep-set, panelled window casing (Figure 30). Centered on the south end wall is a fireplace, with a hearth clad with large decorative stone while the chimney stack is exposed red brick (Figure 31). The hearth has a sandstone veneer with large gray stones and a decorative datestone with the year 1950. A flue for a wood stove is apparent in the exposed red brick, along with a segmental arch.

The entranceways separating each room have retained the original white wood trim. To the north of the east of the living room is a hallway which provides access to the attic and bedroom to the east, a kitchen to the south, a washroom and bedroom to the north, and a bedroom to the west (Figure 32). The hallway has retained the linoleum flooring, although all trim is not original.

The kitchen to the south does not have many distinguishable features, except a window located on the south wall which has wainscoting trim that has been filled with wallpaper (Figure 33). There is a small vestibule or entryway which provides access to the rear of the house and the basement located along the east wall (Figure 34 and Figure 35). The stairway to the basement has also been removed.

Similar to the kitchen, the two bedrooms and washroom east of the hallway have few distinguishable features and has been stripped to the beams (Figure 36). Between the bedroom at the north east corner and the bedroom at the west corner is another fireplace which was previously covered over with plaster material, but brick is now exposed (Figure 37). The west corner bedroom has two windows similar to those in the living room, with less decorative detailing.

Straight wood stairs in the centre of the house across from the main entrance lead to the attic. In the attic is the exposed simple rafter roof and redundant mortices, with the rafters meeting a short ridge beam (Figure 38 to Figure 40). There is little transition between the brick and wood roof (Figure 41).



Figure 28: Main entrance with ripple glass in the transom and sidelights.



Figure 29: View of main entrance and four windows from southeast corner.



Figure 30: West wall window with moulded casing and trim.



Figure 31: Fireplace on south end wall with 1950 datestone on the stone veneer.



Figure 32: Central hallway facing east.



Figure 33: Window with trim and panelling along the south wall.



Figure 34: Rear vestibule with door and access to basement.



Figure 35: View of basement from main storey.

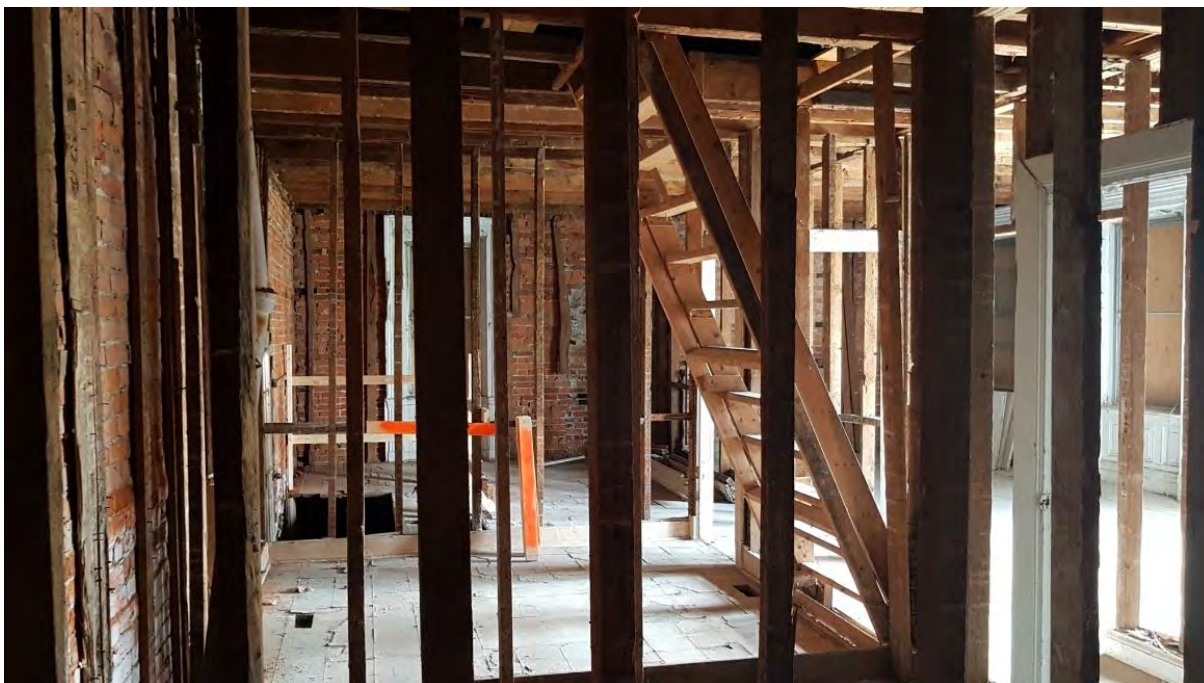


Figure 36: View from one of the bedrooms, showing the washroom, kitchen, another bedroom and stairs to the attic.



Figure 37: Exposed fireplace, partially filled in with brick.



Figure 38: Attic with blind window in the cross gable.



Figure 39: Rafter roof.



Figure 40: Redundant mortices in wood beams of roof.



Figure 41: Lack of transition between brick and wood roof from the interior of the attic.

5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment. As the interior has been stripped down to the beams, it was excluded from this evaluation.

Table 2: Physical Condition Assessment

| Element | Observed Conditions |
|--|--|
| General structure | <ul style="list-style-type: none"> Overall, the house is in fair condition. |
| Roof | <ul style="list-style-type: none"> The asphalt shingle roof is in fair condition. There is evidence of water damage in the attic through saturated wood boards. |
| Rainwater disposal | <ul style="list-style-type: none"> There is only one downpipe at the northeast corner of the house. |
| Walls, foundations & chimneys, exterior features | <ul style="list-style-type: none"> Coursed rubble foundation shows evidence of cracking. Brick walls, in particular the quoins, are in poor condition (Figure 42). |
| Windows & doors | <ul style="list-style-type: none"> All windows have been either boarded up or blinded. Exterior door are in fair condition. |
| Building services | <ul style="list-style-type: none"> The house is currently vacant and thus all services have been disconnected. |
| Site & environment | <ul style="list-style-type: none"> There are some areas of standing water. |
| General environment | <ul style="list-style-type: none"> Overall stable condition. |



Figure 42: Spalling brick at the corners of Beaty House.

5.4 Structural History & Analysis

Four developmental phases could be identified from the structural evidence and historical research. These represent the initial construction (circa 1860), demolition of rear and side wings and second storey (circa 1950s), and the transition of Beaty House from residential to a vacant structure (1960 to 2018).

5.4.1 Phase 1: circa 1860s

The two-storey brick house had been built on the property as early as 1861, when John Beaty resided on the property. Beaty named his family homestead “Ashdale Farm.” Ashdale Farm is illustrated in the *Historical Atlas of the County of Halton* (1877; Figure 43), which depicts a two-storey house with similar features to the present structure, such as the setback, shape, keystone lintels, transom windows above the door, and decorative brickwork. The present structure has one entrance on the northeast façade which has been blinded. Due to the placement of the door frame above the foundation, this was likely an interior doorway to the rear wing visible in the 1877 Atlas. There is further evidence of the rear wing being removed on the northeast façade. Plaster has been used to cover the brick which also appears to be lighter than the rest of the façade (see Figure 14).

As originally designed, Beaty House followed the Italianate style, which was popular in Ontario between 1850 to 1900. A vernacular version of the Italianate style was introduced in Ontario around 1865, when *The Canada Farmer* journal showed a two-storey dwelling with projecting frontispiece and mildly pitched rip roof, described by editors as a straightforward square house. The Italianate style is characterized by dichromatic effects around windows and corners, exaggerated window cornices based on a segmental arch, side gable and hip roofs and tall chimneys (Figure 44). It has a traditional Georgian balance and square shape with more ornamentation and texture, such as eyebrow-like window cornices, heavy roof-cornice brackets and dichromatic brick (Blumenson

1990:59 and 60). The Italianate style can be found throughout the Town of Milton, including 8445 Third Line (Elliot House), 191 Margaret Street (John Sproat House), 1595 Fourth Line and 1501 Fourth Line.

5.4.2 Phase 2: circa 1950s

One critical difference between the 1877 depiction of Beaty House and the present-day structure is that it is currently one-storey. Typically, the reason for removing a storey would be due to damage beyond economic repair, such as in the case of a fire. No indication of a catastrophic event was noted in the inventory of the house or through historical research. The previous owner of Beaty House, Edward Tor, reported to Mattamy that sometime after the Second World War, the owner at that time returned with a war bride who wanted a cottage, not a country mansion. To meet her wish the owner removed the second floor and the rear and side wings to the building to create a cottage-style structure.

Field investigations revealed several indicators that the second-storey had been removed. There are redundant mortices in the wooden beams of the roof and lack of transition between the brick and roof, indicating that the current roof is not original to the structure (Figure 40 and Figure 41). The decorative brick course between the first and second storey depicted in the 1877 Atlas imagery is still visible at the top of the existing structure, and the blinded entranceway on the north façade is also visible in the 1877 Atlas.

5.4.3 Phase 3: 1960 to 2018

This phase includes the transition of Beaty House from residential to a vacant building surrounded by temporary construction sheds. Several changes took place once Mattamy obtained ownership of the property in 2003. As identified in Golder's 2013 HIA, there was a frame bank barn located directly behind the house, which was clad in timber boards. The barn has since been demolished, and several temporary construction sheds have been added surrounding Beaty House. Further, the interior has been stripped to the beams and all interior finishes removed.

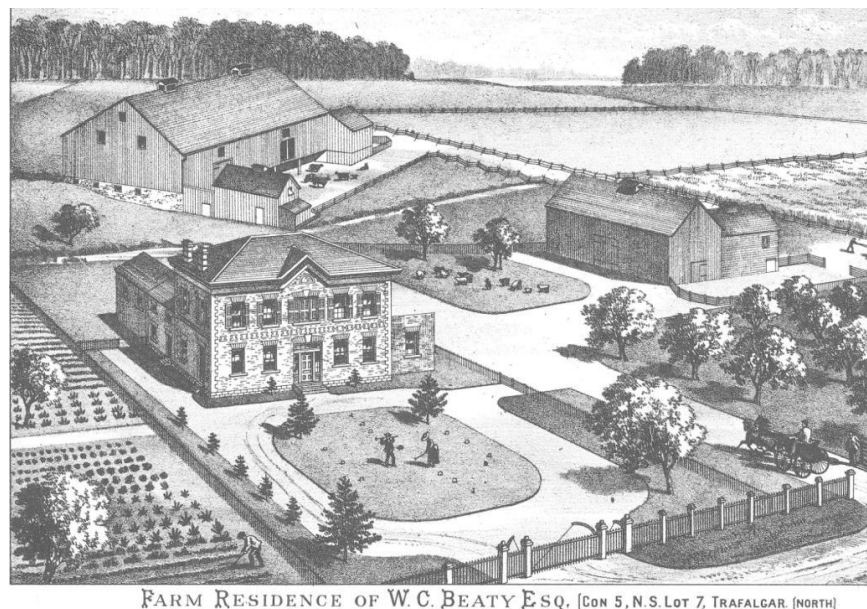


Figure 43: Beaty House circa 1877 (Pope 1877:48).

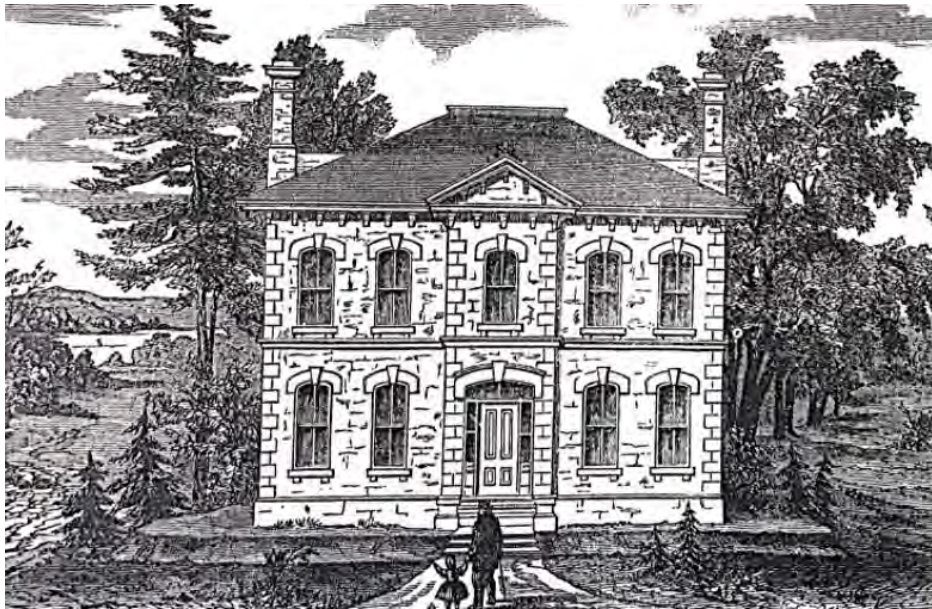


Figure 44: A “model” Italianate-style residence as suggested in the 1865 edition of the *Canada Farmer* (Blumenson 1990:59).

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of ‘wholeness’ or ‘honesty’ of a place. The *MTCS Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for ‘Integrity’ with sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’ to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the house are presented in Table 3 and is considered when determining the CHVI of the property (see Section 6.0). As the interior has been stripped down to the beams, it was excluded from this evaluation.

Table 3: Heritage Integrity Analysis for Beaty House

| Element | Original Material / Type | Alteration | Survival (%) | Rating | Comment |
|----------------|--|---|--------------|------------|--|
| Setting | Similar late 19 th century farmhouses with large side yards and surrounded by orchards. | New suburban development to the immediate north. | 15 | Poor. | There has been a significant amount of development to the immediate north of Beaty House, changing the property and its rural setting to one with little connection to its agricultural past. There are no remaining remnants of the orchards. |
| Site location | Original. | No change. | 100 | Excellent. | The property retains its original siting and setback. |
| Footprint | Rectangular long façade with rear and south additions. | All additions shown in the 1877 Atlas have been removed. | 50 | Fair. | Although none of the additions have been retained, the original rectangular long façade has been retained. |
| Wall | Flemish bond brick and buff brick quoins. | Second storey has been removed. | 50 | Fair. | One storey of the house has been removed. |
| Foundation | Coursed rubble stone foundation. | All additions shown in the 1877 Atlas have been removed. | 50 | Fair. | No further comment. |
| Exterior doors | Wood. | Some doors have been blinded. | 75 | Good. | The exterior main entrance appears to have retained its original wood casings and trim, side lights and transom. |
| Windows | Tall, flat arch head openings with lintels and wood windows. | Some windows have been replaced and either boarded up or blinded. | 45 | Fair. | Windows have been replaced and have been boarded up or blinded. |

| Element | Original Material / Type | Alteration | Survival (%) | Rating | Comment |
|--|--|---|--------------|------------|--|
| Roof | Low hip roof with centre gable. | The roof was updated/replaced in the early to mid 1900s when the second storey was removed. | 0 | Poor. | No further comment. |
| Chimneys | Rug face brick. | Chimneys shown in the 1877 illustration have been removed. | 0 | Poor. | No further comment. |
| Water systems | Metal. | All gutters and downspouts have been replaced. | 0 | Poor. | All gutters and downspouts are not original to the house. |
| Exterior decoration | Detailed brick quoins, shaped lintels. | Some brick quoins have been damaged or have been removed. | 50 | Fair. | The upper storey of the original structure has been removed. |
| Porch/ exterior additions | Rear and side wing. | Additions were once located to the rear and side of the building but were demolished. | 0 | Poor. | The rear and side wing, as visible in the 1877 depiction of the house, have not been retained. |
| Landscape features | Agricultural property. | None of the features depicted in the 1877 Atlas have been retained and outbuildings and field patterns have been removed/altered. | 0 | Poor | No further comment. |
| AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY | | | | 34% | Rating of Fair is based on the original element survival rating of 25 – 50%. |

5.5.1 Results

Overall, Beaty house has a fair level of integrity as there have been substantial changes to the structure since it was constructed in the 1860s and most interior finishes have been removed.

6.0 CULTURAL HERITAGE EVALUATION

From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided below.

6.1 Design or Physical Value

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i> | Yes |
| <p>Rationale: Although the Italianate style is found in other structures in the Town of Milton (i.e. 1505 and 1595 Fourth Line) and was popular from the 1850s to 1900, Beaty House is a unique example of a 19th century Italianate style farmhouse. The two-storey structure has been altered to a one-storey, vernacular style, lacking a tall chimney, cornice brackets and roof cresting. It represents the evolution of design, change in taste and values over the decades of its existence. These changes, for the most part, have not diminished the architectural details such as the side gable roof, dichromatic brick quoins and wide entrance with transom and sidelights. As noted by McIlwraith (1983;112), growth and change in Ontario occurred by a process in which building forms were continually adjusting to evolving circumstances. Beaty House represents a 'county mansion' constructed in 1860 which was altered to a cottage style house after the Second World War, based on changes in preference and lifestyles.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(ii) Displays a high degree of craftsmanship or artistic merit;</i> | Yes |
| <p>Rationale: The property displays a high degree of craftsmanship or artistic merit in its:</p> <ul style="list-style-type: none"> ■ Flemish bond masonry with buff brick quoins and string course detailing; ■ Stone lintels and lug sills; and, ■ Wood framing for transom and sidelights on the main entrance and panelled and moulded interior architraves. | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(iii) Demonstrates a high degree of technical or scientific achievement.</i> | No |
| <p>Rationale: Beaty House does not demonstrate a high degree of technical or scientific achievement. It is a residential house form, one storey in height with no elements to demonstrate technical or scientific endeavours or achievements.</p> | |

6.2 Historical or Associative Value

| Criteria | Meets Criteria (Yes/No) |
|---|-------------------------|
| <i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i> | Yes |
| <p>Rationale: Historical research identified that the property at 1211 Fourth Line has direct associations with the Beaty family, one of the first Euro-Canadian settlers of the historical Omagh community. The house was constructed by John Beaty circa 1860s and remained in the Beaty family until the early 20th century. The Beaty family were significant to the community as John and his wife Elizabeth Stewart founded the Church of Christ in Omagh. John and Elizabeth's son, William Crawford Beaty, served as the first postmaster (1853-1859) for the village of Omagh, elected Secretary-Treasurer of the Trafalgar Agricultural Society and Secretary-Treasurer of the County Agricultural Society, served as a member of Trafalgar Council and Deputy Reeve. He was also the first preacher at Church of Christ.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|---|-------------------------|
| <i>(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</i> | No |
| <p>Rationale: Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the former Township of Trafalgar (North) or the culture of the area.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|---|-------------------------|
| <i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i> | No |
| <p>Rationale: The property does not reflect the work of a significant or known architect, artist, builder, designer or theorist who is significant to the community.</p> | |

6.3 Contextual Value

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(i) Is important in defining, maintaining or supporting the character of an area;</i> | Yes |
| <p>Rationale: The setting along Fourth Line can be characterized as rural, typified by single family dwellings with wide setbacks from the public right-of-way. Apart from suburban development and a secondary school located to the immediate north and northwest, south of Louis Saint-Laurent Avenue has retained much of its agricultural setting.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(ii) Is physically, functionally, visually or historically linked to its surroundings;</i> | Yes |
| Rationale: Beaty House is physically and visually linked to its original 100 acre property, granted by the Crown to John Beaty in 1825. | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(iii) Is a landmark.</i> | No |
| Rationale: The property is not considered a landmark within the community due to its small-scale and lack of visibility from the public right-of-way. | |

6.4 Evaluation Results

The preceding evaluation determined that the property *has* cultural heritage value or interest (CHVI) as it meets all criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI is proposed below.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property – 1211 Fourth Line

Beaty House is located at 1211 Fourth Line in the Town of Milton, Ontario. The property is bound by Fourth Line to the west, Britannia Road to the south, James Snow Parkway to the east and Louis Saint Laurent Avenue to the north. Beaty House is surrounded by agricultural land with new suburban development to the north.

6.5.2 Statement of Cultural Heritage Value or Interest

The property at 1211 Fourth Line is of cultural heritage value or interest for Beaty House, which has design or physical value, historical or associative value and contextual value. Constructed around 1860 as a two-storey Italianate style farmhouse, Beaty House was part of a large farm run by the Beaty family, who were among the first Euro-Canadian settlers of the nearby community of Omagh and who were instrumental in its development. So successful what the Beaty farm that is was depicted in the 1877 *County Atlas* with an estate like setting surrounded by large outbuildings, livestock, and orchards.

Today, the house is only a single-storey, the result of a major alteration reputedly after the Second World War. However, it retains its low hip roof with cross gable, decorative string course and quoins of buff brick, windows and central entrance with stone lintels and sills, and a door framed by a transom and sidelights. Currently the property also has contextual value as it maintains the historical rural and agricultural setting of the area.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include Beaty House with its:

- Flemish bond masonry with buff brick quoins and string course detailing;
- Stone lintels and lug sills; and,
- Wood framing for transom and sidelights on the main entrance and panelled and moulded interior architraves.

7.0 IMPACT ASSESSMENT

7.1 Proposed Development

Mattamy is proposing to develop the property as a subdivision called the Bayview Lexis. The property is included in the Bayview Lexis component of the subdivision plan (APPENDIX B).

The plan for Beaty House and adjacent lands include the construction and establishment of:

- Single-family houses and townhouses;
- Schools and parks;
- New collector and community roads;
- Stormwater ponds;
- Tributary woodland/wetland areas;
- Water, sewer, and power infrastructure; and,
- Relocation of Beaty House to a new lot at the northwest corner of the subdivision.

7.2 Assessment of Adverse Impacts

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MTCS *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MTCS *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 4. Conservation measures are recommended where an impact is identified.

Table 4: Assessment of direct and indirect adverse impacts

| Potential direct and indirect adverse impact | Analysis of Impact | Summary of Impact without Mitigation |
|---|---|--|
| <p>Destruction of any, or part of any, significant heritage attributes or features.</p> | <p>The proposed subdivision plan involves relocating Beaty House. The building could be damaged during the relocation effort and construction phase through accident or faulty procedure. Construction activity including use of heavy equipment and potential excavation adjacent to the property has potential to cause limited and temporary vibration impacts to Beaty House.</p> <p>These impacts can be mitigated through construction controls such as a communication plan, controls and vibration monitoring, protection plan and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p> | <ul style="list-style-type: none"> ■ If controls are not followed during relocation, major impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |
| <p>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</p> | <p>The proposed development will alter the surrounding environment of the property by changing it from rural to a suburban neighbourhood. Population density will be higher and there will be increased traffic from the new roads. The surrounding agricultural land will be significantly altered.</p> <p>However, Beaty House will be relocated to the northwest corner of the subdivision where it will maintain a visual relationship to Fourth Line, a protected character road. Impacts to the setting can be mitigated through design. Beaty House should be moved to a large property to maintain the rural character of the home and will need to be renovated to accommodate future use. A Heritage Conservation Plan intended to conserve heritage attributes can mitigate adverse effects from rehabilitation. Further, new construction around Beaty House should be compatible with the house and follow design guidance from the Bristol Survey Secondary Plan.</p> | <ul style="list-style-type: none"> ■ Moderate impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |
| <p>Shadows created that alter the appearance of a</p> | <p>The construction of new single-family houses, townhouses and utilities adjacent to Beaty House will impact the property's heritage attributes</p> | <ul style="list-style-type: none"> ■ Moderate impact that is: |

| Potential direct and indirect adverse impact | Analysis of Impact | Summary of Impact without Mitigation |
|--|---|--|
| <p>heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p> | <p>through shadows and alter the appearance of its setting. This can be mitigated through design. The proposed northwest lot will require large setbacks and sideyards, with new construction located a sufficient distance from Beaty House, to mitigate impacts from shadows.</p> | <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |
| <p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.</p> | <p>The connection between Beaty House and the property’s rural, agricultural past has been altered by adjacent suburban development over the past few decades. However, by locating the building at the northwest corner of the subdivision, the visual relationship with Fourth Line will be maintained. Relocating the building and incorporating it into the subdivision design has potential to draw new interest and appreciation for Beaty House and the history of the Beaty family.</p> | <ul style="list-style-type: none"> ■ No impact. ■ Relocation will maintain visual relationship with Fourth Line. |
| <p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</p> | <p>No significant views or vistas within, from or to Beaty House were identified during field investigations or historical research.</p> | <ul style="list-style-type: none"> ■ No impact. |
| <p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.</p> | <p>The land use of the property and surrounding area has already changed to Future Development (FD) Zone under the Town’s Urban Zoning. The residential land use of the area, as was practiced historically, will remain unchanged. However, the rural, agricultural character of the area will change to suburban.</p> | <ul style="list-style-type: none"> ■ Minor impact: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |

| Potential direct and indirect adverse impact | Analysis of Impact | Summary of Impact without Mitigation |
|---|--|--|
| <p>Land disturbances such as a change in grade that alters soils and drainage patterns that may affect a cultural heritage resource.</p> | <p>Extensive land disturbances will occur if the proposed subdivision proceeds. During the construction phase, heavy equipment work within 60 m of Beaty House could result in infrequent, site-specific vibration impacts ranging in severity. Construction vibration, grade changes, road construction and increased traffic will potentially impact Beaty House. However, adverse impacts from land disturbance are expected to only last during the construction phase.</p> <p>If mitigation measures such as standard drainage, site grading and vibration monitoring are implemented, any land disturbances due to construction will be unlikely to impact the property. A Heritage Conservation Plan can also mitigate the impacts of relocation.</p> | <ul style="list-style-type: none"> ■ Without mitigation, potential for major impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |

7.2.1 Results of Impact Assessment

The preceding assessment has determined that without conservation or mitigation measures, the proposed subdivision plan:

- Will result in major direct and indirect impacts to the identified heritage attributes of Beaty House.

An options analysis of potential mitigation strategies is provided in the following section.

7.3 Consideration of Alternatives

Four mitigation options were considered to avoid or reduce any adverse impacts to the property:

- 1) Preserve and maintain as-is: retain the property and Beaty House unaltered;
- 2) Preserve and maintain Beaty House on reduced, residential lot within the proposed subdivision;
- 3) Relocate Beaty House to a new residential lot at the northwest corner of the proposed subdivision;
- 4) Relocate Beaty House to a new residential lot adjacent to greenspace areas within the proposed subdivision;
or
- 5) Relocate to another rural property.

An options analysis for each mitigation option is provided in the subsections below.

7.3.1 Option 1: Preserve and retain *in situ*

This option involves retaining all structures, features and boundaries of the property in their current state and not proceeding with the proposed subdivision plan.

Advantages: This is generally the most preferred of conservation options since – through minimal intervention – it has the highest potential for retaining all heritage attributes of the property.

Disadvantages: Preservation is not a ‘do nothing’ approach: to ensure the building does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors. As identified in the MTCS *Eight Guiding Principles* (2007), maintenance is required to ensure future restoration is not necessary and to avoid major conservation projects which can be costly. Development surrounding Beaty House would be significantly constrained and it may prove difficult to maintain the building without an active use. The area has been zoned as FD: Future Development, therefore development of the area has been intended and expected by the Town.

Feasibility: This option is not feasible because of the:

- High expense to stabilize, preserve and maintain Beaty House;
- The reduction in economic and commercial viability of the property; and,
- Difficulty for long-term sustainability since some potential property purchasers find minimal intervention as imposing too many constraints on future development.

7.3.2 Option 2: Preserve and maintain Beaty House on reduced, residential lot within proposed subdivision.

This option considers retaining the Beaty House in its current state but proceeding with the subdivision plan. Beaty House would be relocated to a reduced, residential lot within the proposed subdivision.

Advantages: This option would retain all of the heritage attributes of Beaty House at its original location. It has the highest potential of retaining all heritage attributes of the property

Disadvantages: As noted above, preservation is not a ‘do nothing’ approach. Beaty House risks total loss if a systematic monitoring and repair program is not implemented as the building would not be in active use. A reduced lot might make adaptive reuse of the building in the future challenging. Development surrounding Beaty House would be significantly constrained and it may prove difficult to maintain the building without an active use. The area has been zoned as FD: Future Development, therefore development of the area has been intended and expected by the Town. Relocation may put Beaty House at risk of being damaged or lost entirely.

Feasibility: This option was determined to not be feasible due to:

- The reduction in economic and commercial viability of the property; and,
- Difficulty for long-term sustainability.

7.3.3 Option 3: Relocate Beaty House to new residential lot at northwest corner of proposed subdivision.

This option considers relocating Beaty House to a smaller lot at the northwest corner of the proposed subdivision and rehabilitating the structure for new use (see Figure 45).

Advantages: The Town’s Official Plan (Section 2.10.3.20) requires new development which is located in or near heritage resources to study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits. As outlined in the Canada’s Historic Places *Standards and Guidelines*, rehabilitation and re-use can ‘revitalize’ a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. Beaty House was found to be in good condition with a high level of integrity. This would keep Beaty House close to its original location and retain its visual relationship with Fourth Line, as illustrated in the 1877 County Atlas. It would also create a gateway feature to the new subdivision, which should be designed to be compatible with the Beaty House.

Disadvantages: Adapting the building for residential use may still prove difficult given the number of heritage attributes and incorporating the structure into new development will introduce further design constraints; the impacts of shadow, differences in scale, orientation and setback and architectural compatibility will all have to be considered. Relocation may put Beaty House at risk of being damaged or lost entirely.

Feasibility: This option was determined to be the most feasible as:

- The house is in overall good condition with high integrity; and,
- It will assist in meeting the character road objectives for Fourth Line as identified in the Town’s *Official Plan*.

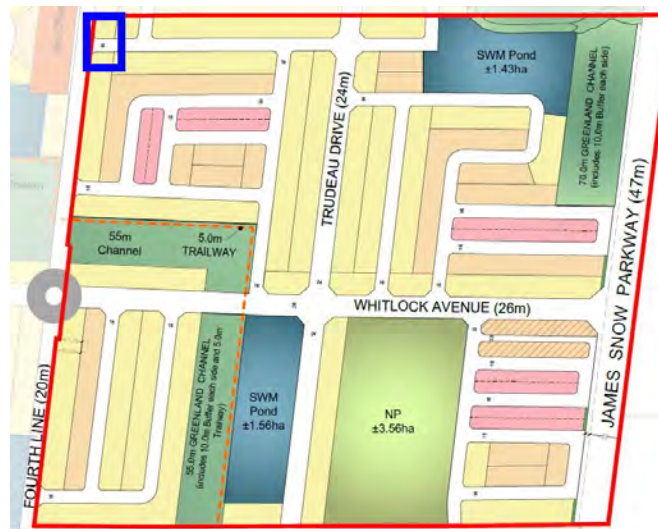


Figure 45: Bayview Lexis proposed subdivision, with suggested location of Beaty House identified in blue.

7.3.4 Option 4: Relocate to property within the proposed subdivision and backing on to greenspace.

Under this option, Beaty House would be relocated and reinstated to a property within the subdivision which backs onto greenspace.

Advantages: The Town's Official Plan (Section 2.10.3.20) requires new development which is located in or near heritage resources to study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits. The relocation of Beaty House will ensure the long-term protection of the structure.

Disadvantages: Relocation may sever the historical relationship of Beaty House with its rural setting and Fourth Line. The building could be damaged during minor or major accidents during the relocation effort and would involve the removal of powerlines.

Feasibility: This option is not desirable because:

- It would sever the connection with Fourth Line and connection with original property;
- It involves removing powerlines and risks loss of Beaty House; and,
- Beaty House would no longer have a prominent location along Fourth Line.

7.3.5 Option 5: Relocate to another rural property.

This option involves relocating Beaty House and reinstating it to a surrounding similar to its historical setting on a rural, agricultural lot.

Advantages: The Town's Official Plan (Section 2.10.3.20) requires new development which is located in or near heritage resources to study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits. The relocation of Beaty House will ensure the long-term protection of the structure and will reinstate it to its historical rural setting.

Disadvantages: Although it would retain the rural setting of Beaty House, relocation to a rural property within the Town will sever the historical relationship of the building with Fourth Line. The building could be damaged during minor or major accidents during the relocation effort and would involve the removal of powerlines.

Feasibility: This option was determined to be not be feasible because:

- It would sever the connection with Fourth Line and connection with original property.

7.4 Mitigation & Conservation Recommendations

Based on the preceding analysis, Golder recommends to:

- Relocate Beaty House to a new residential lot at the northwest corner of the proposed development

To achieve this option, the following mitigation measures are required:

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town's *Terms of Reference: Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Beaty House prior to, during, and after the relocation effort;
- Monitor for vibration during adjacent construction.
 - Continuous ground vibration monitoring should be carried out near the foundation of Beaty House prior to relocation using a digital seismograph. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- Rehabilitate Beaty House for residential use
 - To accommodate a residential use, a lot should be chosen which is large enough to accommodate any expansion in the future if required.

Long-term Conservation Actions

- Designate Beaty House and its associated new property parcel under Part IV of the *Ontario Heritage Act*;
- Officially name the building “Beaty House” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Beaty House be added to the Canada’s Historic Places *Canadian Register of Historic Places* (CRHP).

8.0 SUMMARY STATEMENT & RECOMMENDATIONS

In July 2018, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to update Golder's 2013 Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton, Ontario ('the property'). The 100 acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House.

Mattamy is proposing to subdivide the property and adjacent lands to develop it for single-family houses, townhomes, schools, and parks as part of the Bayview Lexis subdivision. The development will also involve laying new collector and community roads, and water, sewer, and power infrastructure. Since the property is listed as a heritage property by the municipality, this HIA was required as part of Mattamy's subdivision plan submission.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that

- The Beaty House has cultural heritage value or interest as an unique example of a two-storey 19th century Italianate style residence later altered to be a single-storey, and for its historical association with the locally important Beaty family; and,
- The proposed development will directly and indirectly impact the property's heritage attributes through alteration.

To ensure the long-term sustainability and use of Beaty House as a valued built heritage resource, Golder recommends to

- Relocate the house to a new lot in the proposed development:

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town's *Terms of Reference: Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Beaty House prior to, during, and after the relocation effort;

Long-term Conservation Actions

- Designate Beaty House and its associated new parcel under Part IV of the *Ontario Heritage Act*;

- Officially name the building “Beaty House” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Beaty House be added to the Canada’s Historic Places *Canadian Register of Historic Places* (CRHP).

Signature Page

Golder Associates Ltd.



Henry Cary, Ph.D., CAHP
Cultural Heritage Specialist



Michael Teal, M.A.
Associate, Senior Archaeologist

HC/HD/MT/cr/ly

[https://golderassociates.sharepoint.com/sites/30345g/deliverables/revised hias/beaty house/18106012-1000-r01-rev0 final beaty house hia_21jan2020.docx](https://golderassociates.sharepoint.com/sites/30345g/deliverables/revised%20hias/beaty%20house/18106012-1000-r01-rev0%20final%20beaty%20house%20hia_21jan2020.docx)

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APPENDIX A

Land Registry Records

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|-------------|------------|------------------|-----------------|---|------------------------------------|-------|--|
| | Patent | 11 April 1825 | | Crown | John Beaty | 100 | SW ½ |
| 3842 | B & Sale | 8 Nov 1825 | 17 Nov 1846 | James Beaty | John Beaty | 100 | NE ½ |
| [illegible] | B & Sale | 11 Jan 1859 | 13 Jan 1859 | John Beaty wife | Stewart Beaty | 100 | E1/2 |
| 2775M | Release | 21 April 1879 | 20 June 1879 | Robert Beaty, Catharine Earl, wife of James C. Earl. James Beaty, the younger, Mary [illegible], widow, Elizabeth Robinson, wife of Henry Robinson, Margaret McCarluey, wife of William McCarluey, Martha [illegible], Rebecca Beaty, spinster, all the surviving sons and daughters of the late John Beaty except Sarah Paton, wife of John Paton the party hereafter named of the third part of the first [illegible]. The said James C. Earl, Henry Robinson and William McCartney of the Second Part. | William C. Beaty of the Third Part | 100 | W ½ of Lot 7. ...also the interest of [illegible] said party of the third part of [illegible] 20 acres of wood land of the east ½ of [illegible] lot as described in and reserved in deed made by the said John Beaty in his lifetime to Stewart Beaty another son since deceased. |
| 2776 | Release | 25 April 1879 | 20 June 1879 | Sarah Paton, wife of John Paton one of the daughters of | William C. Beaty of the Third Part | 100 | W ½ of Lot 7 |

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|-------|--------------------------------|---------------|---------------|---|---|-------------------|--|
| | | | | the late John Beaty, deceased. [illegible] hereinafter named of the third part of the first part. The said John Paton of the second part. | | | |
| 3165 | Pro of Will | 25 Dec 1865 | 5 July 1881 | John Beaty | [Illegible] | [illegible] | [illegible] |
| 3169N | Mortgage | 2 Feb 1881 | 5 Feb 1881 | William C. Beaty & Wife | Peter McCulloch | 50 | N ½ of W ½ |
| 6482U | Mortgage | 22 Nov 1899 | 5 Jan 1895 | William C. Beaty & Wife | Robert Beaty | \$4230 | 100 acres W ½ [illegible] |
| 7863 | Pro of Will | 12 March 1900 | 22 Feb 1902 | Peter McCulloch | Agnes McCulloch | | N ½ of W ½ |
| 8690 | Not. Of [illegible] & sale | 26 Jan 1896 | 27 Sept 1905 | Peter McCulloch | William C. Beaty, Elizabeth Beaty, Robert Beaty & Mathew Clements | \$3000 + interest | 50 acres N ½ and W ½ |
| 8691 | Conveyance under Power of Sale | 26 Sept 1905 | 27 Sept 1905 | Agnes McCulloch | John Albert Slacer | \$3500 | 50 acres of N ½ and W ½ |
| 9355 | B&Sale | 16 April 1908 | 16 April 1908 | John Albert Slacer | William Hadley Slacer | \$3500 | 50 acres N ½ of W ½ + [illegible] covenant |
| 10135 | Release | 23 Nov 1910 | 25 Nov 1910 | John Slacer + Maria Slacer + John A. Slacer | William Hadley Slacer | [illegible] \$975 | 50 acres N ½ of W ½ |

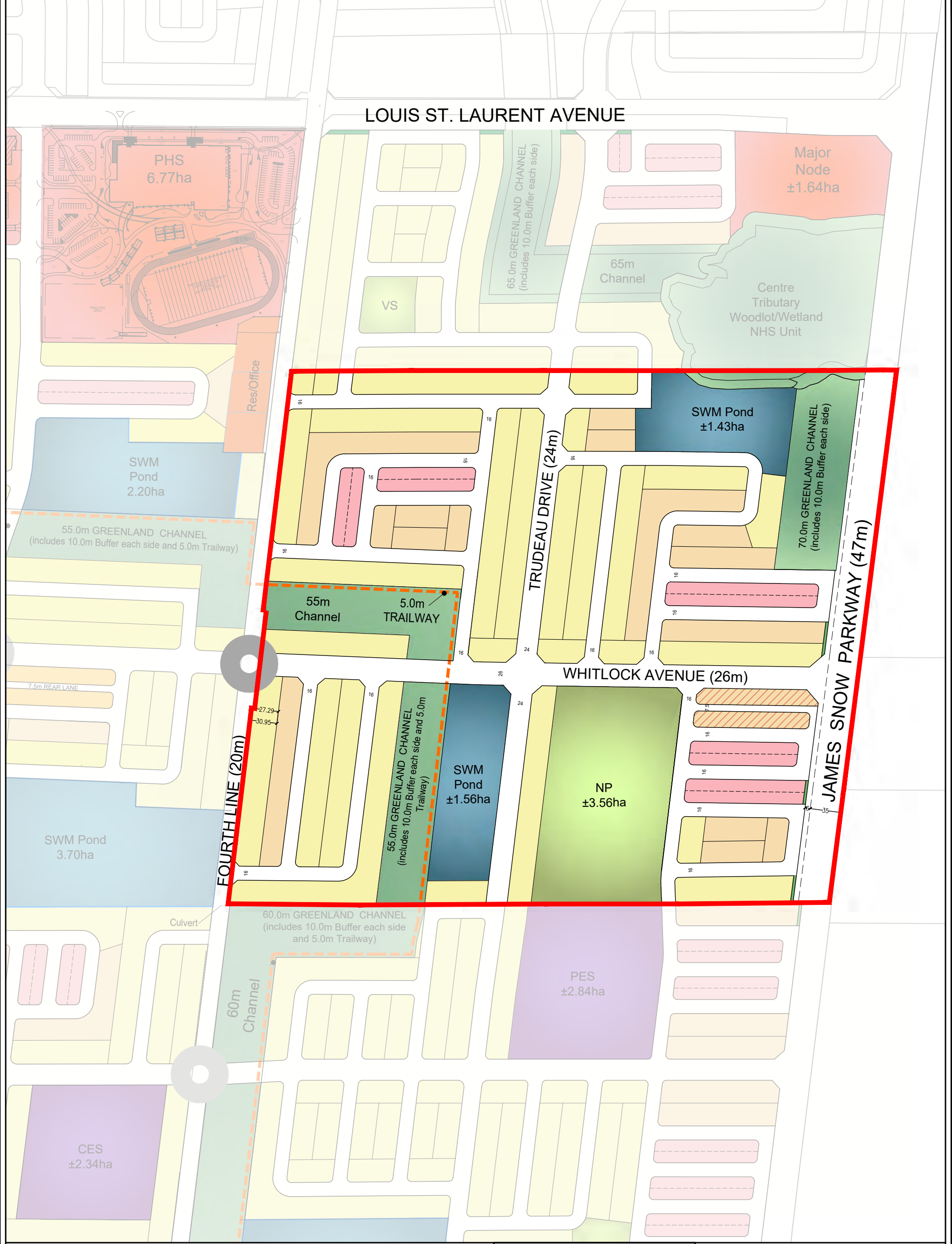
| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|--------|------------|---------------|---------------|---|---------------------------------|-------------|---|
| 12583 | Grant | 30 March 1918 | 2 April 1918 | William Hadley Slacer + wife | Clifford Clarridge | \$6000 | 50 acres of W ½ of SW ½ |
| 13698 | Grant | 8 March 1921 | 9 March 1921 | Clifford Clarridge + wife | James Irvine Devlin | \$9520 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 14552 | Grant | 26 March 1923 | 26 March 1923 | James Irvine Devlin + wife | James Devlin | \$9500 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 15029 | Grant | 28 May 1924 | 28 June 1924 | William H. Devlin + Samuel Thomas Devlin, exors. Of will of James Devlin and Ellen Devlin | Said Samuel Thomas Devlin | [illegible] | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 16184 | Grant | 6 Oct 1927 | 12 Oct 1927 | Samuel Thomas Devlin + wife | James O'Connor | \$8500 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 21850 | Grant | 2 Jan 1947 | 3 Feb 1947 | James O'Connor + wife | William H. Devlin | \$6200 | 100 acres SW ½ |
| 221850 | Grant | 19 Jan 1947 | 27 Aug 1947 | William H. Devlin + wife | The Director, Veterans Land Act | \$4800 | SW ½ |
| 451 | By-law | 1 May 1950 | 31 May 1950 | Re: Planning Act | | | |
| 244620 | Grant | 2 March 1954 | 10 March 1954 | The Director, Veterans Land Act | John Donald Devlin | \$4800 | 100 SW ½ |
| 294630 | Grant | 10 March 1951 | 10 March 1954 | John Donald Devlin | William H. Devlin | [illegible] | 100 SW ½ |

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|--|----------------|---------------|---------------|--------------------------------------|--|-----------|---|
| 294630 | Grant | 10 March 1954 | 10 March 1954 | William H. Devlin + wife | [illegible] Peterson + Ebba Peterson | \$16000 | 100 acres SW ½ |
| 77239 | Grant | 25 March 1958 | 10 Apr 1958 | [illegible] Peterson + Ebba Peterson | Edward Tor + Joseph [illegible] | \$2 + C | 100 acres of SW ½ |
| 84551 | Grant | 14 Aug 1958 | 20 Aug 1958 | Joseph [illegible] | Edward Tor | \$1 | 100 acres SW ½ |
| 101116 | Grant | 17 July 1959 | 13 Aug 1959 | Edward Torr + wife | The Corporation of the Township of Traf. | \$5 | Pt. Lot 7 [illegible] |
| <i>October 18, 1961 Amalgamation of Oakville – Trafalgar</i> | | | | | | | |
| 311235 | Grant | 13 July 1970 | 21 April 1971 | Edward Tor + wife | Edward Tor + Lucy Tor, his wife, joint tenants | \$2 NLA | SW ½ lot 7 (100 acres) |
| 20R-5728 | Reference Plan | | 27 April 1982 | | | | See plan re: 311235 and 101115 |
| 564802 | Agreement | | 15 Oct 1982 | The Regional Municipality of Halton | Edward Torr and Lucy Torr | Covenants | See plan re: 311235 and 101116. Pt. SW 1/2, des. Pts 1 and 2 on 20R-5728. |
| 601224 | Release | | 13 June 1984 | The Regional Municipality of Halton | Edward Torr and Lucy Torr | | Agreement #564802 |
| 601225 | Grant | | 13 June 1984 | Edward Torr and Lucy Torr | Alfred J. Tor and Susan M. J.T. | | Part SW ½ des. As Part 1 on 20R-5728 |
| 20R-8701 | Reference Plan | | 25 May 1988 | | | | Part 1 re: 311235 |

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|--------|------------|-------|-----------------|----------------------|---------------------------------|-----------------|--|
| 695686 | Grant | | 30 June 1988 | Edward and Lucy Torr | 781240 Ontario Ltd. in trust | \$1,110,65 9 | Part SW ½ des as part 1 on 20R-8701 |
| 727622 | Transfer | | 89 09 06 | 781240 Ontario Ltd. | 849669 Ontario Ltd. | \$4,442,63 6 | Part SW ½ des as Pt 1 20R- 8701 |

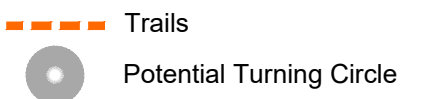
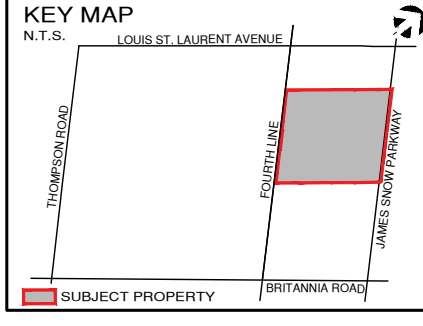
APPENDIX B

Proposed Plan of Subdivision



Mattamy (Brownridge) Limited
BAYVIEW LEXIS
 Preconsultation Concept - Revised

| Proposed Dwelling Type | Approximate Unit Count | Approximate SDE |
|------------------------|------------------------|-----------------|
| Singles | 383 | 383.0 |
| Towns | 210 | 153.3 |
| Back-to-Backs | 172 | 86.0 |
| Lane Based Towns | 36 | 26.3 |
| Total | 801 | 648.6 |



Scale 1:4000
 May 23, 2019



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 info@korsiak.com



golder.com

REPORT**Heritage Conservation Plan**

The Beaty House, 1211 Fourth Line, Town of Milton, Halton Region, formerly southeast half Lot 7, Concession 5, Trafalgar Township (North), Halton County, Ontario

Submitted to:

Jon Rafter, Senior Land Development Manager, GTW Division

Mattamy Homes (Canada)
433 Steeles Avenue East
Milton, ON
L9T 8Z4

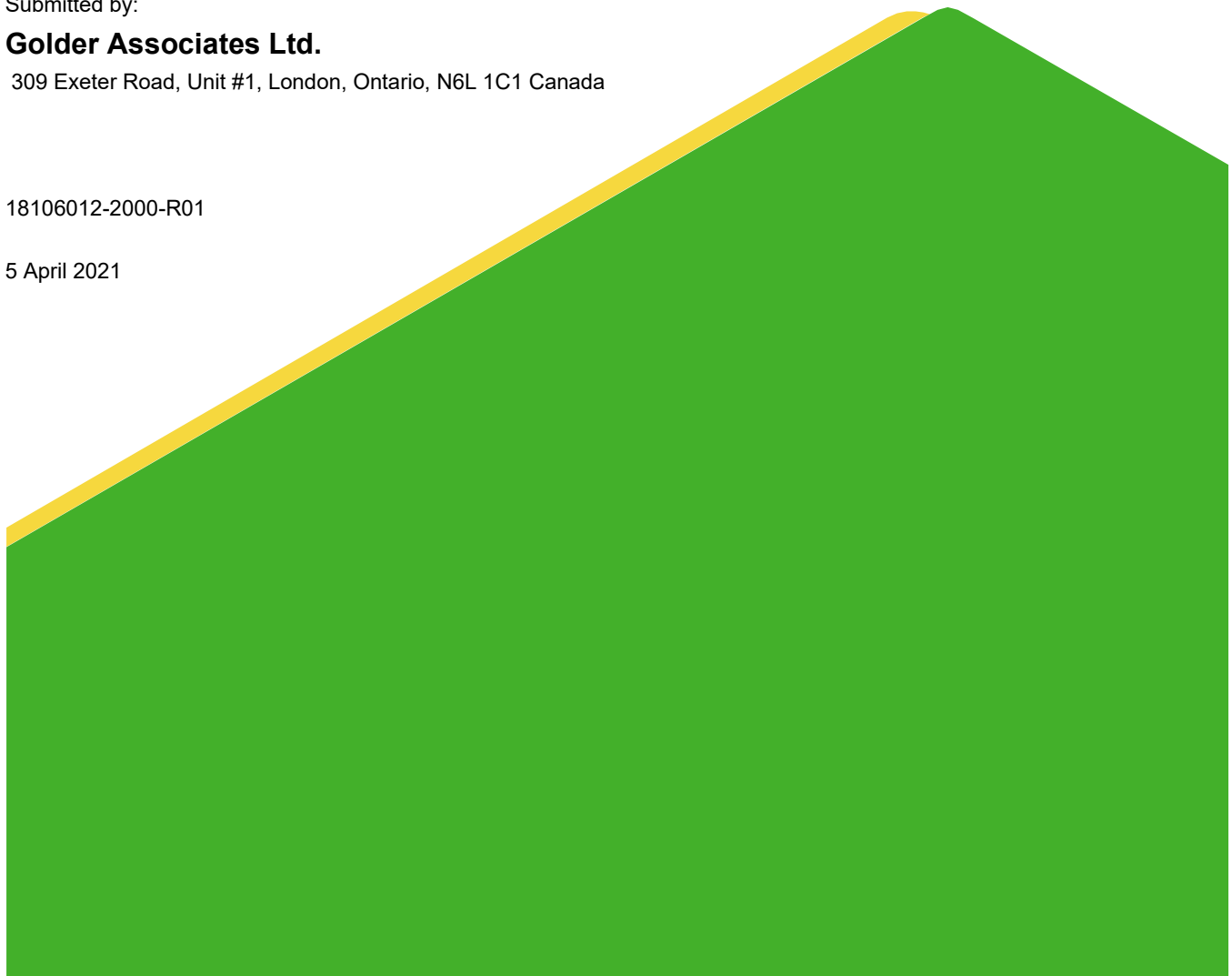
Submitted by:

Golder Associates Ltd.

309 Exeter Road, Unit #1, London, Ontario, N6L 1C1 Canada

18106012-2000-R01

5 April 2021



Distribution List

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Acknowledgements

Sedgwick Marshall Heritage Homes Ltd. Mandy Sedgwick
Mirella Marshall

Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In January 2020, Mattamy Homes Canada (Mattamy) retained Golder Associates Ltd. (Golder) to complete a Heritage Conservation Plan (HCP) for the property at 1211 Fourth Line in the Town of Milton, Region of Halton, Ontario. The 100-acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House. Originally two storeys in height and built in the Italianate style, the house was reduced to a single storey at some point after World War II.

Golder initially evaluated the property for Mattamy in July 2013 as part of a heritage impact assessment (HIA) for a proposed subdivision, then produced an updated HIA in January 2020 as part of a new application for the Bayview Lexis subdivision. The 2020 HIA recommended that Beaty House be relocated to a new residential lot within the proposed subdivision, be rehabilitated and adaptively re-used as a residence, then designated under Part IV of the *Ontario Heritage Act*. To guide these actions, Golder recommended that Mattamy commission an HCP. Golder initiated the HCP once the 2020 HIA had been approved by the Town.

Following international, federal, provincial and municipal guidance, this HCP takes an understanding, planning and intervening approach to conservation, with goals to:

- ***Conserve the Beaty House as a modified mid-19th century Italianate brick house with cultural heritage significance to the community***
- ***Adaptively re-use the Beaty House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

To achieve these goals, Golder has recommended sixteen stabilization, rehabilitation, restoration, and preservation strategies in this HCP to be implemented in three phases over the next two years, beginning with lifting and moving Beaty House in April 2021 (see Sections 5.0 and 6.0).

Study Limitations

Golder has prepared this report in a manner consistent with standards and guidelines developed by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, the Ontario Heritage Trust, and Canada's Historic Places, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Mattamy Homes Canada (the Client). The factual data, interpretations and recommendations pertain to as specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's expressed written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDICES

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Heritage Impact Assessment, Beaty House, 1211 Fourth Line, Town of Milton, Ontario. Golder Associates Ltd., 21 January 2020

APPENDIX B

Structural Report for Beaty House, Milton – B-design Engineering Services Inc., 2 March 2021

APPENDIX C

Sedgwick Marshall Heritage Homes, The Beaty House, Project No. 2004: Working Drawings, February 22, 2021

APPENDIX D

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APPENDIX E

Site Grading Plan of Block 172, Registered Plan 20M [Pending], Regional Municipality of Halton, Street C, Town of Milton – Cunningham McConnell Limited

1.0 INTRODUCTION

In January 2020, Mattamy Homes Canada (Mattamy) retained Golder Associates Ltd. (Golder) to complete a Heritage Conservation Plan (HCP) for the property at 1211 Fourth Line in the Town of Milton, Region of Halton, Ontario (Figure 1). The 100-acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House. Originally two storeys in height and built in the Italianate style, the house was reduced to a single storey at some point after World War II.

Golder initially evaluated the property for Mattamy in July 2013 as part of a heritage impact assessment (HIA) for a proposed subdivision, then produced an updated HIA in January 2020 as part of a new application for the Bayview Lexis subdivision (APPENDIX A). The 2020 HIA recommended that Beaty House be relocated to a new residential lot within the proposed subdivision, be rehabilitated and adaptively re-used as a residence, then designated under Part IV of the *Ontario Heritage Act*. To guide these actions, Golder recommended that Mattamy commission an HCP. Golder initiated the HCP once the 2020 HIA had been approved by the Town. It is anticipated that Beaty House will be lifted and moved in April 2021.

This HCP describes the current understanding of the Beaty House, then recommends planning and intervening measures that recognize and respect what is important about the historic place (Canada's Historic Places 2010:4). Overall, this HCP:

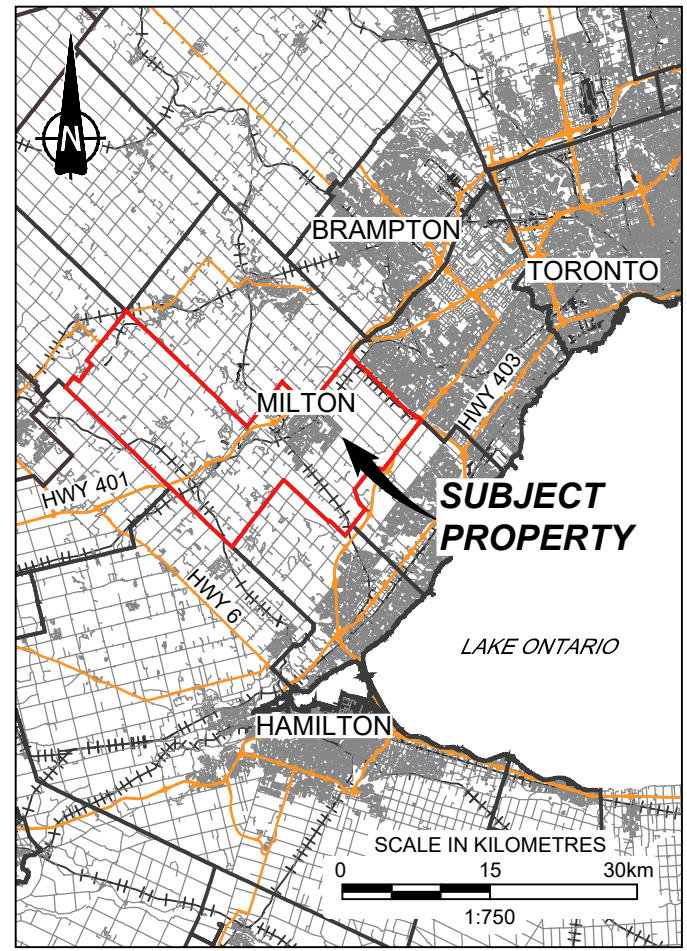
- summarizes the heritage policies relevant to conserving the Beaty House
- provides an overview of the building's setting, features, occupation history, and physical condition
- provides the Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes for the Beaty House
- develops goals for the Beaty House, and identifies the objectives to achieve these goals
- recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the Beaty House are conserved before, during, and after relocation
- outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

Following heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving the Beaty House and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.

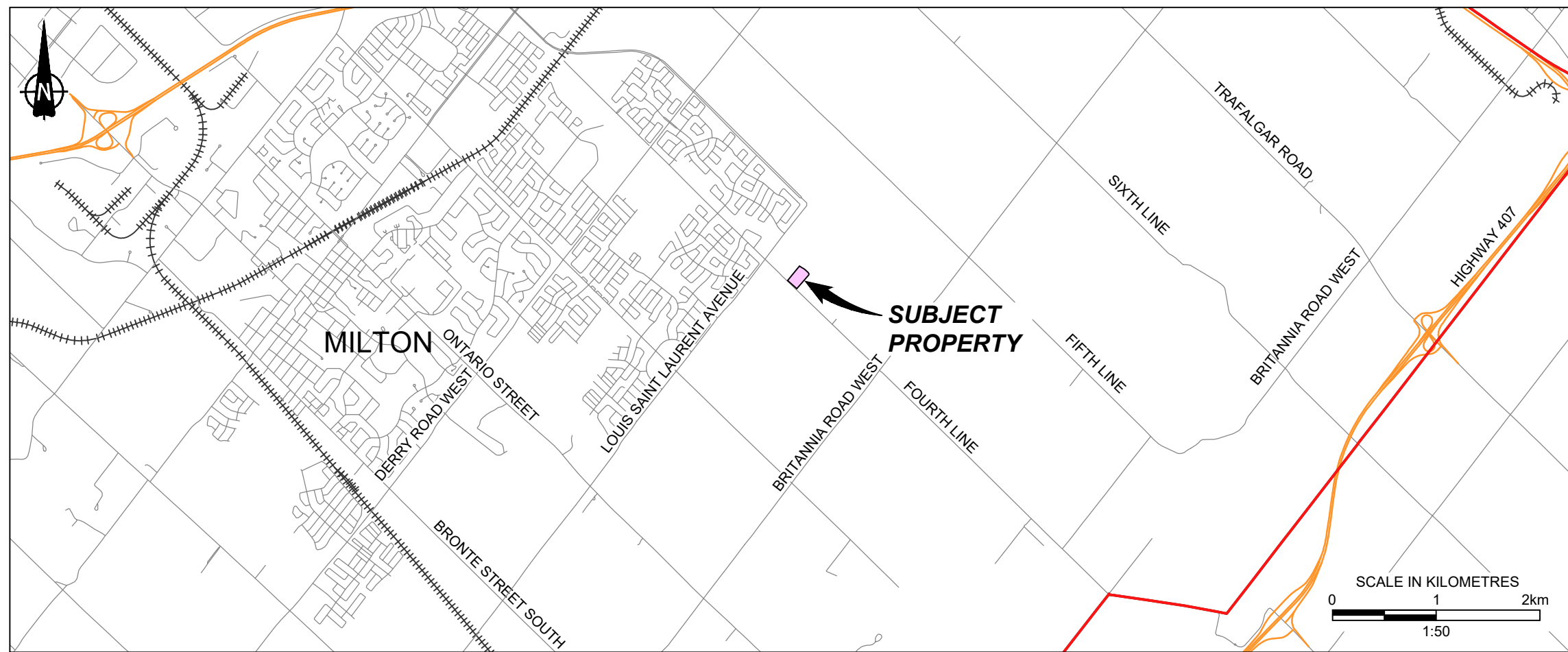
Client: Mattamy Homes Limited
 Original Format is Tabloid 279mm x 432mm
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 Mar 22, 2021 - 1:42pm
 25mm
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AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

- LEGEND**
- APPROXIMATE SUBJECT PROPERTY BOUNDARY
 - TOWN OF MILTON BOUNDARY
 - TOWNSHIP/MUNICIPALITY BOUNDARY
 - MILTON TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2018, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2018; BING IMAGERY AS OF OCTOBER 15, 2018 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

| | | | |
|--|-----|---|-----------------|
| PROJECT | | | |
| HERITAGE CONSERVATION PLAN BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | | | |
| TITLE | | | |
| LOCATION MAP | | | |
| | | PROJECT No. 18106012 FILE No. 18106012-2000-R01001 SCALE AS SHOWN REV. | |
| CADD | DCH | Mar 22/21 | FIGURE 1 |
| CHECK | HCC | | |

2.0 PLANNING FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels (Figure 2). These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

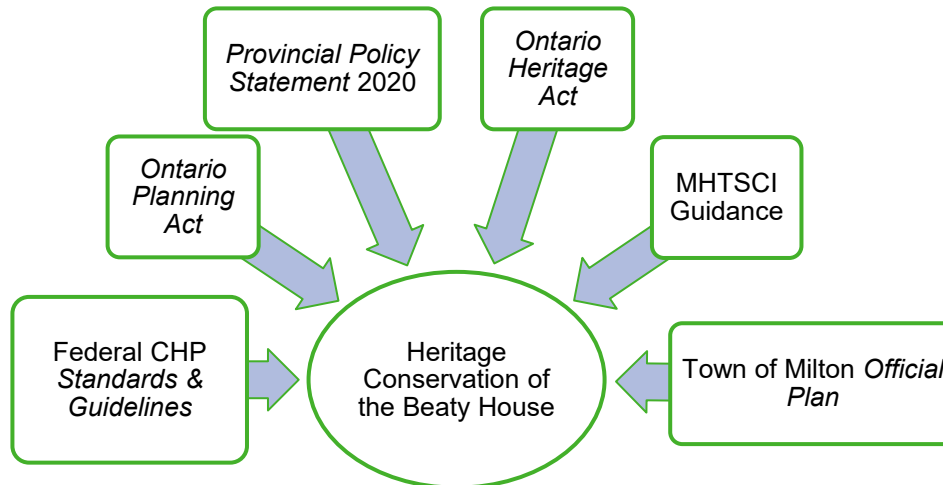


Figure 2: Federal, provincial, and municipal policies relevant to the heritage conservation of the property.

2.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada’s Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada’s Historic Places 2010; hereafter *CHP Standards and Guidelines*). Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), the national *Standards and Guidelines* define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment. The principles provided in the national *Standards and Guidelines* form the basis of this HCP and are outlined in greater detail in Sections 4.0 and 5.0.

2.2 Provincial Heritage Policies

2.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of “features of significant architectural, cultural, historical, archaeological or scientific interest” are a “matter of provincial interest” and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources “provide important environmental, economic, and social benefits”, and that “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved

Each of the italicised terms is defined in Section 6.0 of PPS 2020:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan
- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- **Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act
- **Heritage attributes:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are established by the Province”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section. For municipalities, PPS 2020 is implemented through an Official Plan, which may outline further heritage policies (Section 2.3).

2.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHTSCI) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI S&Gs) is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* empowers council to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD; Part V), as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the *OHA* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

- 1) The property has **design value or physical value** because it:
 - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) Displays a high degree of craftsmanship or artistic merit; or
 - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
 - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
 - i) Is important in defining, maintaining or supporting the character of an area;
 - ii) Is physically, functionally, visually or historically linked to its surroundings; or
 - iii) Is a landmark.

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property¹; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential cultural heritage value or interest. The Beaty House is listed on the Town's *Heritage List* under its municipal address only.

2.2.3 Provincial Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI S&Gs, but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the Province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012; OHT 2011).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MHSTCI developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of a HCP, which it defines as:

- a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

Determining the optimal conservation strategy is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

- 1) **Documentary evidence** – restoration should not be based on conjecture
- 2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably
- 3) **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them
- 4) **Original fabric** – repair with like materials
- 5) **Building history** – do not destroy later additions to reproduce a single period
- 6) **Reversibility** – any alterations should be reversible

¹ The OHA definition "heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest."

- 7) **Legibility** – new work should be distinguishable from old
- 8) **Maintenance** – historic places should be continually maintained

2.3 Municipal Heritage Policies

2.3.1 Town of Milton *Official Plan*

The Town's *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- Those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town's three objectives for cultural heritage policies include:

- The conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- The integration of the conservation of heritage resources into the Town's general planning approach; and,
- The promotion of an understanding and appreciation of the heritage.

Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- Study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- 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:
- New additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - New construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- 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.

2.3.1.1 *Secondary Plans & Municipal Guidance*

Cultural resource management may also be addressed under Secondary Plans or other special policies. The property is not within a secondary plan but is subject to special policies in the Town's *Heritage Impact Assessment Terms of Reference*, which summarizes many of the provincial and municipal policies and guidance described above and provides three possible conservation options if a built heritage resource cannot be preserved in situ.

These are:

- **Relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **Ruinification** allows for the exterior only of a structure to be maintained on a site; and,
- **Symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development or, using a symbolic design method to depict a theme or remembrance of the past.

Golder's 2019 HIA recommended the "relocation" conservation option.

3.0 UNDERSTANDING

The information provided in the following sections is excerpted or revised from the 2020 HIA (APPENDIX A).

3.1 Location and Setting

The Beaty House is located west of downtown Milton and the east side of Fourth Line on a 40.5-hectare (100 acre) lot formerly part of the southeast half of Lot 7, Concession 5, New Survey, in Trafalgar Township (North), Halton County. Although approximately 0.3 km south of the Louis Saint Laurent Avenue and Fourth Line intersection, the immediate setting along Fourth Line can be characterized as rural residential, typified by single family dwellings on estate lots with wide setbacks from the public right-of-way. Fourth Line is one lane in each direction with soft gravel shoulders and low swales on each side. Apart from the Halton Region Fourth Line Booster Station and a secondary school the west, the immediate area retains much of its agricultural setting (Figure 3).

The property's topography is relatively flat with a slight rise in elevation to the north (197 to 202 m above sea level [asl]). Around the house the ground rises slightly towards the foundations on all sides, and toward the outer edges of the property and driveway (193 to 202 masl). There is a large berm around the northwest corner of the property. Vegetation is sparse, with deciduous trees at the northeast corner and a watercourse cuts through the southwest corner and flows in a southeasterly direction through a concrete culvert on Fourth Line. Another watercourse is located at the northeast corner of the property and flows in southeasterly direction.

Access to the property is via a gravel driveway that runs through the centre of the property for approximately 159 m. The house is setback approximately 40 m from the road allowance at the northwest corner and to the northeast is a large shed (Figure 4). Temporary construction offices have been installed to the south, and vehicles, equipment, and other materials are temporarily stored in the east portion of the property. The lack of trees and vegetation provides relatively clear views of the surrounding area and of the house (Figure 5).

The new lot selected for the Beaty House is approximately 330 m south of where the structure currently stands and will be on the south corner of Fourth Line and the road currently named "Street B". Although the principal façade of Beaty House will face Fourth Line, for zoning purposes the frontage will be to "Street B". Irregular in shape, the new lot dimensions are 27 m by 25.6 m for an approximate coverage of 0.07 hectares or 0.17 acres (APPENDIX E).



Figure 3: View of Beaty House from the east portion of the property, with the secondary school and suburban development visible in the distance to the right (August 2018)



Figure 4: View of Beaty House from the northeast corner of the property (August 2018)



Figure 5: View facing west towards James Snow Parkway South. Beaty House is at far right (August 2018)

3.2 The Beaty House Today

3.2.1 Exterior

Beaty House is a single-detached, single storey and five-bay brick residence with rectangular plan measuring approximately 12.9 m north-south by 8.63 m east-west (Figure 6 to Figure 12). It stands on a coursed rubble foundation plinth capped by at least two courses of large ashlar blocks on the west façade (the top course is bush hammered with a chiselled margin) while on the north and south end walls the rubble is capped by one course of narrow cut stones also bush hammered with a chiselled margin (Figure 13 and Figure 14).

The west façade and north and south end load bearing walls are built in frogged red brick laid double wythe in Flemish bond with a decorative belt below the eaves formed in a repeating pattern of buff brick with a header between two stretchers (Figure 15 to Figure 17). Buff brick also forms square quoins at all corners and fills the apex of the cross-gable. On east façade the wall is built in one-in-five common or American bond and there is a large section of plaster still adhering to the top of the masonry at the northeast corner (Figure 18 and Figure 19).

Over the walls is a low hip roof clad in asphalt shingles with projecting eaves and verges and a short and wide central cross gable on the west façade. Both the soffit and fascia are moulded and at the cross gable is a moulded frieze, plain soffit, and moulded fascia as well as a narrow curvilinear vergeboard (Figure 20 and Figure 21). Offset to the west inside the south end wall is a single stack chimney with plain crown and clay flue constructed in red brick is located to the offset front right (Figure 22).

All first level window openings are tall and have smooth stone jack arch heads and stone lug sills (Figure 23). A small and wide window opening with flat head and lug sill formed in buff rowlock brick is centred in the cross gable (Figure 21). On the north and south end walls are blind windows although only the one on the north end wall retains its stone head and was later converted to a doorway (Figure 24). Two window openings are also in the south foundation and have flat heads with stone lintels.

Centred on the west façade is the wide main entrance with single-leaf door framed by fluted pilasters and tall sidelights, over which is a fluted wood lintel with rosettes above the pilasters and a four-light transom (Figure 25). Whole architrave is then framed in panelled wood and capped by a shaped lintel with a carved keystone (Figure 26). At the base is a wide stone threshold entered by a single concrete step.

In addition to the window converted to a blind entrance on the north end wall there is also a blind entrance centred in the south end wall, while on the east façade is a blind entrance with stone jack arch head and stone threshold that is bush hammered with chiselled margin and evidence of heavy use wear (Figure 27 to Figure 28). The window on the east façade at some previous point had also been extended to create an entrance as it too has a stone threshold. By contrast, the existing entrance on the east façade may have originally been a window opening before being converted to a doorway with a shaped stone lintel and transom (Figure 29).\



Figure 6: West or principal façade of the Beaty House (August 2018, corrected for distortion)



Figure 7: West façade and south end wall (August 2018)



Figure 8: South end wall (August 2018, corrected for distortion)



Figure 9: South end wall and east façade (August 2018)



Figure 10: East façade (August 2018)



Figure 11: East façade and north end wall (August 2018)



Figure 12: North end wall (August 2018)



Figure 13: Ashlar stone plinth on the east façade (August 2018)



Figure 14: Capping stone and coursed rubble foundation at the southeast corner (August 2018)



Figure 15: Frogged brick found at the northeast corner (August 2018)



Figure 16: Double wythe construction exposed at the northeast corner (August 2018)



Figure 17: Flemish bond red brick with buff brick quoins and band on the west façade (August 2018)



Figure 18: Five-in-one American or common bond masonry of the east façade (August 2018)



Figure 19: Plaster adhering to the northeast portion of east façade (August 2018)



Figure 20: Moulded fascia and soffit on the verges over the south end wall (August 2018)



Figure 21: Central cross gable with moulded soffit, fascia, and narrow curvilinear vergeboard. Also shown is the buff brick in the apex of the gable can also be seen (August 2018)



Figure 22: Brick chimney inside the south end wall (August 2018)



Figure 23: Typical window on the south end wall (August 2018)



Figure 24: Blind window on south end wall (August 2018)



Figure 25: Front door with sidelights, transom and stone lintel with mock keystone (August 2018)



Figure 26: Entrance with wood lintel, pilasters with rosettes, transom, and panelled architrave (August 2018)

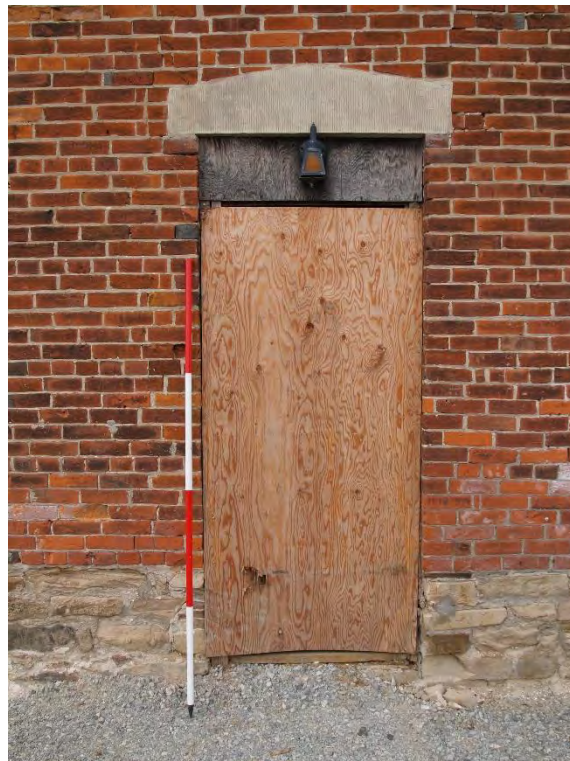


Figure 27: Blind entrance on east façade. (August 2018)



Figure 28: Blind entrance on east façade (August 2018)

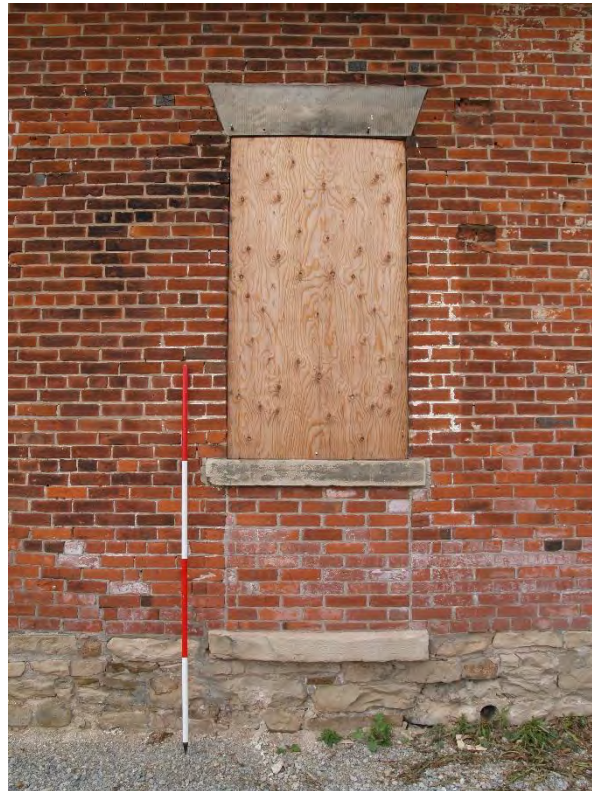


Figure 29: Blind entrance converted to window on east façade (August 2018)

3.2.2 Interior

The interior of Beaty House has a main level, basement, and attic. The basement was inaccessible due to flooding. The interior is vacant and has been stripped down to the wooden beams making rooms indistinguishable; however, the room names and some descriptions were informed by Golder's 2013 HIA.

The main entrance on the west façade opens into the former living room, which was the largest room in the house (Figure 30). Two large windows along the west wall feature fluted window casings with medallions (Figure 31). The windows have been replaced but retain the original deep-set, panelled window casing (Figure 32). Centered on the south end wall is a fireplace, with a hearth clad with large decorative stone while the chimney stack is exposed red brick (Figure 33). The hearth has a sandstone veneer with large gray stones and a decorative datestone with the year 1950. A flue for a wood stove is apparent in the exposed red brick, along with a segmental arch.

The entranceways separating each room have retained the original white wood trim. Northeast of the living room is a hallway that provides access to the attic and bedroom to the east, a kitchen to the south, a washroom and bedroom to the north, and a bedroom to the west (Figure 34). The hallway has retained the linoleum flooring, although all trim is not original.

The kitchen to the south does not have many distinguishable features, except a window located on the south wall which has wainscoting trim that has been filled with wallpaper (Figure 35). There is a small vestibule or entryway which provides access to the rear of the house and the basement located along the east wall (Figure 36 and Figure 37). The stairway to the basement has also been removed.

Similar to the kitchen, the two bedrooms and washroom east of the hallway have few distinguishable features and has been stripped to the beams (Figure 38). Between the bedroom at the northeast corner and the bedroom at the west corner is another fireplace which was previously covered over with plaster material, but brick is now exposed (Figure 39). The west corner bedroom has two windows like those in the living room, with less decorative detailing.

Straight wood stairs in the centre of the house across from the main entrance lead to the attic. In the attic is the exposed simple rafter roof and redundant mortices, with the rafters meeting a short ridge beam (Figure 40 to Figure 42). There is little transition between the brick and wood roof (Figure 43).



Figure 30: Main entrance from the interior (August 2018)



Figure 31: View of main entrance and four windows from southeast corner (August 2018)



Figure 32: West wall window with moulded casing and trim (August 2018)



Figure 33: Fireplace on south end wall with 1950 datestone on the stone veneer (August 2018)



Figure 34: Central hallway facing east (August 2018)



Figure 35: Window with trim and panelling along the south wall (August 2018)



Figure 36: Rear vestibule with door and access to basement (August 2018)



Figure 37: View of basement from main storey (August 2018)



Figure 38: View from one of the bedrooms, showing the washroom, kitchen, another bedroom, and stairs to the attic (August 2018)



Figure 39: Exposed fireplace, partially filled in with brick (August 2018)



Figure 40: Attic with blind window in the cross gable (August 2018)



Figure 41: Rafter roof (August 2018)



Figure 42: Redundant mortices in wood beams of roof (August 2018)



Figure 43: Lack of transition between brick and wood roof from the interior of the attic (August 2018)

3.3 Occupation History

The chronology listed in Table 1 is excerpted from the 2020 HIA and based on information compiled from the Ontario Land Registry Abstract Index Books, 1842-1871 Census at the Library and Archives Canada, Ancestry.ca, and combined with data collected during the field investigation.

Table 1: Occupation History of the Property

| Date | Event |
|------|---|
| 1825 | Crown patent is issued to John Beaty for SW½ (100 acres) of Lot 7, Concession 5, New Survey Trafalgar Township, Halton County. Beaty had been born in Ireland about 1792, immigrated to Canada in 1818, and settled in Trafalgar Township by 1820 (Cochrane 1891). He married Elizabeth Stewart in 1823 and together founded the Church of Christ in Omagh, Trafalgar Township, where they are both buried. |
| 1851 | The Census records John, Elizabeth and his children (Robert, Stewart, William “Bucky” Crawford, Catherine, James, Mary Ann, Elizabeth Jane, Margaret, Martha, Eleanor, Sarah and Rebecca) as living in a one-storey residence of part log and part frame (Library and Archives Canada 1851). |

| Date | Event |
|---------------------------|---|
| 1861 | The Census records the Beaty household as consisting of six members living in a two-storey brick house. This house is likely the same one illustrated in the 1877 <i>Historical Atlas of the County of Halton</i>. |
| 1870 | <p>John Beaty died in 1870 at the age of 80, leaving the property to his son William Crawford Beaty (1828-1905). William was first postmaster for the village of Omagh (1853-1859) and preacher at Church of Christ, and in 1856 was elected Secretary-Treasurer of the Trafalgar Agricultural Society. The following year he was elected Secretary-Treasurer of the County Agricultural Society. In 1864, William was elected a member of Trafalgar Council and in 1867 became the Deputy Reeve.</p> <p>William married Elizabeth Robertson and together they had seven children (Ada, John Albert, Rebecca, Rose, Henrietta, and two others whose names are illegible in the Census). As identified in the 1871 Census, Elizabeth Beaty Sr. lived with William and family until she passed away in 1874 at the age of 69.</p> |
| 1877 | The Beaty property, named “Ashdale Farm”, is showcased in the <i>Historical Atlas of the County of Halton</i> (1877) and illustrates a two-storey five bay residence built in the Italianate style with many of the decorative elements seen at the one-storey Beaty House today. |
| 1881-1897 | The Abstract Index records transactions in 1881 and 1884, while the 1891 census identifies William as a 64-year-old farmer living with his wife and children Ada, George Albert and Georgia. The year 1897 marks the last year William appears in the land registry and he passed away at the age of 77 in Cambridge, Ontario in 1905. |
| Circa 1897- circa 1945 | <p>The property was subdivided and changed hands numerous times during this period. The 1909 topographic map shows the house as masonry, and on subsequent maps it is a solitary structure on the property until the barn is shown in the 1942 topographic map. However, as it was common not to depict outbuildings, the barn could date to much earlier. Fourth Line was an “unmetalled road” between 1938 and 1942, when it was elevated to a secondary gravel road.</p> <p>This information helps to date a recently discovered photograph of the house; because it shows Fourth Line as little more than a rutted path, the picture must have been taken some time prior to the 1938-1942 road improvements, possibly in the 1920s (Figure 44 and Figure 45).</p> |
| Circa 1945- 1989 | Edward Tor, who acquired the property in 1958, related to Mattamy that shortly after World War II the then-property owner returned with a war bride who wanted to live in a cottage, not a “country mansion”. To meet her wishes the owner removed the second floor and the rear and side wings to the building to create a cottage-style structure. This reflects the Beaty House in its current form. |
| 1989-present | Edward sold the property in 1989 to a numbered company, and Mattamy acquired the land in 2003. A frame bank barn directly behind the house was still standing during Golder’s 2013 HIA |

| Date | Event |
|------|---|
| | but was demolished prior to 2018. Over the same period, the interior of the Beaty House was stripped to the beams and all interior finishes removed |



Figure 44: Pre-1938 photograph of the Beaty House from the west side of Fourth Line (courtesy Sue and Al Tor)



Figure 45: A similar view to the pre-1938 photograph (August 2018)

3.4 Physical Condition

On February 26, 2021, B-design Engineering Services Inc. conducted a visual structural report (APPENDIX B) and found that Beaty House:

- was in overall good structural condition
- the hip roof has no internal supports
- the stone requires repair
- the brick at the lintel supports has cracked
- the wood construction is in good condition

At the time of the inspection, the section of missing brick in the northeast corner identified in August 2018 (Figure 46) had been covered in plywood to arrest further loss.



Figure 46: Spalling brick at the northeast corner of Beaty House (August 2018)

3.5 Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. In Ontario, the cultural heritage significance is usually summarized through a “Statement of Cultural Heritage Value of Interest” (SCHVI) which includes a “Description” (where the resource is located), its “Heritage Value” (why a resource is important) and its “Heritage Attributes” (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the latter are referred to as “character-defining elements,” explicitly referencing why an element is important to the significance of a historic place.

The Statement of CHVI for the Beaty House below is modified from the one presented in the 2020 HIA to reflect the current understanding of the built heritage resource and its new address after relocation.

Description of Property – Beaty House, 1211 Fourth Line, Town of Milton

Beaty House is in the Town of Milton, Halton Region, Ontario on the east side of Fourth Line between Britannia Road on the south and Louis Saint Laurent Avenue to the north. Originally on a rural agricultural property, today Beaty House is integrated with a suburban residential subdivision development.

Statement of Cultural Heritage Value or Interest

Beaty House is of cultural heritage value or interest for its design or physical value, historical or associative value and contextual value. Constructed circa 1860, Beaty House began as a grand, five-bay and two-storey red brick Italianate style residence embellished with architectural decoration such as buff brick quoins and banding as well as use of finely cut or dressed stone for the foundation plinth and lintels. It also had at least two rear wings and was part of the prosperous “Ashdale Farm” depicted in the 1877 *Historical Atlas of the County of Halton*. Today the Beaty House is only a single storey and block, the result of major alterations reputed to have been undertaken shortly after the Second World War. However, the house retains much of its masonry decoration as well as curvilinear vergeboard at its cross gable, and a wide central entrance with a transom and sidelights framed by pilasters and a panelled architrave.

The historical value of Beaty House is its association with William C. Beaty, the descendant of a pioneering family central to development of the nearby community of Omagh who held many leadership roles in the community including as an elected member of Trafalgar Council and Deputy Reeve.

Contextually, the Beaty House maintains the historical character of residential forms in the vicinity and centred on the hamlet of Omagh to the south, as well as contributes to the architectural heritage of Milton and surrounding area.

Description of Key Heritage Attributes

Key attributes that reflect the design or physical value of the Beaty House include its single storey massing in a modified Italianate style with:

- Foundation plinth composed of a coursed rubble wall capped on the principal façade by large ashlar blocks dressed by bush hammering and chiselled margin and on the end walls by narrow blocks also dressed by bush hammering and chiselled margin

- Load bearing walls built in double wythe brick masonry with Flemish bond on the principal façade and end walls and decorative buff brick band and quoining
- Hip roof with projecting eaves and verges with moulded soffit and fascia and a short and wide central cross-gable with moulded soffit, fascia, and curvilinear vergeboard
- Tall window openings on the principal façade and end walls with jack arch stone lintels and smooth stone lug sills
- Large central entrance on the principal façade with single leaf door framed by wood fluted pilasters and wood lintel with rosettes, sidelights, four-light flat transom, and panelled architrave

4.0 PLANNING

4.1 Planning for Future Use: Conservation Treatments and Standards

4.1.1 Conservation Treatments

The CHP *Standards and Guidelines* outline three “treatments” to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

“Conservation”, as presented in the CHP *Standards and Guidelines*, includes:

All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

The latter actions or processes are then defined in the CHP *Standards and Guidelines*, but perhaps are best summarized in illustrations provided in Volume 4 of the Public Works and Government Services (PWGSC) *Architectural Conservation Technology Manual* (1994). The first shows a resource “as found” with the remaining four depicting a conservation treatment.



Figure 47: A historic resource as found



Interim Protection

Figure 48: Preservation (Interim Protection)



Stabilization

Figure 49: Preservation (Stabilization)

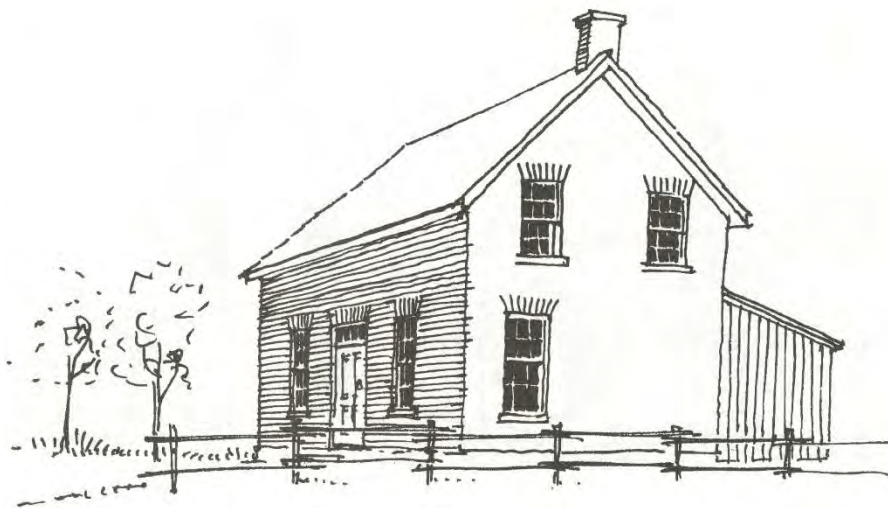
Preservation: the action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 48 and Figure 49).



Rehabilitation

Figure 50: Rehabilitation

Rehabilitation (or adaptive reuse): the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 50).



Period Restoration

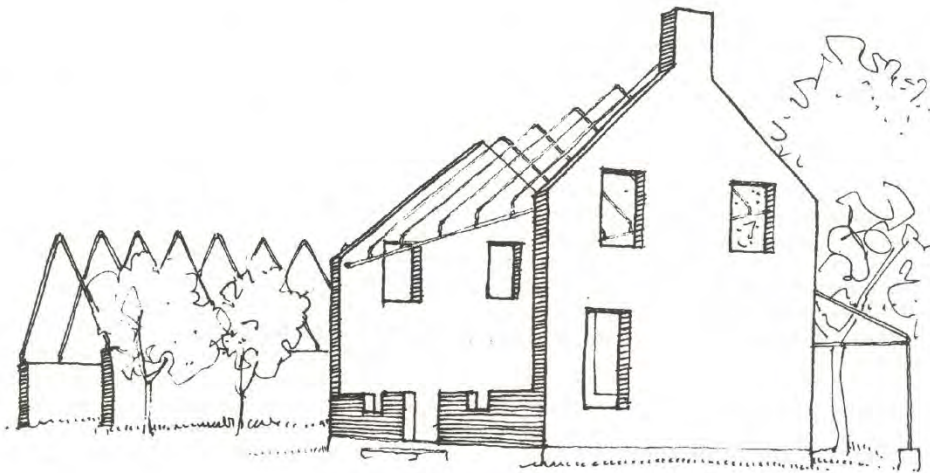
Figure 51: Restoration

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 51).

A closely related treatment is **reconstruction**, defined in the *Burra Charter* as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is

most often applied when “a historic place...has been lost or is unsalvageable” but requires that the reconstructed work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman 2014:155).

A fourth treatment, which does not appear in the CHP *Standards and Guidelines* yet is occasionally applied is **redevelopment**. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 52 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.



Redevelopment

Figure 52: Redevelopment.

4.1.2 Conservation Standards

Nine standards apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

- 1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- 2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.
- 3) Conserve heritage value by adopting an approach calling for minimal intervention.

- 4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
- 5) Find a use for an historic place that requires minimal or no change to its character-defining elements.
- 6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
- 7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- 8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
- 9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to Rehabilitation are:

- 10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to Restoration are:

- 13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements
- 14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP Standards and Guidelines is minimal intervention, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010:26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

4.2 Proposed Future Use, Goals & Objectives

The current proposed plan for the Beaty House is to move it to a new residential lot and add a rear storey-and-a-half wing and two-level garage.

The goals² of this conservation plan are therefore to:

- ***Conserve the Beaty House as a mid-19th century vernacular brick house with cultural heritage significance to the community***
- ***Adaptively re-use the Beaty House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

Based on these goals, the objectives of this HCP are to:

- ***Select the most appropriate conservation treatments for the Beaty House***
- ***Provide conservation strategies that are sustainable and adaptable to the new proposed use***
- ***Complete conservation of the Beaty House within two years.***

4.3 Recommended Conservation Treatment for the Beaty House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the Beaty House is **rehabilitation**. Sympathetic rehabilitation of the house will retain the building's mid-19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the Beaty House for the future are **stabilization, preservation, restoration, reconstruction, and commemoration**. Strategies to achieve these conservation treatments are provided in Section 5.0.

² The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2020:343).

5.0 INTERVENING

This section provides a series of conservation strategies—in priority order and linked to the *Standards and Guidelines*—to enact as part of the future stabilization, preservation, restoration and reconstruction, and commemoration of the Beaty House. As stressed above, the overall goal is to conserve the heritage attributes of the house through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the building remains stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or local events delay completing the next strategy in the sequence.

The work should be undertaken by individuals who are members of the Canadian Association of Heritage Professionals (CAHP) or have demonstrated to Town staff that they have expertise in heritage conservation. The trades and expertise required for each action are also included under each conservation strategy.

5.1 Stabilize

Several actions should be undertaken to stabilize the Beaty House and prepare the property for further interventions. These include items for immediate action and those for during adjacent construction. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the house be rehabilitated at the earliest opportunity. The rehabilitation effort is currently planned to begin in the early spring of 2021.

5.1.1 Monitor & secure

- Initiate and conduct regular (weekly or bi-weekly) exterior and interior monitoring (**ongoing**)
- Comply with actions outlined in the Town's Property Standards By-law (131-2012) (**complete**)
- Implement site stabilization measures that include the following actions:
 - Secure and cover windows and doors with plywood hoarding to prevent damage and unauthorized entry (**complete – the hoarding was installed in a manner to ensure the masonry or other features of the house was not damaged**)
 - Erect a chainlink fence or other barrier to prevent or dissuade unauthorized entry (**complete – access to the property is barred by a locked metal gate and large stones**)
 - As a deterrent, install prominent “No Trespassing” on the fencing or a location where the house fabric will not be impacted (such as affixed to the plywood hoarding over the windows and doors) (**complete – a “No Trespassing” sign is affixed to the metal entrance gate**)
- Document all stabilization work with photographs and notes as necessary (**ongoing**).

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.1.2 Protect from adjacent construction

Masonry is particularly vulnerable to damage from vibration produced by adjacent construction, including heavy vehicle traffic (Randl 2001). To ensure the house is protected during construction in the immediate vicinity, the following actions are recommended:

- Enact site control & communication by indicating the Beaty House on all Mattamy project mapping and communicating its location to all personnel.
- Establish a buffer of least 5 m (15 feet) around the structure to minimize the potential for vibration damage. The buffer should be marked by protection fencing or flagging and indicated on the construction plans provided to supervisors.
- Temporary roads anticipated to have heavy equipment traffic should not be routed in the vicinity of the house.
 - If this cannot be avoided, the section of temporary road nearest the house should be underlain with rig mats to further dampen vibration.
 - The building should be monitored every week for new cracks or slumping while the temporary road is in use. If any changes are noted, all equipment operation within a zone at least 15-m of the house should be suspended.
- Weekly monitoring should also be conducted during the period of adjacent construction, to ensure that the structural integrity of the building is not being compromised.
 - Mattamy staff or a designate should keep brief inspection reports recording the date, any changes to the building's status, and actions taken.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.2 Rehabilitate

5.2.1 Draft architectural designs for a rehabilitated Beaty House

Design work to rehabilitate the Beaty House was underway as this HCP was being compiled. Golder reviewed and provided comment to Sedgwick Marshall and Mattamy, who have incorporated the suggestions into the final proposed design. Building permit level plans, elevations, and three-dimensional renderings for this design are

provided in APPENDIX C and are intended to reflect the evolution and final form of the Beaty House, yet also provide a sustainable and desirable contemporary residence.

The new wing to the Beaty House is intended to be compatible and subordinate in design to the existing building, not exceeding it in scale, massing, and ornamentation. Although additions to the Beaty House are not constrained by municipal heritage conservation district design guidelines, the design process followed guidance provided in local plans or more general manuals such as the Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia (reprinted in Stephen 1972 and Faulkner 1977:198-203), *Get Your House Right* (Cusato *et al.* 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles see Figure 53). In its wood cladding materials and wood frame construction, the new wing will not replicate the original brick portion since this would be an inauthentic restoration and would not be clearly discernable as new construction.

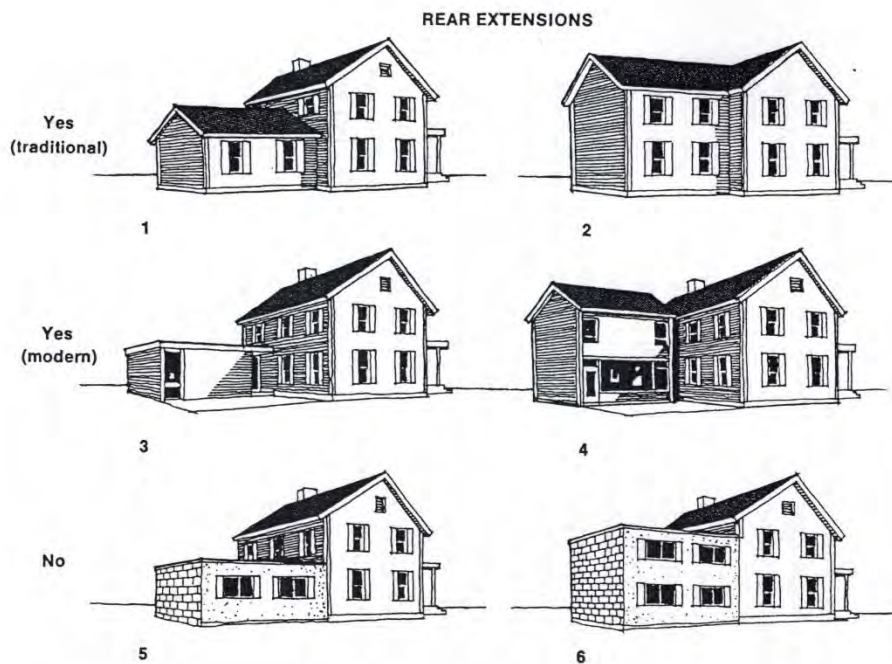


Figure 53: General guidance for adding “rear extensions” to a heritage building (from Stephen 1972:108). As currently proposed, the design follows illustration “2” under “traditional”

The new elements were therefore designed to:

- Be subordinate to Beaty House
- Be visually distinguishable, but compatible with the architectural form and character of the Beaty House
- Restore damaged, lost or missing architectural decoration.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Design consultant with heritage expertise.

5.2.2 Dismantle south chimney

Prior to lifting the Beaty House, the chimney must be removed above the roof line to prevent its toppling or collapse during relocation. As this component will be reassembled once the move is complete and provides the model for reconstructing the north chimney, it should be thoroughly documented with photographs and measurements prior to dismantling. Numbering each brick prior to dismantling is not required as the chimney dates to the post World War II period, but all deconstruction should use the gentlest means possible to ensure as many bricks as possible are recovered.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage mason to document and carefully dismantle the chimney brick masonry.

5.2.3 Lift and move the Beaty House and excavate for new foundation

The effort to raise and move the Beaty House is currently scheduled for April 2021. This should follow standard industry safety and engineering practices to disconnect utilities and carefully separate and lift the building from its foundations. Temporarily moving hydroelectric line and other obstacles is not required as the house will remain within its current parcel.

Excavation for the foundation on the new lot can be undertaken concurrent to the moving effort. Once relocated, Beaty House can then be positioned over the foundation excavation and set cribs at the correct and final elevation of the house.

The relocation contractor has provided a scope of work (APPENDIX D), but the following actions should also be undertaken:

- Photo-document the building immediately prior to lifting and all stages of the operation
- After the Beaty House is lifted and moved, salvage a proportion of the foundation stones for use elsewhere

Related Conservation Standards:

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- Specialized building re-location contractor with expertise in historic structures.

5.2.4 Inspect the base wall masonry, sills and floor joists, and repair or strengthen if necessary

Lifting the building will provide an opportunity to review the condition of the base of the walls and all sill and flooring members before it is placed on its new foundations. These should be inspected by a qualified structural engineer, and any rotted or damaged sections should be repaired, sistered, or supported as required using a minimal intervention approach.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Structural engineer with historic structure experience to inspect the walls and floor and recommend subsequent action.
- Heritage mason or heritage carpenter to carry out any required repairs or replacement.

5.2.5 Build the concrete foundation with basement and seat the house

As is true of roofs, a sound foundation is critical to the survival of a historic structure. As currently planned the foundation footings will be poured concrete then topped with courses of concrete block where it will connect to the house. The new concrete foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the wood flooring dry and free of mould and rot (Fram 2003:114). A foundation built in concrete will not only ensure long-term preservation of the house structurally, but it will also create a functional basement space desirable for future buyers. On the exterior, the foundation walls should stand a sufficient height above surface to prevent saturation and water damage to the original masonry in the splash zone (Davy & Simpson & Brown 2005:39).

As the house will be suspended directly above the work area for the foundation, care should be exercised to ensure the main portion masonry or flooring is not damaged while the new work is under construction, the temporary supports or piers holding up the house are not undermined, or that wet or dry concrete comes in contact with the original masonry.

Once over its new foundations, the Beaty House can be seated and secured. This operation should be photo-documented and overseen by a heritage mason to ensure the stone and brick at the base of the walls is not damaged or subject to differential loading. At this stage, the flooring should also be inspected to ensure it is stable and intact.

Although current plans are to separate the house below the ashlar blocks on the west façade and north, and south end walls, detailed inspection prior to relocation may determine that the separation must occur at the interface of the stone and brick. If the latter situation occurs, the ashlar stones will be salvaged and sectioned, then installed as a veneer on the outer face of the concrete foundation. Although this follows a restoration treatment, it is not a conjectural reconstruction and will support the heritage character of the Beaty House in its new location. Rubble stone from the original foundation can also be used to face the visible sections of the concrete foundation, where required.

Related Conservation Standards:

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.

- Heritage mason to repair and repoint the historical masonry at its connection with the concrete foundation, if necessary.

5.2.6 Construct compatible new additions

As much as is practical, the new additions should connect to the Beaty House in a manner as to be removable without damaging the original historic fabric. On the east wall a new breach with engineered arch will be required to create a passage from the Beaty House to the new wing, but this will partially re-establish the blind openings on the east façade. Prior to creating the breach, the east wall should be thoroughly documented with photographs and the dismantling use the gentlest means possible to ensure as many bricks as possible are recovered for other purposes, such as reconstructing the north chimney, or replacing missing or extensively damaged brick in the exterior wall sections.

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor experienced with heritage structures to ensure the additions to the Beaty House does not damage or destroy any original fabric.
- Heritage mason to create the east façade breach with engineered arch.

5.2.7 Repoint & repair masonry

The masonry should be thoroughly investigated and repointed or repaired as necessary once the foundation work is complete. This should address all cracks, breaches, missing sections, and slumping, as well involve investigative work to look for hidden areas of concern.

It is integral that the masonry repointing uses a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones or bricks. Stable, soft, and flexible lime mortar is an important “safety valve” to ensure the long-term conservation of masonry as it allows “moisture to migrate and evaporate through the mortar” rather than trap it in the stone or brick (Fram 2003:126). Repairs can be undertaken during repointing and include filling cracks with mortar and making dutchman repairs. However, it should be noted that a complete re-pointing effort is rarely necessary since more common sources of water infiltration is failure in the flashing, roof covering, gutters, or window seals (Pieper 1998:75).

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage mason to repoint and repair all stone and brick masonry construction as required.

5.2.8 Repair the south chimney & reconstruct the north chimney

Using the documentation created during Strategy 5.2.2, the south chimney can be rebuilt in its original brick (if possible) and the north chimney can be reconstructed using brick salvaged when opening the east wall breach (Strategy 5.2.6). As with the wall repointing effort, the new chimney masonry should be built using a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual bricks. Lightning protection should also be installed; while an inconspicuous system is preferred, the effectiveness of this critical element should be prioritized over any visual concerns.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Heritage mason to rebuild and reconstruct the brick chimneys and install a lightning protection system.

5.2.9 Repair the roof & features

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be well sealed, and all water be directed away from the walls.

While a detailed assessment has not been carried out, it is likely that the existing roof can be repaired rather than replaced. Following the rehabilitation treatment and principle of minimal intervention, as well as the most sustainable economically and practically, re-cladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th century.

New metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been square, larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired, does not impact the original construction, and compliments the historic appearance of the building.

Care should be taken to ensure that as much of the existing decorative vergeboard are retained, are repaired or restored as necessary, and are protected and visible when the roof work is complete. All repairs should be in wood or compatible alternative such as Maibec® or HardieTrim®.

Repairing the roof will provide an opportunity to ensure it is properly vented, sealed, insulated, and that all rot is removed. To reduce a visual impact, new venting should be via a grill drilled into the soffit.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience rehabilitating heritage properties.
- Heritage carpenter to repair or replace the fascia, soffit, and vergeboard and to address any rot in the roof system.

5.2.10 Install new wood windows & exterior doors

Due to their poor condition, all existing wood windows and frames will need to be replaced. Six-over-six panes in a relatively heavy, double-hung frame —as were depicted in the 1877 *Historical Atlas* illustration of Beaty House— are the most appropriate windows for a house of mid-19th century date (London & Bumbaru 1995:17). Also appropriate is to reconstruct the window opening in the cross gable to a semicircular arch head to match what can be seen in both the 1877 *Historical Atlas* illustration and the pre-1938 photograph.

New wood windows with simulated divided lights should be used in the original portion of Beaty House to replicate the current pane arrangement and can have surrounds with either wood or PVC trim. Wood construction is preferred over synthetic materials for historic places; although wood windows can be expensive or difficult to replace and require additional maintenance, their authentic character outweighs other types and they often match or exceed the efficiency performance of PVC inserts (Sedovic & Gotthelf 2005).

Since Building Code requires that the front door be fire-proof, the existing should be replaced with a fire-proof type that approximate heritage panel design and construction. A metal door that mimics wood should be avoided.

Related Conservation Standards:

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 15: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Heritage carpenter to install the new wood windows and form sills and surrounds to the appropriate design specifications, and to install the front door.

5.2.11 Rehabilitate the interior

No interior heritage attributes are specified in the SCHVI, but the panelled and moulded window and door architraves, fireplace masonry, and central stairway plan will be retained and rehabilitated. Any new baseboard and architraves in the Beaty House portion of the rehabilitated house should be wide to follow 19th century to early 20th century examples but can also be simple in profile to differentiate them from the authentic heritage fabric.

All existing wiring should be entirely replaced with a new 200 amp, ESA approved system, and sewer and water connections to local infrastructure should be established in coordination with the Town. The new heating system should be routed to exit the building with non-visually intrusive caps.

Related Conservation Standards:

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor and interior designer experienced in heritage structure rehabilitation.

5.2.12 Rehabilitate the setting

The property's vegetation was not noted in Golder's original 2013 HIA for the property, and the current stand of trees southwest of the house are a relatively recent planting. The 1877 *Historical Atlas* shows a sparse and deliberate arrangement of coniferous and deciduous species (likely artistic licence to give greater emphasis to the farm's buildings) while the early photograph shows a more haphazard planting of deciduous and coniferous trees as well as overgrown bushes.

As the Beaty House will be rehabilitated to a residential context, the new plantings do not need to precisely replicate what was present historically but should include native tree and bush species. Flower beds with native species selected from contemporary or historic sources can also be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the brick walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy. New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.3 Preserve

5.3.1 Develop and follow a maintenance and monitoring program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic Places have produced a comprehensive [maintenance manual](#) for heritage buildings that can be adapted to the Beaty House once restoration and rehabilitation actions are completed.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.4 Designate and Commemorate

5.4.1 Designate the Beaty House property and erect an interpretive plaque

Once the Beaty House is rehabilitated and surrounded by new residential housing, its cultural heritage significance can be protected through designation by Town by-law enabled under Part IV of the *Ontario Heritage Act* and interpreted through a heritage property plaque. The plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone or brick salvaged from the Beaty House. The plaque should not be mounted on the main portion of the house as it may adversely impact the wall masonry, which is a heritage attribute.

6.0 IMPLEMENTING

The strategies identified in this HCP can be implemented in four phases over the next two years. Table 2 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 3 provides a schedule for each phase.

Table 2: Implementation Plan (adapted from Kalman & Létourneau 2020:411).

| Phase | Strategy | No. | Action | Importance | Responsibility | Resources |
|-------|--------------|--------|--|------------|-------------------|-----------|
| 1 | Stabilize | 5.1.1 | Monitor & secure | H | Mattamy | \$ |
| | | 5.1.2 | Protect from adjacent construction | H | Mattamy | \$ |
| 2 | Rehabilitate | 5.2.1 | Draft architectural designs for a rehabilitated Beaty House | H | Sedgwick Marshall | \$\$ |
| | | 5.2.2 | Dismantle south chimney | H | Sedgwick Marshall | \$ |
| | | 5.2.3 | Lift and move the Beaty House and excavate for new foundation | H | Sedgwick Marshall | \$\$\$ |
| | | 5.2.4 | Inspect the base wall masonry, sills and floor joists, and repair or strengthen if necessary | H | Sedgwick Marshall | \$ |
| | | 5.2.5 | Build the concrete foundation with basement and seat the house | H | Sedgwick Marshall | \$\$\$ |
| | | 5.2.6 | Construct compatible new additions | H | Sedgwick Marshall | \$\$\$ |
| | | 5.2.7 | Repoint & repair masonry | M | Sedgwick Marshall | \$\$ |
| | | 5.2.8 | Repair the south chimney & reconstruct the north chimney | H | Sedgwick Marshall | \$\$ |
| | | 5.2.9 | Repair the roof & features | H | Sedgwick Marshall | \$\$ |
| | | 5.2.10 | Install new wood windows & exterior doors | H | Sedgwick Marshall | \$\$ |
| | | 5.2.11 | Rehabilitate the interior | H | Sedgwick Marshall | \$\$\$ |
| | | 5.2.12 | Rehabilitate the setting | M | Sedgwick Marshall | \$\$ |
| 3 | Preserve | 5.3.1 | Develop and follow a maintenance and monitoring program | M | New owner | \$ |
| | Commemorate | 5.4.1 | Designate the Beaty House property and erect an interpretive plaque | L | Town of Milton | \$ |

| Key | | | | | |
|------------|---|--------|-----------|--------|---------------|
| Importance | H | High | Resources | \$ | Low cost |
| | M | Medium | | \$\$ | Moderate Cost |
| | L | Low | | \$\$\$ | High Cost |

Table 3: Implementation Schedule.

| Phase | Duration | Year | Dependency |
|-------|---|-----------|-----------------------|
| 1 | First 3 months, beginning April 2021 with effort to lift and move Beaty House | 2021 | None |
| 2 | Within first 6 months | 2021 | Town approval of HCP |
| 3 | Within 12 months of completing Phase 2 | 2021-2022 | Completion of Phase 2 |

7.0 SUMMARY STATEMENT

This HCP has recommended sixteen strategies to rehabilitate and conserve the Beaty House as a valued built heritage resource in the Town of Milton, and one with a sustainable future within a contemporary housing development. However, these strategies are based only on our current understanding of the building and its setting, and it is expected that new conditions will be discovered throughout the rehabilitation effort and require changes to this plan. Although dynamic, this HCP nevertheless aims to provide a clear set of goals and objectives for the house, as well as an overall framework to approach new challenges or opportunities.

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APPENDIX A

Heritage Impact Assessment, Beaty
House, 1211 Fourth Line, Town of
Milton, Ontario. Golder Associates,
21 January 2020



REPORT

Heritage Impact Assessment

Beaty House, 1211 Fourth Line, Town of Milton, Ontario

Submitted to:

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18106012-1000-R01-Rev0

January 21, 2020



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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In July 2018, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to update Golder's 2013 Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton, Ontario ('the property'). The 100 acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House.

Mattamy is proposing to subdivide the property and adjacent lands to develop it for single-family houses, townhomes, schools, and parks as part of the Bayview Lexis subdivision. The development will also involve laying new collector and community roads, and water, sewer, and power infrastructure. Since the property is a listed as a heritage property by the municipality, this HIA was required as part of Mattamy's subdivision plan submission.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that

- The Beaty House has cultural heritage value or interest as an unique example of a two-storey 19th century Italianate style residence later altered to be a single-storey, and for its historical association with the locally important Beaty family; and,
- The proposed development will directly and indirectly impact the property's heritage attributes through alteration.

To ensure the long-term sustainability and use of Beaty House as a valued built heritage resource, Golder recommends to

- Relocate the house to a new lot in the proposed development:

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town's *Terms of Reference: Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Beaty House prior to, during, and after the relocation effort;

Long-term Conservation Actions

- Designate Beaty House and its associated new parcel under Part IV of the *Ontario Heritage Act*;
- Officially name the building “Beaty House” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Beaty House be added to the Canada’s Historic Places *Canadian Register of Historic Places* (CRHP).

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Tourism, Culture and Sport (MTCS) and the Town of Milton's *Official Plan*, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Mattamy Homes (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDICES

APPENDIX A

Land Registry Records

APPENDIX B

Proposed Plan of Subdivision

1.0 INTRODUCTION

In July 2018, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to update Golder's 2013 Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton, Ontario ('the property'; Figure 1). The 100 acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House.

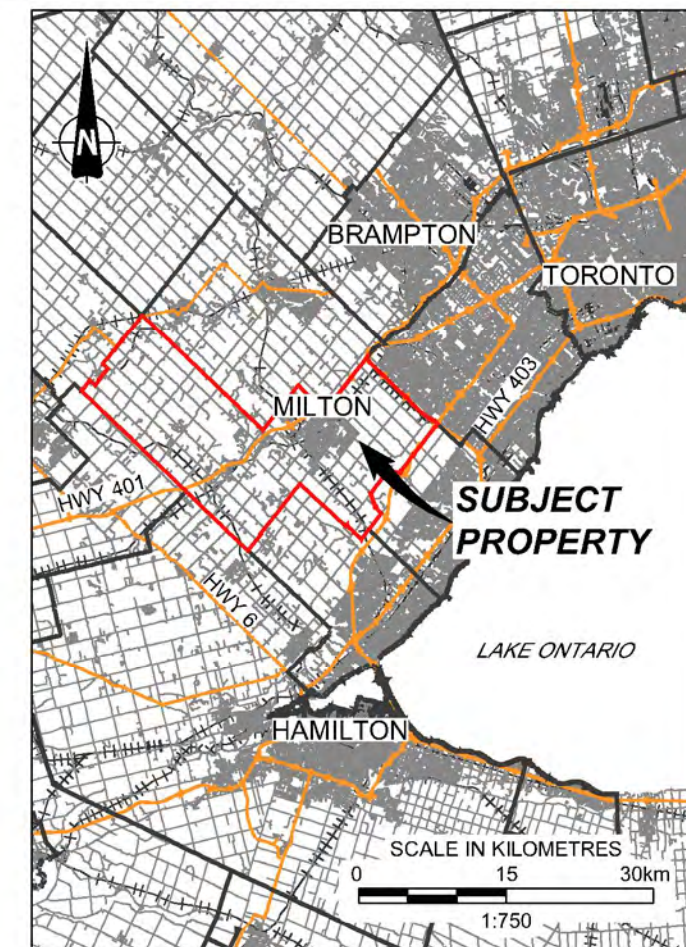
Mattamy is proposing to subdivide the property and adjacent lands to develop it for single-family houses, townhomes, schools, and parks as part of the Bayview Lexis subdivision. The development will also involve laying new collector and community roads, and water, sewer, and power infrastructure. Since the property is listed as a heritage property by the municipality, this HIA was required as part of Mattamy's subdivision plan submission.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

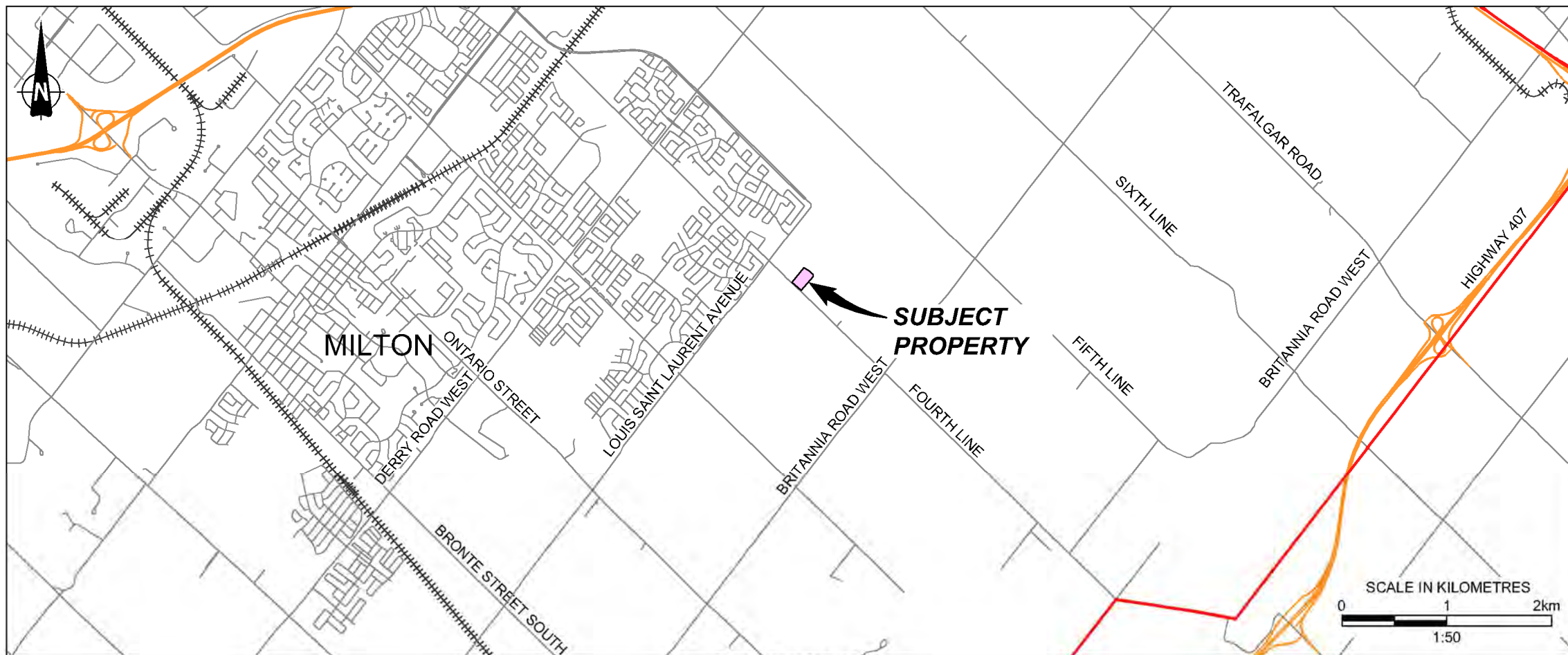
- A background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources on the property;
- An overview of the property's geographic and historical context;
- An inventory of the built and landscape elements on the property and an evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE SUBJECT PROPERTY BOUNDARY
- TOWN OF MILTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- MILTON** TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2018, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2018; BING IMAGERY AS OF OCTOBER 15, 2018 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

| | | | |
|--|---------|-------------------------------|-----------------|
| PROJECT | | | |
| HERITAGE IMPACT ASSESSMENT BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | | | |
| TITLE | | | |
| LOCATION MAP | | | |
| PROJECT No. 18106012 | | FILE No. 18106012-1000-R01001 | |
| SCALE AS SHOWN | | REV. | |
| GOLDER | | | |
| CADD | AMS/ZJB | July 10/19 | FIGURE 1 |
| CHECK | | | |

2.0 SCOPE AND METHOD

The objectives of this HIA were to determine if:

- Beaty House meets the criteria for CHVI as prescribed in *O. Reg. 9/06*; and,
- The proposed development will adversely impact any heritage attributes of the property.

To meet the study's objectives, Golder:

- Reviewed applicable municipal heritage policies and consulted the Town's heritage planner;
- Conducted field investigations to document and identify any heritage attributes, and to understand the wider built and landscape context;
- Evaluated the property using the criteria prescribed in *O. Reg. 9/06* of the *Ontario Heritage Act*;
- Assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial and municipal cultural heritage guidelines and policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of archival and published sources, including historic maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from the Milton Historical Society and other sources to create a land use history of the property.

Field investigations were conducted by Cultural Heritage Specialist Henry Cary on August 13, 2018 and included accessing the photographing all elements of the property and its wider context with an Olympus Evolt E-500 camera and Samsung Galaxy S6. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada 1980) was used to document the built environment and physical conditions.

The proposed development was then assessed for adverse impacts using the guidance provided in the *MTCS Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA.

Table 1: Results of Consultation

| Contact | Date & Type of Communication | Response |
|---|--|---|
| Jill Hogan, Town of Milton's Director of Planning, Policy and Urban Design. | Email sent on September 24, 2018. Golder inquired if the Town had any concerns or considerations regarding the proposed development. | Email received on September 27, 2018, with further historical information on 1211 Fourth Line including title search results for Beaty House. |

3.0 POLICY FRAMEWORK

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes, as well as guidance developed at the federal level. Although these policies have varying levels of priority, all are considered for decision-making in the cultural heritage environment.

3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter, updated 2013)*, and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The national *Standards and Guidelines* defines three conservation 'treatments' — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of cultural heritage resources.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide 'best practice' approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Legislation Policies

3.2.1 Planning Act and Provincial Policy Statement

The *Ontario Planning Act* (1990) and associated Provincial Policy Statement 2014 (PPS 2014), both of which also provide the legislative imperative for heritage conservation in land use planning. These documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest, and PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved';
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines significant as resources "determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people", and this determination can either be based on the provincial criteria prescribed in *O. Reg 9/06* and *Ontario Regulation 10/06* or by "municipal approaches that achieve or exceed the same objective". This definition also stresses that

because not all resources may be “identified and inventoried by official sources”, the significance of some resources “can only be determined after evaluation”.

Conserved is defined in PPS 2014 as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.” *Adjacent lands* are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies.

3.2.2 The *Ontario Heritage Act* and *Ontario Regulation 9/06*

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables councils to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of ‘cultural heritage value or interest’

(CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
 - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) Displays a high degree of craftsmanship or artistic merit; or
 - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has historic value or associative value because it:
 - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
 - i) Is important in defining, maintaining or supporting the character of an area;
 - ii) Is physically, functionally, visually or historically linked to its surroundings; or
 - iii) Is a landmark.

If a property meets one or more of these criteria, it may be designated under Part IV, Section 29 of the *OHA*.

Designated heritage properties are formally described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. The latter is defined in the *OHA* to mean "in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest." The designation is then recognized through by-law, and the property must be included on a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

3.2.3 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines an HIA as:

‘a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.’

Advice on how to organize the sections of an HIA is provided in the MTCS document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2007), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow ‘minimal intervention’ and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

3.3 Municipal Heritage Policies

3.3.1 Town of Milton’s Official Plan

The Town’s *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- Those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town’s three objectives for cultural heritage policies include:

- The conservation of the Town’s heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- The integration of the conservation of heritage resources into the Town’s general planning approach; and,

- The promotion of an understanding and appreciation of the heritage.

To evaluate heritage properties (Section 2.10.3.5), the *Official Plan* lists criteria similar in principle to *O. Reg. 9/06* with the exception that it is organized into two categories —Historic Value or Interest and Architectural Value or Interest— and includes the additional criteria. For Historic Value or Interest, the criteria also include:

- It dates from an early period in the development of the Town's communities; and,
- It is an example of outstanding interior design; and,
- It is an example of a rare or otherwise important feature of good urban design or streetscaping;

For Architectural Value or Interest, the additional criteria is whether:

- It is a representative example of a method of construction now rarely used; and,
- It terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part.

Further criteria to establish designation under Part IV of the *OHA* is listed in Section 2.10.3.8 but these also follow *O. Reg. 9/06*. Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- Study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- 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:
 - new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- 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.

The *Official Plan* includes policies for 'Special Resources' which references pioneer cemeteries and:

- Preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development; however, the Town shall also take into consideration the relative importance of competing resources. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease or to ensure public health and safety (Section 2.10.3.24).

3.3.2 Bristol Survey Secondary Plan

1211 Fourth Line falls within the boundaries of the Bristol Survey Secondary Plan, bound by Highway 401 to the north, mid-lot line between Derry and Britannia Roads to the south, James Snow Parkway to the east and

Regional Road 25, Derry Road and Thompson Road to the west. Key design elements of the secondary plan include:

- Linked open space system;
- Bicycle/pedestrian trail system;
- Road system;
- Community structure;
- Character roads; and,
- Gateways.

Fourth Line is identified as a protected character road, which will maintain the existing pavement width and rural character including the hedgerows which border it (Town of Milton 2008: 349). Existing character buildings will be maintained wherever possible while compatible in-fill development in keeping with the existing character and residential area designation will be permitted. This will be accomplished through minimizing changes to the existing road design and ensuring that adjacent character development is preserved wherever feasible. Infill development will be compatible with, and sympathetic in design to, the natural environment, rural nature of the existing streetscape, and existing character buildings (Town of Milton 2008:351). Section C.6.3.2.13 indicates that existing natural and cultural heritage features will be preserved wherever feasible.

3.3.3 Additional Municipal Guidance

The Town's *Terms of Reference: Heritage Impact Assessment* summarizes many of the provincial and municipal policies and guidance described above as well as outlining in greater detail the written and graphic information a HIA requires. Also included are the three possible conservation options if a built heritage resource cannot be preserved in situ. These are:

- **Relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **Ruinification** allows for the exterior only of a structure to be maintained on a site; and,
- **Symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development or using a symbolic design method to depict a theme or remembrance of the past.

This HIA is organized to comply with the requirements of the Town's *Terms of Reference*.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 15 km northwest of Lake Ontario and within the Peel Plain physiographic zone, an area of level to undulating, imperfectly drained terrain with fine-textured clay soils covering approximately 483 square km between the South Slope zone to the east, and the Niagara Escarpment to the south and east. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984: 174-176). Trees in the vicinity of the property are predominately deciduous, but coniferous species are also present. The Niagara Escarpment is located to the west of the property and Sixteen Mile Creek is less than 1 km to the west.

In reference to cultural boundaries and features, the property was formerly located on Lot 7, Concession 5 in Trafalgar Township, Halton County, amalgamated into the Town of Milton, Regional Municipality of Halton in 1974. It is located approximately 0.3 km southeast from the Fourth Line and Louis Saint Laurent Avenue intersection and is bound by Louis Saint Laurent Avenue to the north, Fourth Line to the west, Britannia Road to the south and James Snow Parkway South to the east.

4.2 Historical Context

4.2.1 Halton County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the property was originally part of Halton County and Trafalgar Township, which extended as far east as Winston Churchill Boulevard, now within the City of Mississauga.

Halton County was named for Major William Halton, secretary for Lieutenant-Governor of Upper Canada Francis Gore (two terms: 1806-1811 & 1815-1817; Rayburn 1997:148). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council (Pope 1877).

Halton Region replaced the former Halton County on January 1, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line.

4.2.2 Township of Trafalgar

In 1793, prior to formal surveys of the area, the future Dundas Street was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named 'Township 2' and 'Alexander Township'. It was later renamed to honour Admiral Horatio Nelson's posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Pope 1877).

The same year, following Treaty 13A between the Crown and the Mississauga Nation (Morris 1943), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93) and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original “Old Survey” was settled quickly, but it was not until after 1818 that the remainder of the Township had been purchased from the Mississaugas and a ‘New Survey’ could divide the land north of the 2nd Concession NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999).

In addition to clearing five acres, fencing-in their lots, and building a house, the Township’s initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. Three years later, the Township’s first post office opened, and regular stagecoach service was available (Pope 1877; TTHS 2016). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the “Corn Laws” that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).

The Town of Milton was established around a small grist milling operation built in 1822, was incorporated in 1857, and by 1877 included the County Court House, Registry Office, a jail, and a substantial Town Hall. It also boasted several schools and a number of industrial, social and merchant institutions. Sixteen Mile Creek played an important role in this overall development of Trafalgar Township and the Town of Milton, providing both a source of power for mills and drinking water for residents and animals.

The predominately rural settlement pattern changed significantly after 1950. A population boom, combined with availability and affordability of motor vehicles along with improved roads, allowed for suburbs to expand on the

shore of Lake Ontario from Toronto to Hamilton. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street has been fully developed. Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. By 2016, the population of Milton had reached 110,128 (Statistics Canada 2016).

4.2.3 1211 Fourth Line

To trace the occupational history of this lot, title abstract index records, land registry records, census records and directory records were consulted (APPENDIX A). The legal description of the property is Registered Plan 20R-8701, Part I; Part of the southeast half of Lot 7, Concession 5, New Survey, former Township of Trafalgar (North), Halton County.

Pre-Confederation maps identify the property as divided in two, with the west portion owned by John D. Beaty and east portion owned by James Beaty. John Beaty was born in Ireland about 1792 and immigrated to Canada in 1818. He settled in Trafalgar Township, Halton County in 1820 (Cochrane 1891) and in 1825 obtained the crown patent for 100 acres consisting of the southwest half of Lot 7, Con. 5, New Survey, in the village of Omagh, Trafalgar Township, Halton County. The first houses constructed in Omagh were log cabins which began to be replaced by brick or frame houses by mid 19th century (Town of Milton 2016). There was little building stone available in Milton at this time and only small brick plants on nearby farms. As a result, brick houses were much more expensive and only commissioned by wealthy residents and early pioneering families.

James Beaty received the crown patent the same year for the northeast half of the lot, but subsequently sold the property to John in 1846. James was a successful shoemaker, politician, businessman and office holder and was the brother of John (Dictionary of Canadian Biography, 2019). John married Elizabeth Stewart in 1823 and together founded the Church of Christ in Omagh, where they are both buried (Figure 2 and Figure 3). The congregation first met in the Beaty's residence, then the local schoolhouse until the church opened in 1851. John and Elizabeth had 13 children together – Robert, Stewart, William “Bucky” Crawford, Catherine, James, Mary Ann, Elizabeth Jane, Margaret, Martha, Eleanor, Sarah and Rebecca. At that time, the house was a one-storey residence of part log and part frame (Library and Archives Canada 1851). The east half of the lot was sold to Stewart Beaty in 1859 by John's wife, Elizabeth.



Figure 2: Omagh Church of Christ.



Figure 3: The Beaty family's gravestone at Omagh Christ Church.

By the time of the 1861 census, the Beaty household consisted of 6 members and were now living in a two-storey brick house. John Beaty died in 1870 at the age of 80 with Elizabeth passing away four years later at the age of 69. In 1879, the property was released to their son William Crawford Beaty (1828-1905; Figure 4). William served as the first postmaster (1853-1859) for the village of Omagh and was married to Elizabeth Robertson. In 1856 he was elected Secretary-Treasurer of the Trafalgar Agricultural Society (Farms.com 2019). In 1857 he was elected to the same position in the County Agricultural Society. He was elected a member of Trafalgar Council in 1864 and in 1867 became the Deputy Reeve. He was also the first preacher at Church of Christ. John's widow Elizabeth lived with William and Elizabeth for a short time as identified in the 1871 Census. William and Elizabeth had seven children (Ada, John Albert, Rebecca, Rose[illegible], Henrietta, [illegible] and [illegible]).



Figure 4: Portrait of W C. Beaty by Rolph, Smith & Co. circa 1877 (Pope 1877: 41).

By 1877 Beaty owned, in addition to the 100-acre home farm, two lots consisting of the east half of Lot 8 E½ and Lot 9 E½ Con 5. A map from 1877 identifies the property as owned by W.C. Beaty, with a cheese factory located at the northwest corner of the lot (Pope 1877; Figure 5). The east portion of the lot is identified as "Estate of S. Beaty".

In 1881 and 1884 William Beaty mortgaged the farmhouse for \$3,000, and again in 1897 for \$4,230. The 1891 census identifies William as a 64 year old farmer, living with his wife and children Ada, George Albert and Georgia. He subsequently defaulted on the mortgage payments and the property was acquired by Peter McCulloch. About that time Beaty moved to Toronto and passed away at the age of 77 in 1905 in Cambridge, Ontario. He is buried at Park Lawn Cemetery in Toronto (Find A Grave 2019).

Peter McCulloch is identified in the 1891 Census as being 44 years old, a farmer and a Presbyterian. He married Mary Ann, and they had eight children (George, Peter, Henry, Walter, Agnes, Mary, Alice and Grace). Upon Peter's death around 1900, one of his daughters inherited the northern half of the property while Joseph Graham purchased the southern half in 1901. In 1905, McCulloch sold her half of the property to John Slacer. During this time, topographical maps identify the area as relatively undeveloped with a majority of buildings, including public institutions, located at the intersection of Fourth Line and Britannia Road (Figure 6). Between 1911 and 1958 the property changed hands several times and in 1958, the property was acquired by Edward Tor. By 1963, Fourth

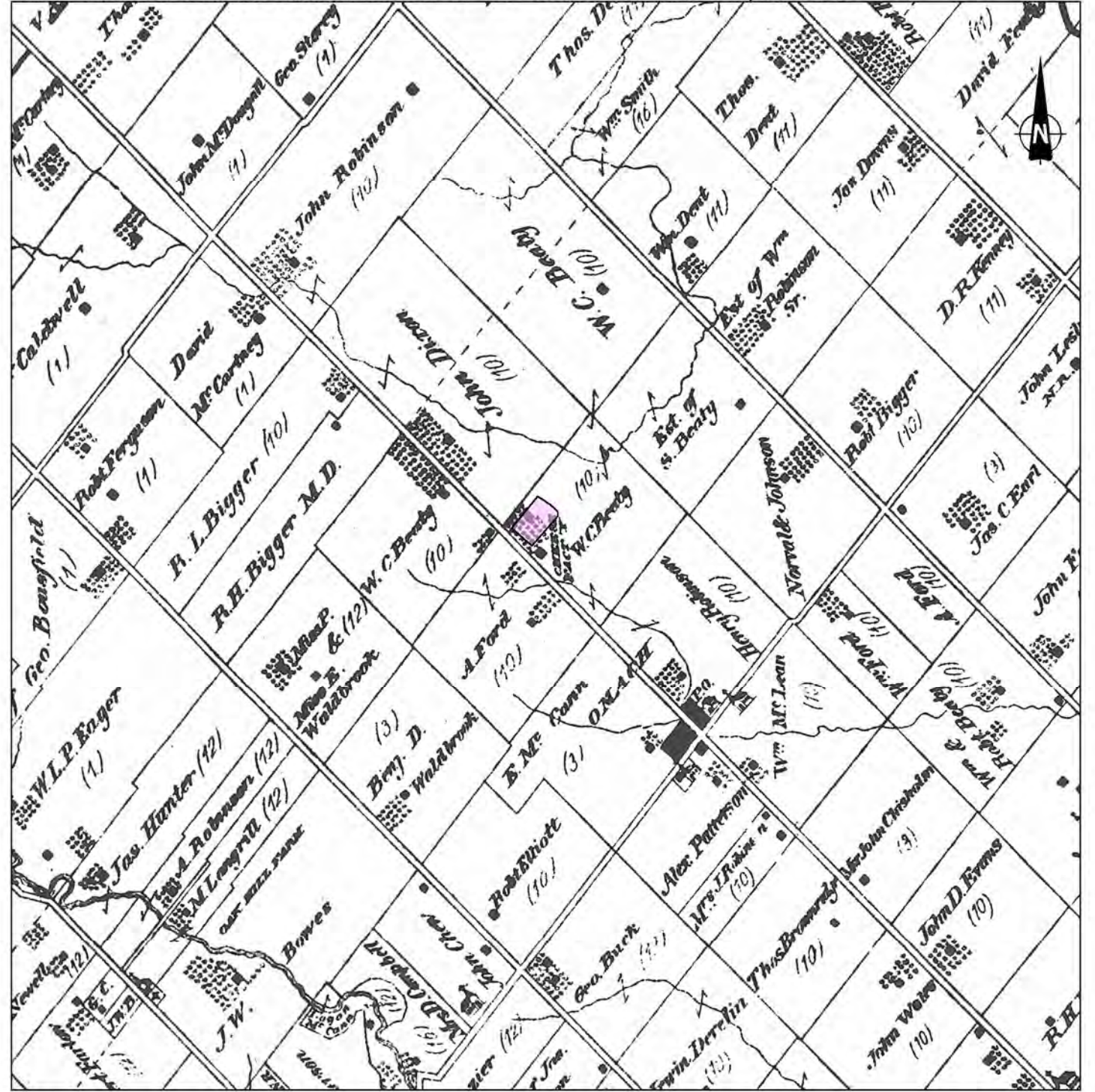
Line is identified as loose surface with two lanes and Britannia Road had been paved. Edward sold the property in 1989 to a numbered company, and Mattamy acquired the land in 2003. By the next year, the subdivision to the north of 1211 Fourth Line was partially developed and between 2009 and 2013, Craig Kielburger Secondary School was developed at the southwest corner of Fourth Line and Louis Saint Laurent Avenue. A Halton Region Booster Station was also constructed across the street from the property during this time.

Client: Mattamy Homes Limited
 25mm Original Format is Tableid 279mm x 432mm
 Jul 10, 2019 - 4:28pm
 Drawing File: 18106012-1000-R01005.dwg

1858 - TREMAINE'S MAP OF THE COUNTY OF MIDDLESEX



1877 - ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, ONTARIO



LEGEND



APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

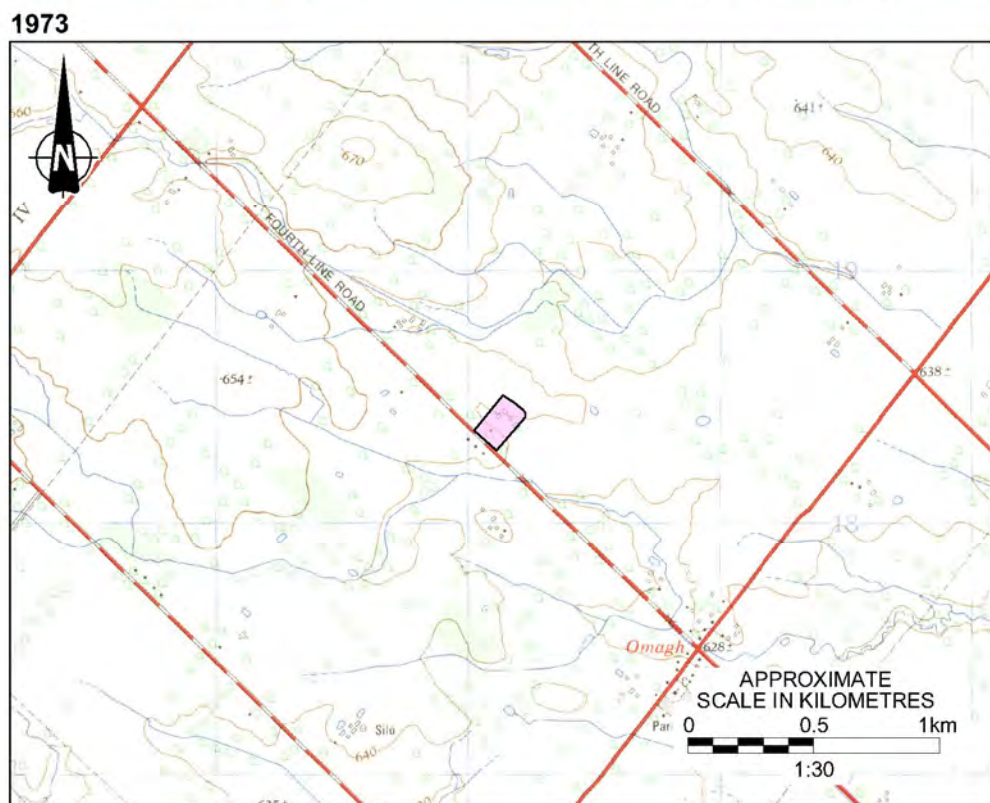
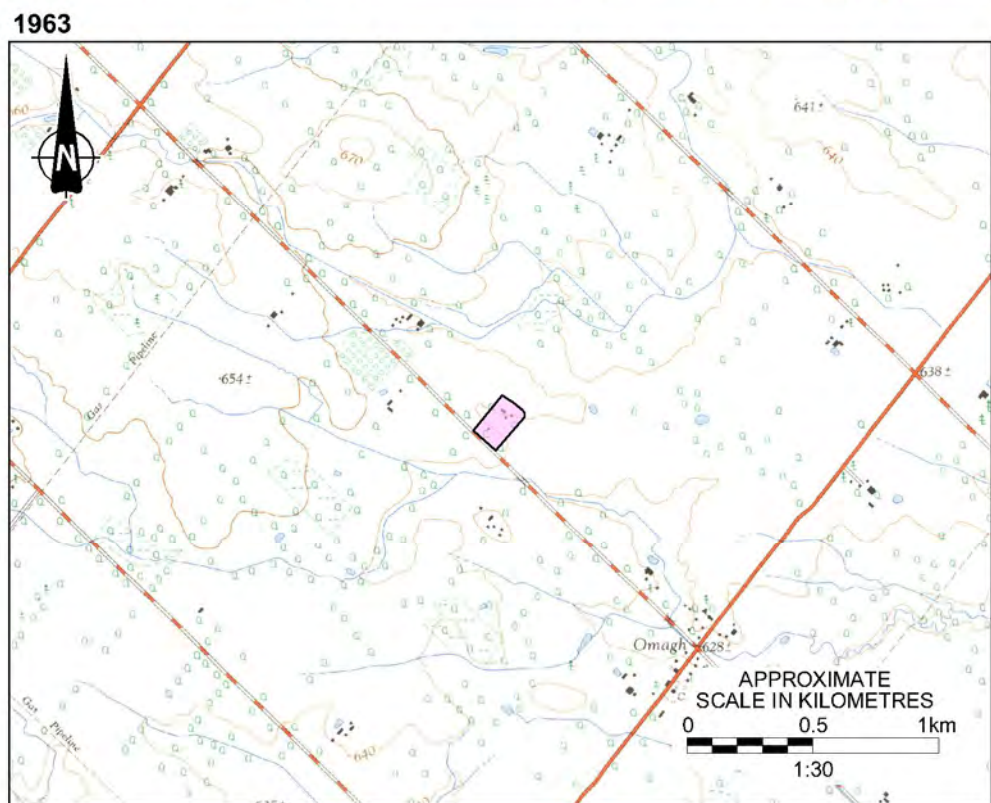
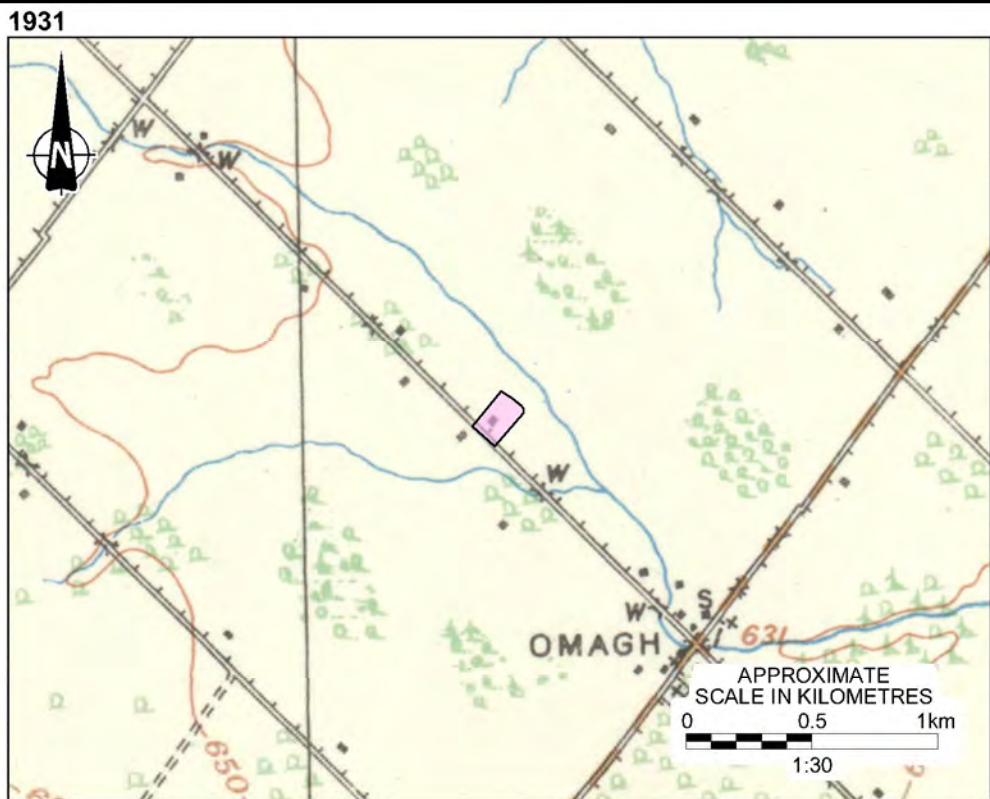
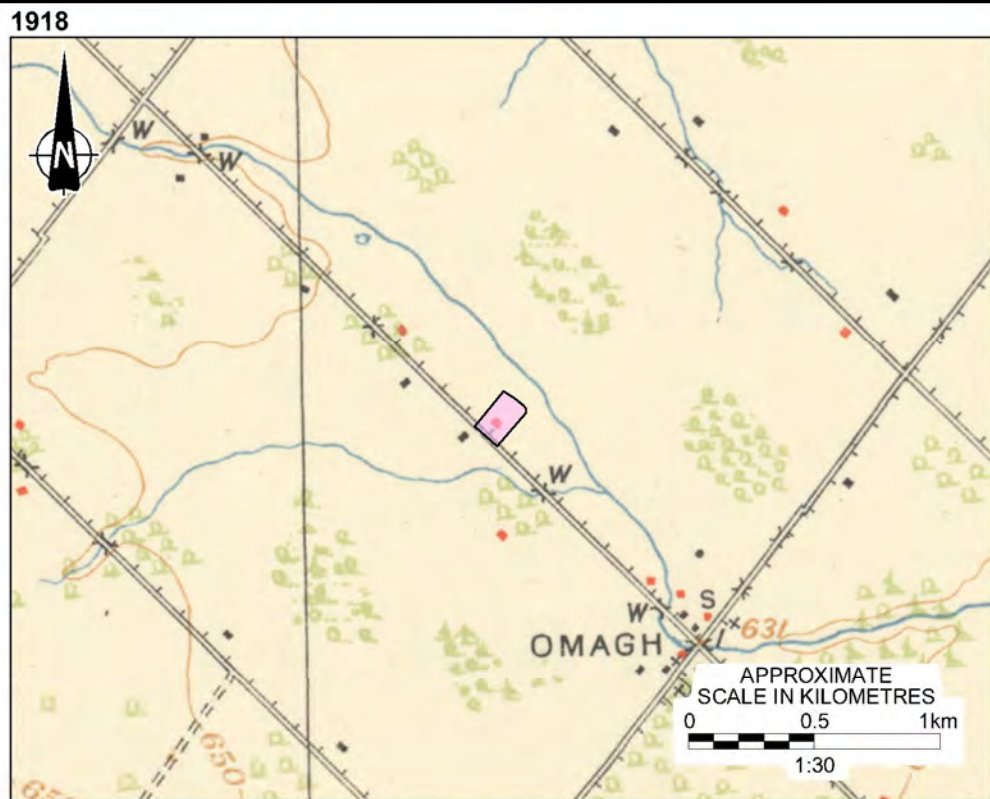
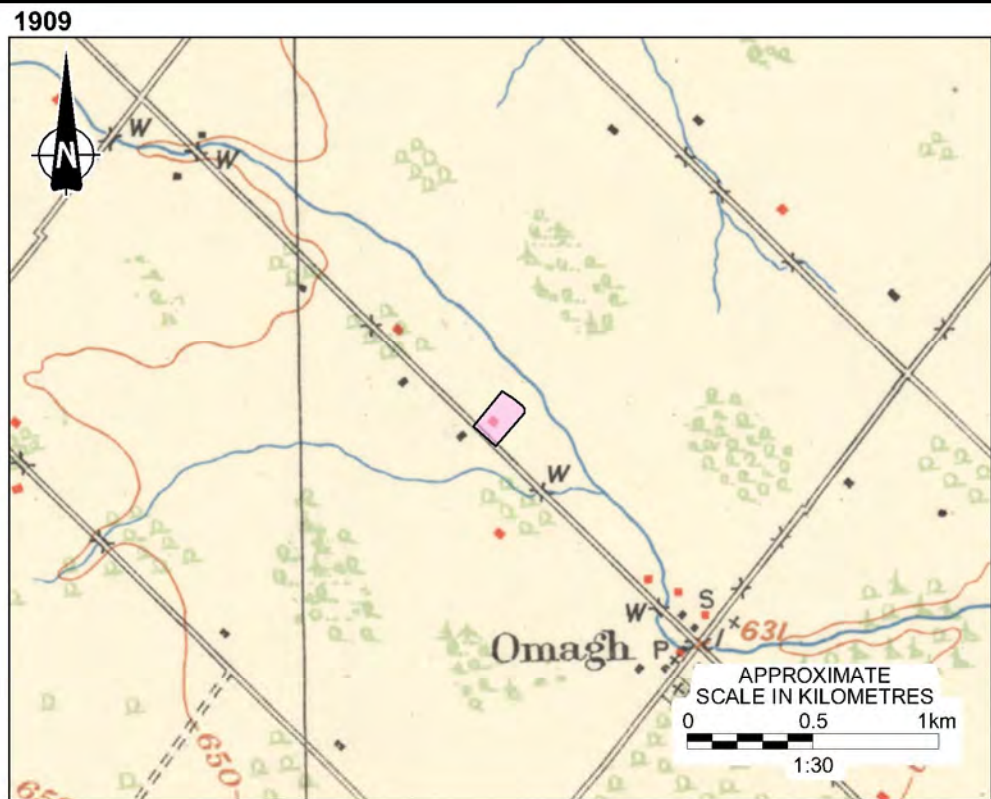
TREMAINE GEORGE R., 1858, TREMAINE'S MAP OF THE COUNTY OF MIDDLESEX. GEORGE C. TREMAINE., TORONTO; AND POPE, J.H. ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON, ONTARIO. WALDER & MILES, TORONTO: 1877.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

| | | | |
|-------------|----------|--|----------------------|
| PROJECT | | HERITAGE IMPACT ASSESSMENT BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | |
| TITLE | | SUBJECT PROPERTY OVERLAID ON 1858 AND 1877 MAPS | |
| PROJECT No. | 18106012 | FILE No. | 18106012-1000-R01005 |
| SCALE | NTS | REV. | |
| GOLDER | | DATE | July 10/19 |
| DRWN | AMS | CHECK | |
| | | | FIGURE 5 |

Client: Mattomy Homes Limited
 Drawing File: 18106012-1000-F01006.dwg
 Jul 10, 2019 - 4:54pm
 0
 25mm
 Original Format is Tabloid 279mm x 432mm



LEGEND

APPROXIMATE SUBJECT PROPERTY BOUNDARY

REFERENCE

DRAWING BASED ON DEPARTMENT OF MILITIA AND DEFENSE, BRAMPTON SHEET, 1909;
 DEPARTMENT OF MILITIA AND DEFENSE, BRAMPTON SHEET, 1918;
 DEPARTMENT OF NATIONAL DEFENSE, 1913 (REPRINTED 1931);
 ARMY SURVEY ESTABLISHMENT, R.C.E., HORNBY, 1963; AND
 SURVEY SAND MAPPING BRANCH, DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1973.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

| | | | |
|--|---------|-------------------------------|--|
| PROJECT | | | |
| HERITAGE IMPACT ASSESSMENT BEATY HOUSE, 1211 FOURTH LINE TOWN OF MILTON, ONTARIO | | | |
| TITLE | | | |
| SUBJECT PROPERTY OVERLAID ON 1909-1973 TOPOGRAPHIC MAPS | | | |
| PROJECT No. 18106012 | | FILE No. 18106012-1000-R01006 | |
| SCALE AS SHOWN | | REV. | |
| | AMS/ZJB | July 10/19 | |
| FIGURE 6 | | | |

5.0 EXISTING CONDITIONS

5.1 Setting

The 100-acre property is located on the east side of Fourth Line, approximately 0.3 kilometres south of the Louis Saint Laurent Avenue intersection. The setting along Fourth Line can be characterized as rural, typified by single family dwellings with wide setbacks from the public right-of-way. Traffic along Fourth Line is one lane in each direction with no sidewalks or on-street parking. Apart from suburban development and a secondary school located to the immediate north and northwest, south of Louis Saint-Laurent Avenue has retained much of its agricultural setting (Figure 7).

The property's topography is relatively flat with a slight rise in elevation to the north (197 to 202 m Above Sea Level [asl]). Around the house the ground rises slightly towards the foundations on all sides, and toward the outer edges of the property and driveway (193 to 202 masl). There is a large berm around the northwest corner of the property. Vegetation is sparse, with deciduous trees at the northeast corner and a watercourse cuts through the southwest corner and flows in a southeasterly direction through a concrete culvert on Fourth Line. Another watercourse is located at the northeast corner of the property and flows in southeasterly direction.

Access to the property is via gravel driveway that runs through the centre of the property for approximately 159 m. The house is setback approximately 40 m from the road allowance at the northwest corner (Figure 8) and to the northeast is a large shed. Temporary construction offices have been installed to the south, and vehicles, equipment, and other materials are temporarily stored in the east portion of the property. A lack of trees and vegetation provides relatively clear views of the surrounding area and of the house (Figure 9). The current land use designation for the property is FD: Future Development.



Figure 7: View of Beaty House from the east portion of the property, with the secondary school and suburban development visible in the distance to the right.



Figure 8: View of Beaty House from the northeast corner of the property.



Figure 9: View facing west towards James Snow Parkway South. Beaty House is at far right.

5.2 Built Environment: Beaty House

5.2.1 Exterior

Beaty House is a single-detached, one-storey and five-bay brick dwelling with rectangular plan measuring approximately 12.9 m north-south by 8.63 m east-west (Figure 10 to Figure 16). It stands on a coursed rubble foundation and full basement (Figure 17). The west, north and south façades are clad in a Flemish bond brick and have a buff brick band below the eaves, while the northeast façade is one-in-five common bond brick. There is evidence of plaster on the east corner of the east façade (Figure 18). All façades have buff brick quoins at the corners used to imitate cornerstones of masonry construction and all façades except for the east façade have a dichromatic brick decorative band (Figure 19; Ritchie 1979). An ashlar stone on the top course and plinths are visible on all façades except the east façade (Figure 20).

The low hip roof has a cross gable at the west façade and is covered with asphalt shingles. It features projecting wood eaves with plain and moulded soffit, and wood projecting verges with plain soffit. The cross gable has curvilinear vergeboard (Figure 21). A single stack rug face brick chimney with clay flue is located to the offset front right (Figure 22).

Windows are flat with decorated stone lintels and wood lug sills. All windows have been boarded up and the trim removed. There is evidence in the brick on the north, east and south façades of blinded windows (Figure 23 and Figure 24). A small eyebrow window is located in the cross gable on the west façade and has a yellow brick lug sill.

The single-leaf main entrance is located on the centre of the west façade and has a flat arch head, with a set of straight stairs and no railings leading up to it. It features moulded trim with piers, side lights and a flat transom. A shaped lintel with a carved keystone is located above the door (Figure 25 and Figure 26). A blind entrance is on the east façade and has a different stone lintel than the west entrance (Figure 27).



Figure 10: West or principal façade.



Figure 11: West and south façades.



Figure 12: South façade.



Figure 13: South and east façades.



Figure 14: East façade.



Figure 15: East and north façades.



Figure 16: North façade.



Figure 17: Stone foundation on the east façade.



Figure 18: Plaster evident on the north portion of east façade of Beaty House.



Figure 19: Northeast corner of house and buff brick quoins.



Figure 20: Ashlar stone top course.



Figure 21: Cross gable with curvilinear vergeboard



Figure 22: Brick chimney, with projecting eaves and plain soffit.

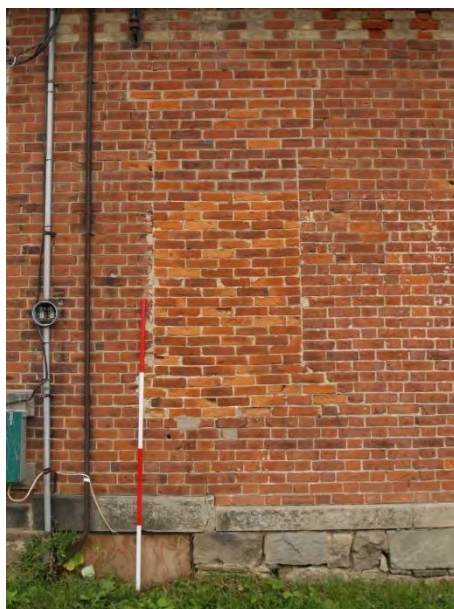


Figure 23: Blind window on south façade.



Figure 24: Covered window on south façade.



Figure 25: Front door with sidelights, transom and stone lintel with mock keystone.



Figure 26: Front door showing wood detailing.



Figure 27: Blind entrance on east façade.

5.2.2 Interior

The interior of Beaty House has a main level, basement and attic. The basement was inaccessible due to flooding. The interior is vacant and has been stripped down to the wooden beams making rooms indistinguishable; however, the room names and some descriptions were informed by Golder's 2013 HIA.

The main entrance on the west façade opens into the former living room, which was the largest room in the house (Figure 28). Two large windows along the west wall feature fluted window casings with medallions (Figure 29). The windows have been replaced but retain the original deep-set, panelled window casing (Figure 30). Centered on the south end wall is a fireplace, with a hearth clad with large decorative stone while the chimney stack is exposed red brick (Figure 31). The hearth has a sandstone veneer with large gray stones and a decorative datestone with the year 1950. A flue for a wood stove is apparent in the exposed red brick, along with a segmental arch.

The entranceways separating each room have retained the original white wood trim. To the north of the east of the living room is a hallway which provides access to the attic and bedroom to the east, a kitchen to the south, a washroom and bedroom to the north, and a bedroom to the west (Figure 32). The hallway has retained the linoleum flooring, although all trim is not original.

The kitchen to the south does not have many distinguishable features, except a window located on the south wall which has wainscoting trim that has been filled with wallpaper (Figure 33). There is a small vestibule or entryway which provides access to the rear of the house and the basement located along the east wall (Figure 34 and Figure 35). The stairway to the basement has also been removed.

Similar to the kitchen, the two bedrooms and washroom east of the hallway have few distinguishable features and has been stripped to the beams (Figure 36). Between the bedroom at the north east corner and the bedroom at the west corner is another fireplace which was previously covered over with plaster material, but brick is now exposed (Figure 37). The west corner bedroom has two windows similar to those in the living room, with less decorative detailing.

Straight wood stairs in the centre of the house across from the main entrance lead to the attic. In the attic is the exposed simple rafter roof and redundant mortices, with the rafters meeting a short ridge beam (Figure 38 to Figure 40). There is little transition between the brick and wood roof (Figure 41).



Figure 28: Main entrance with ripple glass in the transom and sidelights.



Figure 29: View of main entrance and four windows from southeast corner.



Figure 30: West wall window with moulded casing and trim.



Figure 31: Fireplace on south end wall with 1950 datestone on the stone veneer.



Figure 32: Central hallway facing east.



Figure 33: Window with trim and panelling along the south wall.



Figure 34: Rear vestibule with door and access to basement.



Figure 35: View of basement from main storey.

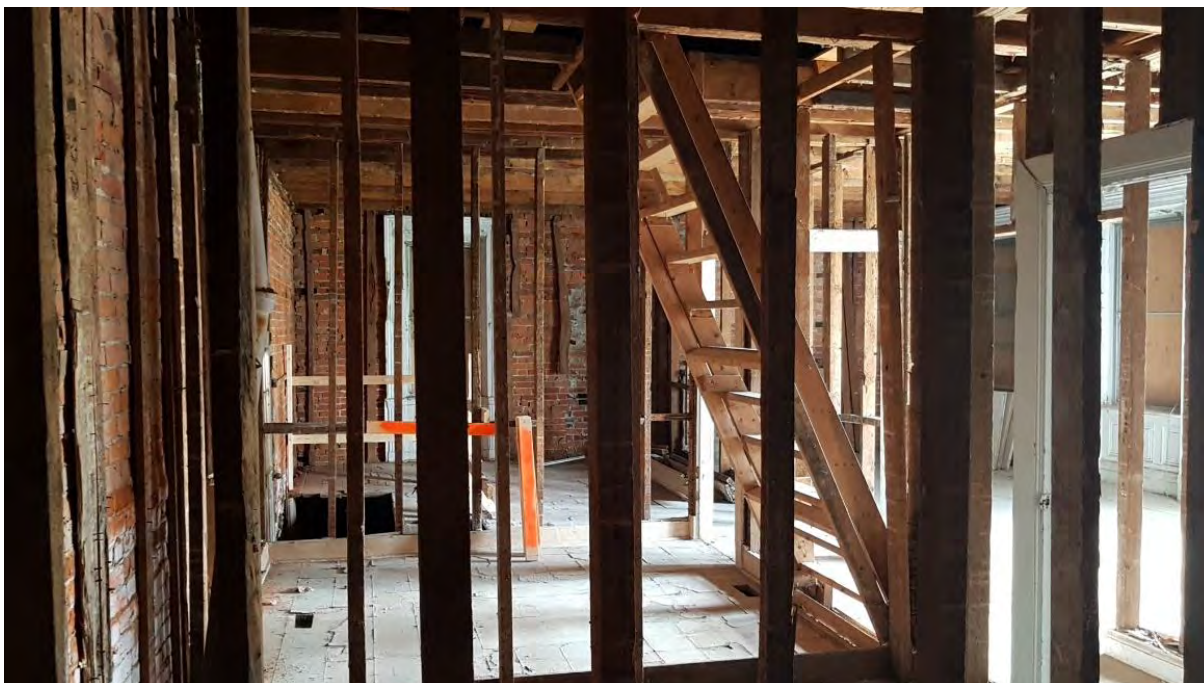


Figure 36: View from one of the bedrooms, showing the washroom, kitchen, another bedroom and stairs to the attic.



Figure 37: Exposed fireplace, partially filled in with brick.



Figure 38: Attic with blind window in the cross gable.



Figure 39: Rafter roof.



Figure 40: Redundant mortices in wood beams of roof.



Figure 41: Lack of transition between brick and wood roof from the interior of the attic.

5.3 Physical Condition

The condition assessment presented in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment. As the interior has been stripped down to the beams, it was excluded from this evaluation.

Table 2: Physical Condition Assessment

| Element | Observed Conditions |
|--|--|
| General structure | <ul style="list-style-type: none"> Overall, the house is in fair condition. |
| Roof | <ul style="list-style-type: none"> The asphalt shingle roof is in fair condition. There is evidence of water damage in the attic through saturated wood boards. |
| Rainwater disposal | <ul style="list-style-type: none"> There is only one downpipe at the northeast corner of the house. |
| Walls, foundations & chimneys, exterior features | <ul style="list-style-type: none"> Coursed rubble foundation shows evidence of cracking. Brick walls, in particular the quoins, are in poor condition (Figure 42). |
| Windows & doors | <ul style="list-style-type: none"> All windows have been either boarded up or blinded. Exterior door are in fair condition. |
| Building services | <ul style="list-style-type: none"> The house is currently vacant and thus all services have been disconnected. |
| Site & environment | <ul style="list-style-type: none"> There are some areas of standing water. |
| General environment | <ul style="list-style-type: none"> Overall stable condition. |



Figure 42: Spalling brick at the corners of Beaty House.

5.4 Structural History & Analysis

Four developmental phases could be identified from the structural evidence and historical research. These represent the initial construction (circa 1860), demolition of rear and side wings and second storey (circa 1950s), and the transition of Beaty House from residential to a vacant structure (1960 to 2018).

5.4.1 Phase 1: circa 1860s

The two-storey brick house had been built on the property as early as 1861, when John Beaty resided on the property. Beaty named his family homestead “Ashdale Farm.” Ashdale Farm is illustrated in the *Historical Atlas of the County of Halton* (1877; Figure 43), which depicts a two-storey house with similar features to the present structure, such as the setback, shape, keystone lintels, transom windows above the door, and decorative brickwork. The present structure has one entrance on the northeast façade which has been blinded. Due to the placement of the door frame above the foundation, this was likely an interior doorway to the rear wing visible in the 1877 Atlas. There is further evidence of the rear wing being removed on the northeast façade. Plaster has been used to cover the brick which also appears to be lighter than the rest of the façade (see Figure 14).

As originally designed, Beaty House followed the Italianate style, which was popular in Ontario between 1850 to 1900. A vernacular version of the Italianate style was introduced in Ontario around 1865, when *The Canada Farmer* journal showed a two-storey dwelling with projecting frontispiece and mildly pitched rip roof, described by editors as a straightforward square house. The Italianate style is characterized by dichromatic effects around windows and corners, exaggerated window cornices based on a segmental arch, side gable and hip roofs and tall chimneys (Figure 44). It has a traditional Georgian balance and square shape with more ornamentation and texture, such as eyebrow-like window cornices, heavy roof-cornice brackets and dichromatic brick (Blumenson

1990:59 and 60). The Italianate style can be found throughout the Town of Milton, including 8445 Third Line (Elliot House), 191 Margaret Street (John Sproat House), 1595 Fourth Line and 1501 Fourth Line.

5.4.2 Phase 2: circa 1950s

One critical difference between the 1877 depiction of Beaty House and the present-day structure is that it is currently one-storey. Typically, the reason for removing a storey would be due to damage beyond economic repair, such as in the case of a fire. No indication of a catastrophic event was noted in the inventory of the house or through historical research. The previous owner of Beaty House, Edward Tor, reported to Mattamy that sometime after the Second World War, the owner at that time returned with a war bride who wanted a cottage, not a country mansion. To meet her wish the owner removed the second floor and the rear and side wings to the building to create a cottage-style structure.

Field investigations revealed several indicators that the second-storey had been removed. There are redundant mortices in the wooden beams of the roof and lack of transition between the brick and roof, indicating that the current roof is not original to the structure (Figure 40 and Figure 41). The decorative brick course between the first and second storey depicted in the 1877 Atlas imagery is still visible at the top of the existing structure, and the blinded entranceway on the north façade is also visible in the 1877 Atlas.

5.4.3 Phase 3: 1960 to 2018

This phase includes the transition of Beaty House from residential to a vacant building surrounded by temporary construction sheds. Several changes took place once Mattamy obtained ownership of the property in 2003. As identified in Golder's 2013 HIA, there was a frame bank barn located directly behind the house, which was clad in timber boards. The barn has since been demolished, and several temporary construction sheds have been added surrounding Beaty House. Further, the interior has been stripped to the beams and all interior finishes removed.

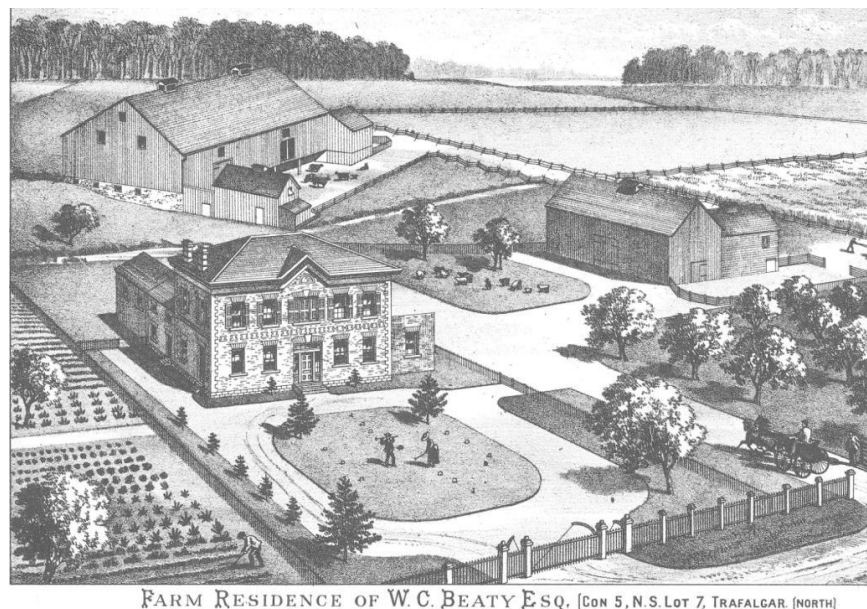


Figure 43: Beaty House circa 1877 (Pope 1877:48).

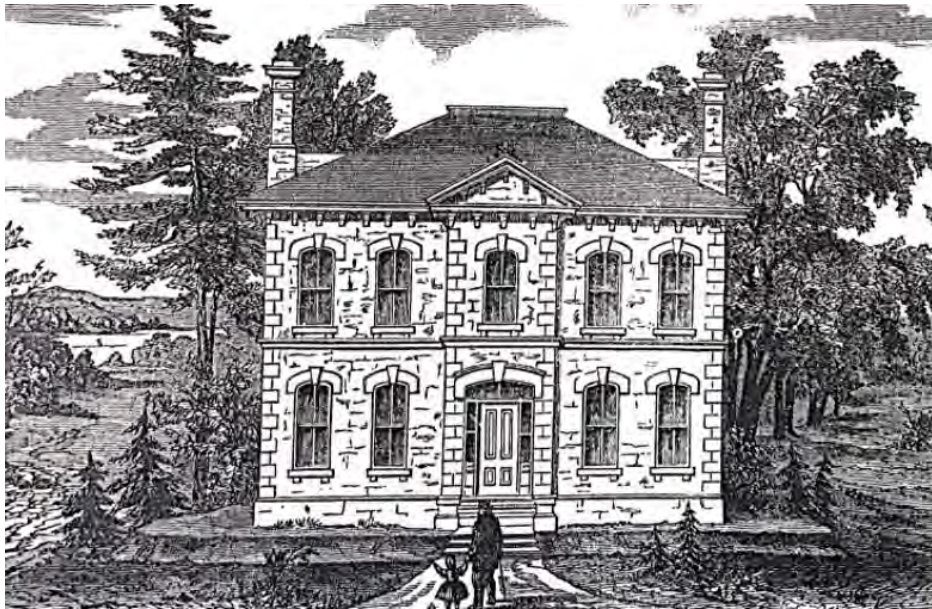


Figure 44: A “model” Italianate-style residence as suggested in the 1865 edition of the *Canada Farmer* (Blumenson 1990:59).

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of ‘wholeness’ or ‘honesty’ of a place. The *MTCS Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is ‘complete’ or changed from its original or ‘valued subsequent configuration’ (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for ‘Integrity’ with sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’ to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman’s approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the house are presented in Table 3 and is considered when determining the CHVI of the property (see Section 6.0). As the interior has been stripped down to the beams, it was excluded from this evaluation.

Table 3: Heritage Integrity Analysis for Beaty House

| Element | Original Material / Type | Alteration | Survival (%) | Rating | Comment |
|----------------|--|---|--------------|------------|--|
| Setting | Similar late 19 th century farmhouses with large side yards and surrounded by orchards. | New suburban development to the immediate north. | 15 | Poor. | There has been a significant amount of development to the immediate north of Beaty House, changing the property and its rural setting to one with little connection to its agricultural past. There are no remaining remnants of the orchards. |
| Site location | Original. | No change. | 100 | Excellent. | The property retains its original siting and setback. |
| Footprint | Rectangular long façade with rear and south additions. | All additions shown in the 1877 Atlas have been removed. | 50 | Fair. | Although none of the additions have been retained, the original rectangular long façade has been retained. |
| Wall | Flemish bond brick and buff brick quoins. | Second storey has been removed. | 50 | Fair. | One storey of the house has been removed. |
| Foundation | Coursed rubble stone foundation. | All additions shown in the 1877 Atlas have been removed. | 50 | Fair. | No further comment. |
| Exterior doors | Wood. | Some doors have been blinded. | 75 | Good. | The exterior main entrance appears to have retained its original wood casings and trim, side lights and transom. |
| Windows | Tall, flat arch head openings with lintels and wood windows. | Some windows have been replaced and either boarded up or blinded. | 45 | Fair. | Windows have been replaced and have been boarded up or blinded. |

| Element | Original Material / Type | Alteration | Survival (%) | Rating | Comment |
|--|--|---|--------------|------------|--|
| Roof | Low hip roof with centre gable. | The roof was updated/replaced in the early to mid 1900s when the second storey was removed. | 0 | Poor. | No further comment. |
| Chimneys | Rug face brick. | Chimneys shown in the 1877 illustration have been removed. | 0 | Poor. | No further comment. |
| Water systems | Metal. | All gutters and downspouts have been replaced. | 0 | Poor. | All gutters and downspouts are not original to the house. |
| Exterior decoration | Detailed brick quoins, shaped lintels. | Some brick quoins have been damaged or have been removed. | 50 | Fair. | The upper storey of the original structure has been removed. |
| Porch/ exterior additions | Rear and side wing. | Additions were once located to the rear and side of the building but were demolished. | 0 | Poor. | The rear and side wing, as visible in the 1877 depiction of the house, have not been retained. |
| Landscape features | Agricultural property. | None of the features depicted in the 1877 Atlas have been retained and outbuildings and field patterns have been removed/altered. | 0 | Poor | No further comment. |
| AVERAGE RATE OF CHANGE/HERITAGE INTEGRITY | | | | 34% | Rating of Fair is based on the original element survival rating of 25 – 50%. |

5.5.1 Results

Overall, Beaty house has a fair level of integrity as there have been substantial changes to the structure since it was constructed in the 1860s and most interior finishes have been removed.

6.0 CULTURAL HERITAGE EVALUATION

From the results of the historical research and field investigations, the property was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in *O. Reg. 9/06*. The results of this evaluation are provided below.

6.1 Design or Physical Value

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i> | Yes |
| <p>Rationale: Although the Italianate style is found in other structures in the Town of Milton (i.e. 1505 and 1595 Fourth Line) and was popular from the 1850s to 1900, Beaty House is a unique example of a 19th century Italianate style farmhouse. The two-storey structure has been altered to a one-storey, vernacular style, lacking a tall chimney, cornice brackets and roof cresting. It represents the evolution of design, change in taste and values over the decades of its existence. These changes, for the most part, have not diminished the architectural details such as the side gable roof, dichromatic brick quoins and wide entrance with transom and sidelights. As noted by McIlwraith (1983;112), growth and change in Ontario occurred by a process in which building forms were continually adjusting to evolving circumstances. Beaty House represents a 'county mansion' constructed in 1860 which was altered to a cottage style house after the Second World War, based on changes in preference and lifestyles.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(ii) Displays a high degree of craftsmanship or artistic merit;</i> | Yes |
| <p>Rationale: The property displays a high degree of craftsmanship or artistic merit in its:</p> <ul style="list-style-type: none"> ■ Flemish bond masonry with buff brick quoins and string course detailing; ■ Stone lintels and lug sills; and, ■ Wood framing for transom and sidelights on the main entrance and panelled and moulded interior architraves. | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(iii) Demonstrates a high degree of technical or scientific achievement.</i> | No |
| <p>Rationale: Beaty House does not demonstrate a high degree of technical or scientific achievement. It is a residential house form, one storey in height with no elements to demonstrate technical or scientific endeavours or achievements.</p> | |

6.2 Historical or Associative Value

| Criteria | Meets Criteria (Yes/No) |
|---|-------------------------|
| <i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i> | Yes |
| <p>Rationale: Historical research identified that the property at 1211 Fourth Line has direct associations with the Beaty family, one of the first Euro-Canadian settlers of the historical Omagh community. The house was constructed by John Beaty circa 1860s and remained in the Beaty family until the early 20th century. The Beaty family were significant to the community as John and his wife Elizabeth Stewart founded the Church of Christ in Omagh. John and Elizabeth's son, William Crawford Beaty, served as the first postmaster (1853-1859) for the village of Omagh, elected Secretary-Treasurer of the Trafalgar Agricultural Society and Secretary-Treasurer of the County Agricultural Society, served as a member of Trafalgar Council and Deputy Reeve. He was also the first preacher at Church of Christ.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|---|-------------------------|
| <i>(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;</i> | No |
| <p>Rationale: Further study of the property and its built elements is unlikely to reveal any further information which would lead to a greater understanding of the former Township of Trafalgar (North) or the culture of the area.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|---|-------------------------|
| <i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i> | No |
| <p>Rationale: The property does not reflect the work of a significant or known architect, artist, builder, designer or theorist who is significant to the community.</p> | |

6.3 Contextual Value

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(i) Is important in defining, maintaining or supporting the character of an area;</i> | Yes |
| <p>Rationale: The setting along Fourth Line can be characterized as rural, typified by single family dwellings with wide setbacks from the public right-of-way. Apart from suburban development and a secondary school located to the immediate north and northwest, south of Louis Saint-Laurent Avenue has retained much of its agricultural setting.</p> | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(ii) Is physically, functionally, visually or historically linked to its surroundings;</i> | Yes |
| Rationale: Beaty House is physically and visually linked to its original 100 acre property, granted by the Crown to John Beaty in 1825. | |

| Criteria | Meets Criteria (Yes/No) |
|--|-------------------------|
| <i>(iii) Is a landmark.</i> | No |
| Rationale: The property is not considered a landmark within the community due to its small-scale and lack of visibility from the public right-of-way. | |

6.4 Evaluation Results

The preceding evaluation determined that the property *has* cultural heritage value or interest (CHVI) as it meets all criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI is proposed below.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property – 1211 Fourth Line

Beaty House is located at 1211 Fourth Line in the Town of Milton, Ontario. The property is bound by Fourth Line to the west, Britannia Road to the south, James Snow Parkway to the east and Louis Saint Laurent Avenue to the north. Beaty House is surrounded by agricultural land with new suburban development to the north.

6.5.2 Statement of Cultural Heritage Value or Interest

The property at 1211 Fourth Line is of cultural heritage value or interest for Beaty House, which has design or physical value, historical or associative value and contextual value. Constructed around 1860 as a two-storey Italianate style farmhouse, Beaty House was part of a large farm run by the Beaty family, who were among the first Euro-Canadian settlers of the nearby community of Omagh and who were instrumental in its development. So successful what the Beaty farm that is was depicted in the 1877 *County Atlas* with an estate like setting surrounded by large outbuildings, livestock, and orchards.

Today, the house is only a single-storey, the result of a major alteration reputedly after the Second World War. However, it retains its low hip roof with cross gable, decorative string course and quoins of buff brick, windows and central entrance with stone lintels and sills, and a door framed by a transom and sidelights. Currently the property also has contextual value as it maintains the historical rural and agricultural setting of the area.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include Beaty House with its:

- Flemish bond masonry with buff brick quoins and string course detailing;
- Stone lintels and lug sills; and,
- Wood framing for transom and sidelights on the main entrance and panelled and moulded interior architraves.

7.0 IMPACT ASSESSMENT

7.1 Proposed Development

Mattamy is proposing to develop the property as a subdivision called the Bayview Lexis. The property is included in the Bayview Lexis component of the subdivision plan (APPENDIX B).

The plan for Beaty House and adjacent lands include the construction and establishment of:

- Single-family houses and townhouses;
- Schools and parks;
- New collector and community roads;
- Stormwater ponds;
- Tributary woodland/wetland areas;
- Water, sewer, and power infrastructure; and,
- Relocation of Beaty House to a new lot at the northwest corner of the subdivision.

7.2 Assessment of Adverse Impacts

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MTCS *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the MTCS *Guideline* guidance, nor any other Canadian source of guidance, does not include advice to describe magnitude, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted by agencies across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (reproduced in Kalman 2014:286), and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 4. Conservation measures are recommended where an impact is identified.

Table 4: Assessment of direct and indirect adverse impacts

| Potential direct and indirect adverse impact | Analysis of Impact | Summary of Impact without Mitigation |
|---|---|--|
| <p>Destruction of any, or part of any, significant heritage attributes or features.</p> | <p>The proposed subdivision plan involves relocating Beaty House. The building could be damaged during the relocation effort and construction phase through accident or faulty procedure. Construction activity including use of heavy equipment and potential excavation adjacent to the property has potential to cause limited and temporary vibration impacts to Beaty House.</p> <p>These impacts can be mitigated through construction controls such as a communication plan, controls and vibration monitoring, protection plan and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p> | <ul style="list-style-type: none"> ■ If controls are not followed during relocation, major impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |
| <p>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</p> | <p>The proposed development will alter the surrounding environment of the property by changing it from rural to a suburban neighbourhood. Population density will be higher and there will be increased traffic from the new roads. The surrounding agricultural land will be significantly altered.</p> <p>However, Beaty House will be relocated to the northwest corner of the subdivision where it will maintain a visual relationship to Fourth Line, a protected character road. Impacts to the setting can be mitigated through design. Beaty House should be moved to a large property to maintain the rural character of the home and will need to be renovated to accommodate future use. A Heritage Conservation Plan intended to conserve heritage attributes can mitigate adverse effects from rehabilitation. Further, new construction around Beaty House should be compatible with the house and follow design guidance from the Bristol Survey Secondary Plan.</p> | <ul style="list-style-type: none"> ■ Moderate impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |
| <p>Shadows created that alter the appearance of a</p> | <p>The construction of new single-family houses, townhouses and utilities adjacent to Beaty House will impact the property's heritage attributes</p> | <ul style="list-style-type: none"> ■ Moderate impact that is: |

| Potential direct and indirect adverse impact | Analysis of Impact | Summary of Impact without Mitigation |
|--|---|--|
| <p>heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p> | <p>through shadows and alter the appearance of its setting. This can be mitigated through design. The proposed northwest lot will require large setbacks and sideyards, with new construction located a sufficient distance from Beaty House, to mitigate impacts from shadows.</p> | <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |
| <p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.</p> | <p>The connection between Beaty House and the property’s rural, agricultural past has been altered by adjacent suburban development over the past few decades. However, by locating the building at the northwest corner of the subdivision, the visual relationship with Fourth Line will be maintained. Relocating the building and incorporating it into the subdivision design has potential to draw new interest and appreciation for Beaty House and the history of the Beaty family.</p> | <ul style="list-style-type: none"> ■ No impact. ■ Relocation will maintain visual relationship with Fourth Line. |
| <p>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.</p> | <p>No significant views or vistas within, from or to Beaty House were identified during field investigations or historical research.</p> | <ul style="list-style-type: none"> ■ No impact. |
| <p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.</p> | <p>The land use of the property and surrounding area has already changed to Future Development (FD) Zone under the Town’s Urban Zoning. The residential land use of the area, as was practiced historically, will remain unchanged. However, the rural, agricultural character of the area will change to suburban.</p> | <ul style="list-style-type: none"> ■ Minor impact: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |

| Potential direct and indirect adverse impact | Analysis of Impact | Summary of Impact without Mitigation |
|---|--|--|
| <p>Land disturbances such as a change in grade that alters soils and drainage patterns that may affect a cultural heritage resource.</p> | <p>Extensive land disturbances will occur if the proposed subdivision proceeds. During the construction phase, heavy equipment work within 60 m of Beaty House could result in infrequent, site-specific vibration impacts ranging in severity. Construction vibration, grade changes, road construction and increased traffic will potentially impact Beaty House. However, adverse impacts from land disturbance are expected to only last during the construction phase.</p> <p>If mitigation measures such as standard drainage, site grading and vibration monitoring are implemented, any land disturbances due to construction will be unlikely to impact the property. A Heritage Conservation Plan can also mitigate the impacts of relocation.</p> | <ul style="list-style-type: none"> ■ Without mitigation, potential for major impact that is: <ul style="list-style-type: none"> ■ Irreversible ■ Permanent ■ Will occur once ■ Site-specific |

7.2.1 Results of Impact Assessment

The preceding assessment has determined that without conservation or mitigation measures, the proposed subdivision plan:

- Will result in major direct and indirect impacts to the identified heritage attributes of Beaty House.

An options analysis of potential mitigation strategies is provided in the following section.

7.3 Consideration of Alternatives

Four mitigation options were considered to avoid or reduce any adverse impacts to the property:

- 1) Preserve and maintain as-is: retain the property and Beaty House unaltered;
- 2) Preserve and maintain Beaty House on reduced, residential lot within the proposed subdivision;
- 3) Relocate Beaty House to a new residential lot at the northwest corner of the proposed subdivision;
- 4) Relocate Beaty House to a new residential lot adjacent to greenspace areas within the proposed subdivision;
or
- 5) Relocate to another rural property.

An options analysis for each mitigation option is provided in the subsections below.

7.3.1 Option 1: Preserve and retain *in situ*

This option involves retaining all structures, features and boundaries of the property in their current state and not proceeding with the proposed subdivision plan.

Advantages: This is generally the most preferred of conservation options since – through minimal intervention – it has the highest potential for retaining all heritage attributes of the property.

Disadvantages: Preservation is not a ‘do nothing’ approach: to ensure the building does not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for both exteriors and interiors. As identified in the MTCS *Eight Guiding Principles* (2007), maintenance is required to ensure future restoration is not necessary and to avoid major conservation projects which can be costly. Development surrounding Beaty House would be significantly constrained and it may prove difficult to maintain the building without an active use. The area has been zoned as FD: Future Development, therefore development of the area has been intended and expected by the Town.

Feasibility: This option is not feasible because of the:

- High expense to stabilize, preserve and maintain Beaty House;
- The reduction in economic and commercial viability of the property; and,
- Difficulty for long-term sustainability since some potential property purchasers find minimal intervention as imposing too many constraints on future development.

7.3.2 Option 2: Preserve and maintain Beaty House on reduced, residential lot within proposed subdivision.

This option considers retaining the Beaty House in its current state but proceeding with the subdivision plan. Beaty House would be relocated to a reduced, residential lot within the proposed subdivision.

Advantages: This option would retain all of the heritage attributes of Beaty House at its original location. It has the highest potential of retaining all heritage attributes of the property

Disadvantages: As noted above, preservation is not a ‘do nothing’ approach. Beaty House risks total loss if a systematic monitoring and repair program is not implemented as the building would not be in active use. A reduced lot might make adaptive reuse of the building in the future challenging. Development surrounding Beaty House would be significantly constrained and it may prove difficult to maintain the building without an active use. The area has been zoned as FD: Future Development, therefore development of the area has been intended and expected by the Town. Relocation may put Beaty House at risk of being damaged or lost entirely.

Feasibility: This option was determined to not be feasible due to:

- The reduction in economic and commercial viability of the property; and,
- Difficulty for long-term sustainability.

7.3.3 Option 3: Relocate Beaty House to new residential lot at northwest corner of proposed subdivision.

This option considers relocating Beaty House to a smaller lot at the northwest corner of the proposed subdivision and rehabilitating the structure for new use (see Figure 45).

Advantages: The Town’s Official Plan (Section 2.10.3.20) requires new development which is located in or near heritage resources to study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits. As outlined in the Canada’s Historic Places *Standards and Guidelines*, rehabilitation and re-use can ‘revitalize’ a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. Beaty House was found to be in good condition with a high level of integrity. This would keep Beaty House close to its original location and retain its visual relationship with Fourth Line, as illustrated in the 1877 County Atlas. It would also create a gateway feature to the new subdivision, which should be designed to be compatible with the Beaty House.

Disadvantages: Adapting the building for residential use may still prove difficult given the number of heritage attributes and incorporating the structure into new development will introduce further design constraints; the impacts of shadow, differences in scale, orientation and setback and architectural compatibility will all have to be considered. Relocation may put Beaty House at risk of being damaged or lost entirely.

Feasibility: This option was determined to be the most feasible as:

- The house is in overall good condition with high integrity; and,
- It will assist in meeting the character road objectives for Fourth Line as identified in the Town’s *Official Plan*.

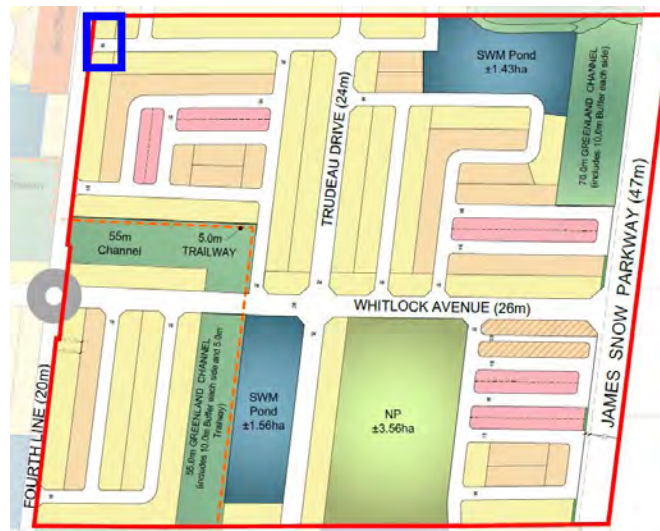


Figure 45: Bayview Lexis proposed subdivision, with suggested location of Beaty House identified in blue.

7.3.4 Option 4: Relocate to property within the proposed subdivision and backing on to greenspace.

Under this option, Beaty House would be relocated and reinstated to a property within the subdivision which backs onto greenspace.

Advantages: The Town’s Official Plan (Section 2.10.3.20) requires new development which is located in or near heritage resources to study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits. The relocation of Beaty House will ensure the long-term protection of the structure.

Disadvantages: Relocation may sever the historical relationship of Beaty House with its rural setting and Fourth Line. The building could be damaged during minor or major accidents during the relocation effort and would involve the removal of powerlines.

Feasibility: This option is not desirable because:

- It would sever the connection with Fourth Line and connection with original property;
- It involves removing powerlines and risks loss of Beaty House; and,
- Beaty House would no longer have a prominent location along Fourth Line.

7.3.5 Option 5: Relocate to another rural property.

This option involves relocating Beaty House and reinstating it to a surrounding similar to its historical setting on a rural, agricultural lot.

Advantages: The Town’s Official Plan (Section 2.10.3.20) requires new development which is located in or near heritage resources to study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits. The relocation of Beaty House will ensure the long-term protection of the structure and will reinstate it to its historical rural setting.

Disadvantages: Although it would retain the rural setting of Beaty House, relocation to a rural property within the Town will sever the historical relationship of the building with Fourth Line. The building could be damaged during minor or major accidents during the relocation effort and would involve the removal of powerlines.

Feasibility: This option was determined to be not be feasible because:

- It would sever the connection with Fourth Line and connection with original property.

7.4 Mitigation & Conservation Recommendations

Based on the preceding analysis, Golder recommends to:

- Relocate Beaty House to a new residential lot at the northwest corner of the proposed development

To achieve this option, the following mitigation measures are required:

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town's *Terms of Reference: Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Beaty House prior to, during, and after the relocation effort;
- Monitor for vibration during adjacent construction.
 - Continuous ground vibration monitoring should be carried out near the foundation of Beaty House prior to relocation using a digital seismograph. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- Rehabilitate Beaty House for residential use
 - To accommodate a residential use, a lot should be chosen which is large enough to accommodate any expansion in the future if required.

Long-term Conservation Actions

- Designate Beaty House and its associated new property parcel under Part IV of the *Ontario Heritage Act*;
- Officially name the building “Beaty House” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Beaty House be added to the Canada’s Historic Places *Canadian Register of Historic Places* (CRHP).

8.0 SUMMARY STATEMENT & RECOMMENDATIONS

In July 2018, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to update Golder's 2013 Heritage Impact Assessment (HIA) for 1211 Fourth Line in the Town of Milton, Ontario ('the property'). The 100 acre property is included on the Town of Milton's *Heritage List* and includes a single storey brick house constructed circa 1860 that is known locally as Beaty House.

Mattamy is proposing to subdivide the property and adjacent lands to develop it for single-family houses, townhomes, schools, and parks as part of the Bayview Lexis subdivision. The development will also involve laying new collector and community roads, and water, sewer, and power infrastructure. Since the property is listed as a heritage property by the municipality, this HIA was required as part of Mattamy's subdivision plan submission.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the Town of Milton *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that

- The Beaty House has cultural heritage value or interest as an unique example of a two-storey 19th century Italianate style residence later altered to be a single-storey, and for its historical association with the locally important Beaty family; and,
- The proposed development will directly and indirectly impact the property's heritage attributes through alteration.

To ensure the long-term sustainability and use of Beaty House as a valued built heritage resource, Golder recommends to

- Relocate the house to a new lot in the proposed development:

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town's *Terms of Reference: Mothballing of Heritage Resources*;
- Prepare a Heritage Conservation Plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Beaty House prior to, during, and after the relocation effort;

Long-term Conservation Actions

- Designate Beaty House and its associated new parcel under Part IV of the *Ontario Heritage Act*;

- Officially name the building “Beaty House” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Beaty House be added to the Canada’s Historic Places *Canadian Register of Historic Places* (CRHP).

Signature Page

Golder Associates Ltd.



Henry Cary, Ph.D., CAHP
Cultural Heritage Specialist



Michael Teal, M.A.
Associate, Senior Archaeologist

HC/HD/MT/cr/ly

[https://golderassociates.sharepoint.com/sites/30345g/deliverables/revised hias/beaty house/18106012-1000-r01-rev0 final beaty house hia_21jan2020.docx](https://golderassociates.sharepoint.com/sites/30345g/deliverables/revised%20hias/beaty%20house/18106012-1000-r01-rev0%20final%20beaty%20house%20hia_21jan2020.docx)

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APPENDIX A

Land Registry Records

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|-------------|------------|------------------|-----------------|---|------------------------------------|-------|--|
| | Patent | 11 April 1825 | | Crown | John Beaty | 100 | SW ½ |
| 3842 | B & Sale | 8 Nov 1825 | 17 Nov 1846 | James Beaty | John Beaty | 100 | NE ½ |
| [illegible] | B & Sale | 11 Jan 1859 | 13 Jan 1859 | John Beaty wife | Stewart Beaty | 100 | E1/2 |
| 2775M | Release | 21 April 1879 | 20 June 1879 | Robert Beaty, Catharine Earl, wife of James C. Earl. James Beaty, the younger, Mary [illegible], widow, Elizabeth Robinson, wife of Henry Robinson, Margaret McCarluey, wife of William McCarluey, Martha [illegible], Rebecca Beaty, spinster, all the surviving sons and daughters of the late John Beaty except Sarah Paton, wife of John Paton the party hereafter named of the third part of the first [illegible]. The said James C. Earl, Henry Robinson and William McCartney of the Second Part. | William C. Beaty of the Third Part | 100 | W ½ of Lot 7. ...also the interest of [illegible] said party of the third part of [illegible] 20 acres of wood land of the east ½ of [illegible] lot as described in and reserved in deed made by the said John Beaty in his lifetime to Stewart Beaty another son since deceased. |
| 2776 | Release | 25 April 1879 | 20 June 1879 | Sarah Paton, wife of John Paton one of the daughters of | William C. Beaty of the Third Part | 100 | W ½ of Lot 7 |

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|-------|--------------------------------|---------------|---------------|---|---|-------------------|--|
| | | | | the late John Beaty, deceased. [illegible] hereinafter named of the third part of the first part. The said John Paton of the second part. | | | |
| 3165 | Pro of Will | 25 Dec 1865 | 5 July 1881 | John Beaty | [Illegible] | [illegible] | [illegible] |
| 3169N | Mortgage | 2 Feb 1881 | 5 Feb 1881 | William C. Beaty & Wife | Peter McCulloch | 50 | N ½ of W ½ |
| 6482U | Mortgage | 22 Nov 1899 | 5 Jan 1895 | William C. Beaty & Wife | Robert Beaty | \$4230 | 100 acres W ½ [illegible] |
| 7863 | Pro of Will | 12 March 1900 | 22 Feb 1902 | Peter McCulloch | Agnes McCulloch | | N ½ of W ½ |
| 8690 | Not. Of [illegible] & sale | 26 Jan 1896 | 27 Sept 1905 | Peter McCulloch | William C. Beaty, Elizabeth Beaty, Robert Beaty & Mathew Clements | \$3000 + interest | 50 acres N ½ and W ½ |
| 8691 | Conveyance under Power of Sale | 26 Sept 1905 | 27 Sept 1905 | Agnes McCulloch | John Albert Slacer | \$3500 | 50 acres of N ½ and W ½ |
| 9355 | B&Sale | 16 April 1908 | 16 April 1908 | John Albert Slacer | William Hadley Slacer | \$3500 | 50 acres N ½ of W ½ + [illegible] covenant |
| 10135 | Release | 23 Nov 1910 | 25 Nov 1910 | John Slacer + Maria Slacer + John A. Slacer | William Hadley Slacer | [illegible] \$975 | 50 acres N ½ of W ½ |

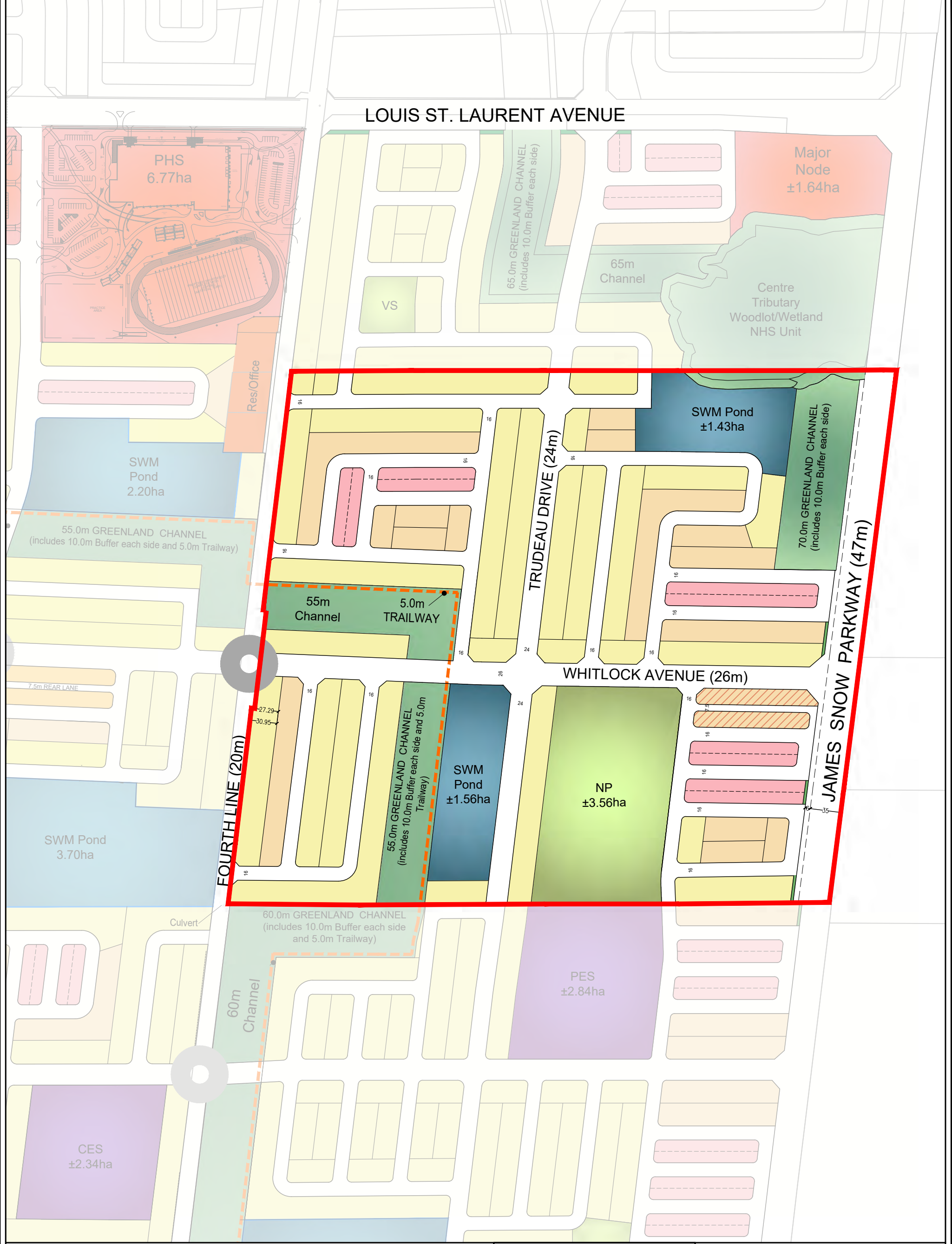
| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|--------|------------|---------------|---------------|---|---------------------------------|-------------|---|
| 12583 | Grant | 30 March 1918 | 2 April 1918 | William Hadley Slacer + wife | Clifford Clarridge | \$6000 | 50 acres of W ½ of SW ½ |
| 13698 | Grant | 8 March 1921 | 9 March 1921 | Clifford Clarridge + wife | James Irvine Devlin | \$9520 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 14552 | Grant | 26 March 1923 | 26 March 1923 | James Irvine Devlin + wife | James Devlin | \$9500 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 15029 | Grant | 28 May 1924 | 28 June 1924 | William H. Devlin + Samuel Thomas Devlin, exors. Of will of James Devlin and Ellen Devlin | Said Samuel Thomas Devlin | [illegible] | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 16184 | Grant | 6 Oct 1927 | 12 Oct 1927 | Samuel Thomas Devlin + wife | James O'Connor | \$8500 | 50 acres of NW ½ of SW ½ and 50 acres of SE ½ of SW ½ |
| 21850 | Grant | 2 Jan 1947 | 3 Feb 1947 | James O'Connor + wife | William H. Devlin | \$6200 | 100 acres SW ½ |
| 221850 | Grant | 19 Jan 1947 | 27 Aug 1947 | William H. Devlin + wife | The Director, Veterans Land Act | \$4800 | SW ½ |
| 451 | By-law | 1 May 1950 | 31 May 1950 | Re: Planning Act | | | |
| 244620 | Grant | 2 March 1954 | 10 March 1954 | The Director, Veterans Land Act | John Donald Devlin | \$4800 | 100 SW ½ |
| 294630 | Grant | 10 March 1951 | 10 March 1954 | John Donald Devlin | William H. Devlin | [illegible] | 100 SW ½ |

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|--|----------------|---------------|---------------|--------------------------------------|--|-----------|---|
| 294630 | Grant | 10 March 1954 | 10 March 1954 | William H. Devlin + wife | [illegible] Peterson + Ebba Peterson | \$16000 | 100 acres SW ½ |
| 77239 | Grant | 25 March 1958 | 10 Apr 1958 | [illegible] Peterson + Ebba Peterson | Edward Tor + Joseph [illegible] | \$2 + C | 100 acres of SW ½ |
| 84551 | Grant | 14 Aug 1958 | 20 Aug 1958 | Joseph [illegible] | Edward Tor | \$1 | 100 acres SW ½ |
| 101116 | Grant | 17 July 1959 | 13 Aug 1959 | Edward Torr + wife | The Corporation of the Township of Traf. | \$5 | Pt. Lot 7 [illegible] |
| <i>October 18, 1961 Amalgamation of Oakville – Trafalgar</i> | | | | | | | |
| 311235 | Grant | 13 July 1970 | 21 April 1971 | Edward Tor + wife | Edward Tor + Lucy Tor, his wife, joint tenants | \$2 NLA | SW ½ lot 7 (100 acres) |
| 20R-5728 | Reference Plan | | 27 April 1982 | | | | See plan re: 311235 and 101115 |
| 564802 | Agreement | | 15 Oct 1982 | The Regional Municipality of Halton | Edward Torr and Lucy Torr | Covenants | See plan re: 311235 and 101116. Pt. SW 1/2, des. Pts 1 and 2 on 20R-5728. |
| 601224 | Release | | 13 June 1984 | The Regional Municipality of Halton | Edward Torr and Lucy Torr | | Agreement #564802 |
| 601225 | Grant | | 13 June 1984 | Edward Torr and Lucy Torr | Alfred J. Tor and Susan M. J.T. | | Part SW ½ des. As Part 1 on 20R-5728 |
| 20R-8701 | Reference Plan | | 25 May 1988 | | | | Part 1 re: 311235 |

| No. | Instrument | Dated | Registered | From | To | Acres | Description |
|--------|------------|-------|-----------------|----------------------|---------------------------------|-----------------|--|
| 695686 | Grant | | 30 June 1988 | Edward and Lucy Torr | 781240 Ontario Ltd. in trust | \$1,110,65 9 | Part SW ½ des as part 1 on 20R-8701 |
| 727622 | Transfer | | 89 09 06 | 781240 Ontario Ltd. | 849669 Ontario Ltd. | \$4,442,63 6 | Part SW ½ des as Pt 1 20R- 8701 |

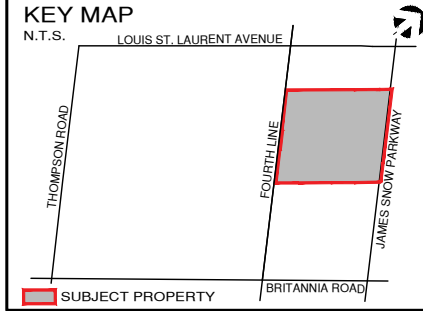
APPENDIX B

Proposed Plan of Subdivision



Mattamy (Brownridge) Limited
BAYVIEW LEXIS
 Preconsultation Concept - Revised

| Proposed Dwelling Type | Approximate Unit Count | Approximate SDE |
|------------------------|------------------------|-----------------|
| Singles | 383 | 383.0 |
| Towns | 210 | 153.3 |
| Back-to-Backs | 172 | 86.0 |
| Lane Based Towns | 36 | 26.3 |
| Total | 801 | 648.6 |



- Trails
- Potential Turning Circle



Scale 1:4000
 May 23, 2019



206-277 Lakeshore Road East
 Oakville, Ontario L6J 1H9
 T: 905-257-0227
 info@korsiak.com



golder.com

APPENDIX B

Structural Report for Beaty House,
Milton - B-design Engineering
Services Inc., 2 March 2021

March 2, 2021

Structural Report for Beaty House, Milton

February 26, 2021, we reviewed the structure of this one story single dwelling unit. Our objective was to determinate the condition of the major structural elements. Our review was a visual, without excavation, drilling, coring or removing of any covering material.



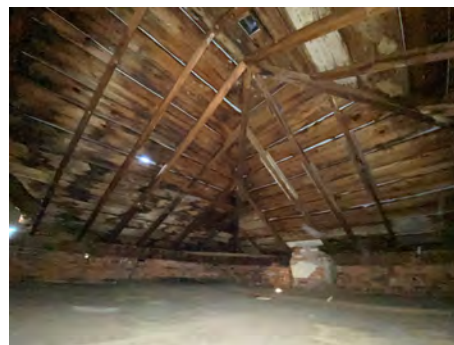
Front Elevation



Side Elevation



Ground Floor



Attic Space

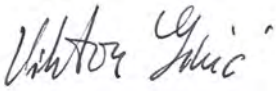
The House in question consists of double brick exterior walls, basement and wood roof structure. The foundation walls were made of stone. The lintels above the doors and windows openings are also made out of stone. The hip roof structure has no interior supports. The floor joists, subfloor and partition walls were constructed out of wood.

The stone around the house needs repairing. We noted a few cracks in the double brick walls at the lintel supports locations. The wood structures are in good conditions.

Overall, this house is in good structural conditions.

We trust this report provides the information you require at this time. However, if you have any questions or require further clarification, please do not hesitate to call.

Sincerely,

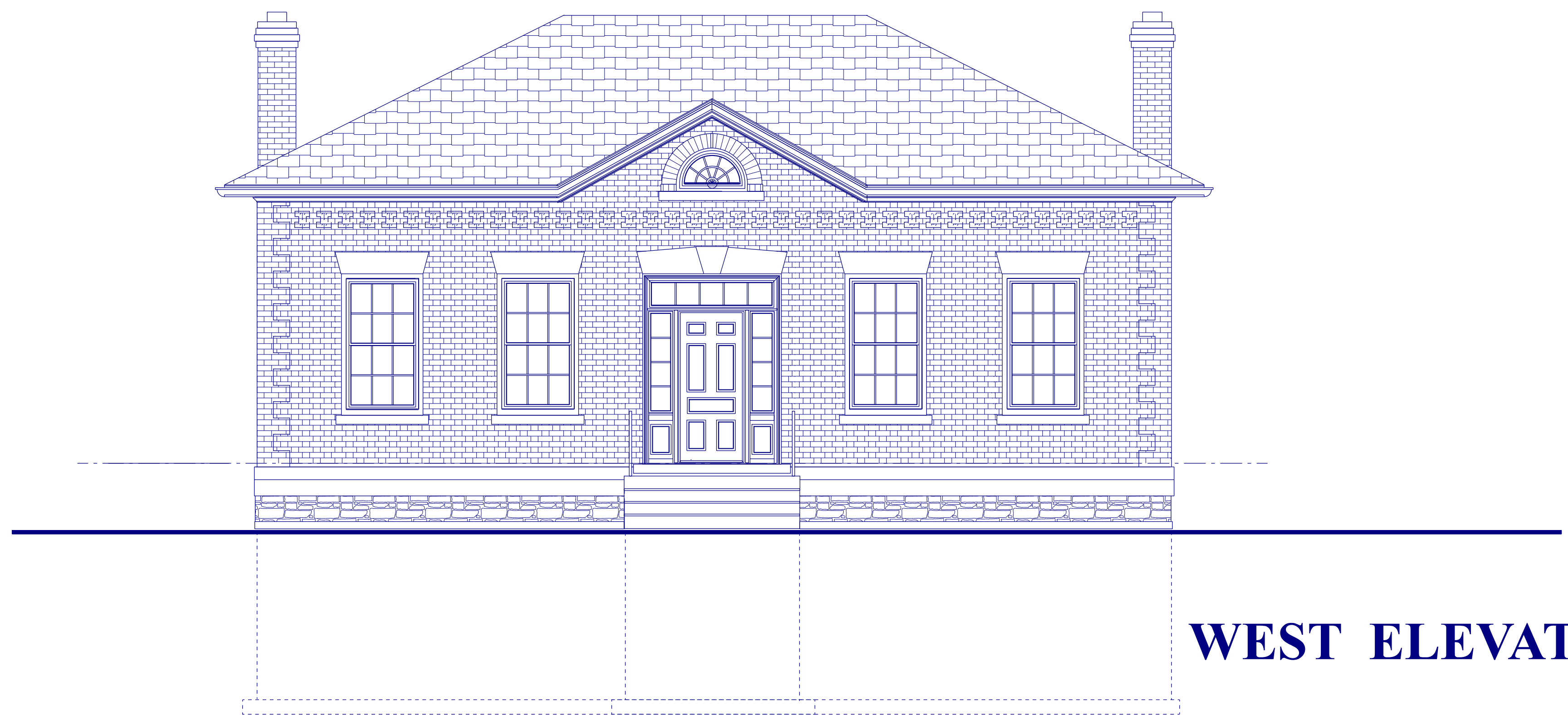


Viktor Ginic, P. Eng.

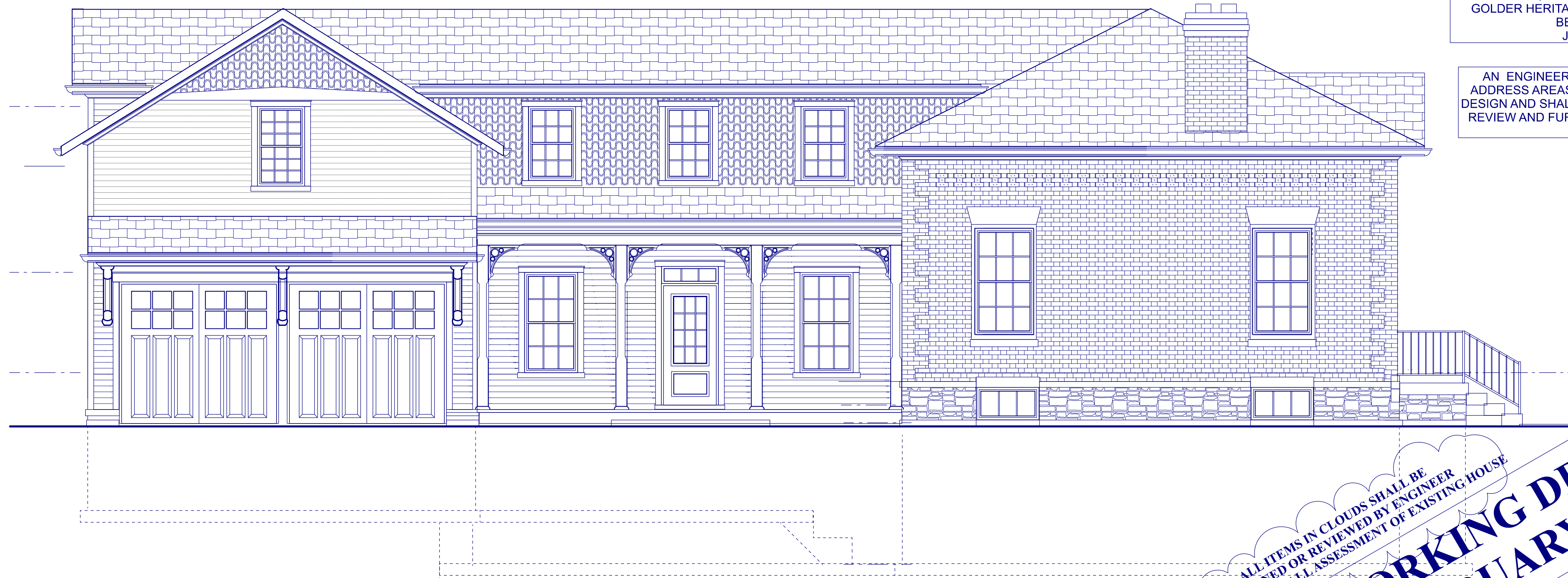


APPENDIX C

**Sedgwick Marshall Heritage
Homes, The Beaty House, Project
No. 2004: Working Drawings,
February 22, 2021**



WEST ELEVATION



NORTH ELEVATION

DRAWINGS TO BE READ IN CONJUNCTION WITH
 JANUARY 28, 2020 AS BUILT DRAWINGS AND
 GOLDER HERITAGE IMPACT ASSESSMENT
 BEATY HOUSE
 JULY 17 2019

AN ENGINEER HAS BEEN ENGAGED TO
 ADDRESS AREAS REQUIRING STRUCTURAL
 DESIGN AND SHALL BE RETAINED FOR ONSITE
 REVIEW AND FURTHER INPUT AS REQUIRED

ALL ITEMS IN CLOUDS SHALL BE
 DESIGNED OR REVIEWED BY ENGINEER
 INCLUDING OVERALL ASSESSMENT OF EXISTING HOUSE

WORKING DRAWINGS
FEBRUARY 22, 2021
 FOR PRICING AND
 THIRD PARTY DESIGN

GENERAL NOTES

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Any alterations to signed e-filed drawings by parties other than this office shall have signed and dated indicators. Such changes are not bound by the signature of these drawings unless approved by the Designer.

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The General Contractor/Builder and all trades shall have a good working knowledge of the Ontario Building Code and inform the Designer if plans are in contravention.

These plans shall be read as a set.

In many cases the specifications on these plans exceed that required by the O.B.C. in interest of building quality & efficiency.

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I review and take responsibility for the design work, according to the above noted conditions and am qualified in the appropriate category as a "DESIGNER" under the Ontario Building Code.

Individual BCIN 20727
 Firm BCIN 26773

PAMELA FARROW MAATO
 ISSUE DATE

THESE DRAWINGS SHALL NOT BE COPIED FOR ANY OTHER PURPOSE THAN REQUIRED FOR THIS PROJECT.

Pamela Farrow
 ARCHITECTURAL TECHNOLOGIST
 519 334 3456
 pfarrow@pamhouse.ca

SEDGWICK MARSHALL
 HERITAGE HOMES
 THE BEATY HOUSE
 FOURTH LINE
 MILTON, ONT

WEST NORTH

Scale
 1/4"=1'-0"
 3/16"= 1'-0"
 1/8"= 1'-0"
 1" = 10'-0"
 1:50 metric
 N.T.S.

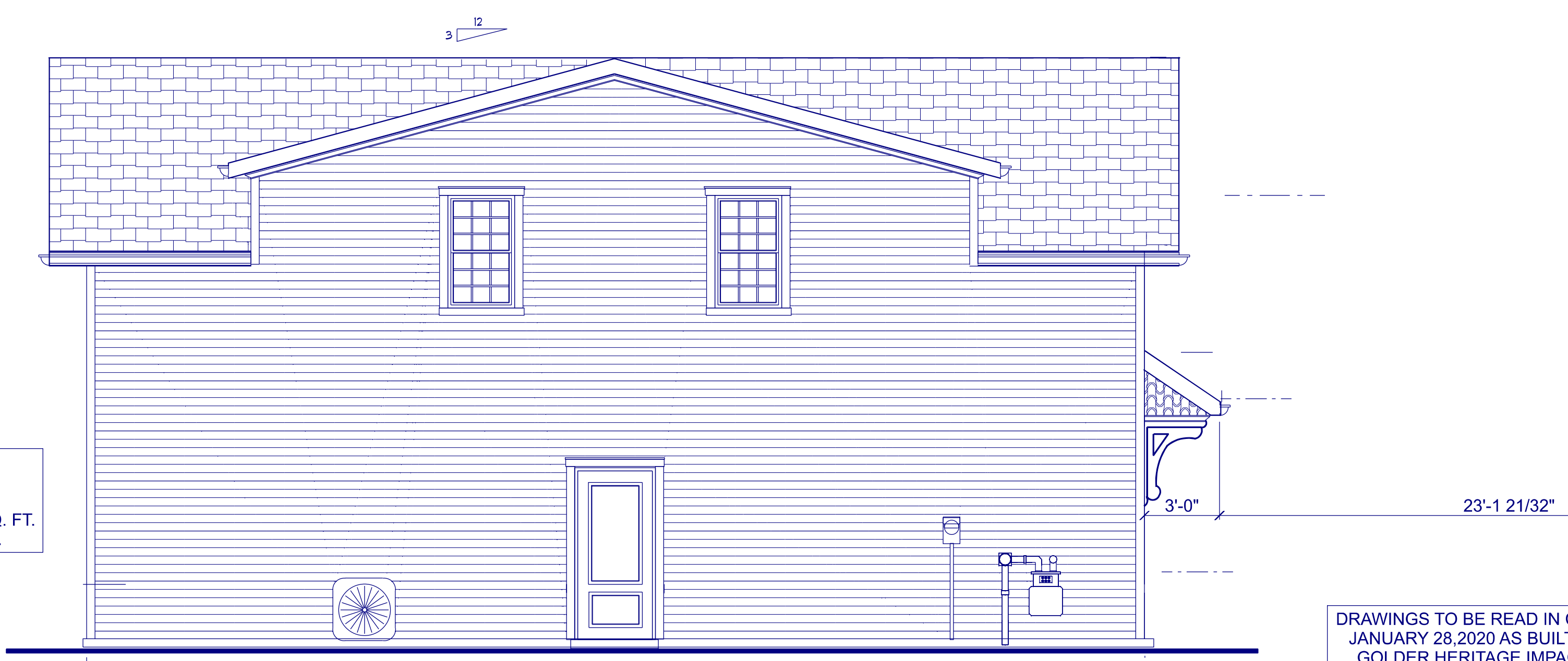
DESIGN DATE
 JANUARY 2020

PROJECT NUMBER
 2004

ISSUE DATE

1/8

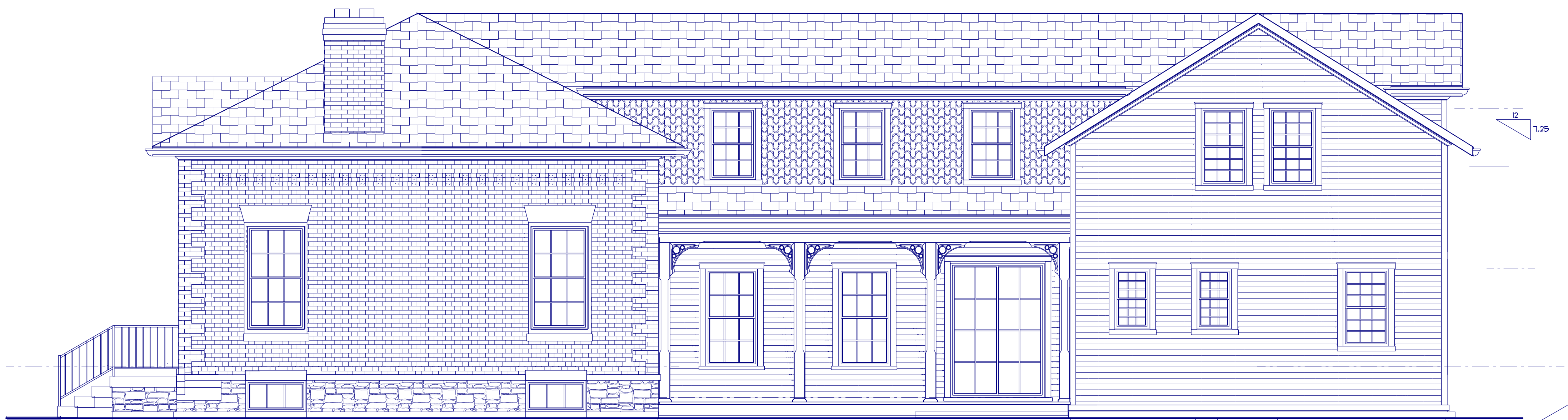
SPATIAL SEPARATION CALCULATION
 WALL AREA 788 SQ. FT.
 SET 1.2 M 3.97 FT FROM PROPERTY LINE
 7% OF ALLOWABLE UNPROTECTED OPENINGS 55.16 SQ. FT.
 PROPOSED UNPROTECTED OPENINGS 43.13 SQ. FT.



DRAWINGS TO BE READ IN CONJUNCTION WITH
 JANUARY 28, 2020 AS BUILT DRAWINGS AND
 GOLDER HERITAGE IMPACT ASSESSMENT
 BEATY HOUSE
 JULY 17 2019

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EAST ELEVATION



SOUTH ELEVATION

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SEDGWICK MARSHALL
 HERITAGE HOMES
 THE BEATY HOUSE
 FOURTH LINE
 MILTON, ONT

EAST SOUTH

Scale
 1/4"=1'-0"
 3/16"= 1'-0"
 1/8"=1'-0"
 1" = 10'-0"
 1:50 metric
 N.T.S.

2/8

DESIGN DATE
 JANUARY 2020

PROJECT NUMBER
 2004

ISSUE DATE

FASCIA TROUGH SOFFIT AND TRIMS

ALUM WRAP WHERE POSSIBLE. REPAIR REPAINT MAINTAIN AND MATCH EXISTING EAVE SOFFIT AND FREIZE FOR GABLES AND EAVES ON EXISTING AND NEW CONSTRUCTION

2"x 6" CORNER TRIMS
3/4" SIDE BASE FOR DOORS AND WINDOWS INCREASE TO 5/2" FOR GARAGE
5 1/2" TWO STEP WIN DOW AND DOOR LABELS INCREASE TO 7 1/2" FOR GARAGE

ATTIC ACCESS

ATTIC SPACE ACCESS SHALL BE A MINIMUM OF 20"x20" AND LARGER WHERE SPECIFIED SHALL BE INSULATED WITH FRICTION FIT AND WEATHERSTRIP FOR BOTH ROOF AND WALL ACCESS

EXTERIOR WALL FINISH

EXTERIOR SHALL BE FINISHED IN 4" CLAP BOARD AND COMPLIMENTARY SHINGLE ON STRAPPING OR DRAINAGE LAYER AS PER MANUFACTURERS SPEC. ALL ON SEALED THERMAL WALL SYSTEM

EXISTING EXTERIOR

EXTERIOR BRICK AND RETAINED STONE SHALL BE REPAIRED AND RE-POINTED AS REQUIRED

FRAMED THERMAL WALLS

EXTERIOR WALL FINISH AS NOTED ABOVE HOUSE WRAP SEALED AS AIR BARRIER AND AS REQUIRED TO SHED WATER AS SECOND PLANE OF PROTECTION WITH 7/16" O.S.B. (SUGGESTED 1" R5 RIGID LAYER) 2" X 6" STUD @ 16" O.C. ALIGNING WITH FOUNDATION STANDARD FRAMING PRACTICE
R 24 FULL FILL ROXUL BATT INSULATION SUPER 6 MM VAP. BARR. SEALED AS AIR BARRIER 1/2" G.W.B. FINISHED EXCEPT WALLS SEPARATING GARAGE AND HOUSE SHALL BE CONSTRUCTED AS ABOVE WITH 5/8" G.W.B. SEALED GAS TIGHT ON GARAGE SIDE.

WALLS RATED 45 MINUTES DUE TO RELATIONSHIP TO PROPERTY LINE SHALL HAVE A LAYER OF 5/8 TYPE X 45 MIN RATED G.W. BEHIND SIDING AND SHALL BE CONTINUOUS BOTH FLOORS

ORIGINAL WALL INSULATION

WHERE EXISTING BRICK WALLS ARE EXPOSED TO EXTERIOR THEY SHALL BE LINED WITH HOUSE WRAP AND 2" X 4" FRAMING WITH R 12 ROXUL BATT INSULATION AND NEW DRYWALL AS NOTED ABOVE ON INTERIOR

INTERIOR STONE

ALL EXISTING BRICK AND STONE THAT IS TO BE LEFT EXPOSED ON THE INTERIOR SHALL BE CLEANED AND RE-POINTED AS REQUIRED

FLOOR SYSTEM

INSULATED R5 RIM BOARDS WHERE REQUIRED R 35 MIN. BATT FILL 3/4" T & G. EDGE GOLD SUBFLOOR GLUED & POWER NAILED 12" ENGINEERED FLOOR SYSTEM TO BEAR ON MIN 2" X 6" PLATE FOR CONVENTIONAL CONSTRUCTION WHERE OVER GARAGE SHALL HAVE ADDITIONAL LAYER OF R5 1" RIGID INSULATION AND R 35 ROXUL BATT FILL. SEALED GAS TIGHT

2" X 6" PLATE SHALL BE ANCHORED 12" BOLTS AT 4" TO FOUNDATION COMPLETE WITH SILL GASKET SEAL

NEW VERANDA

NEW VERANDAS SHALL HAVE SOLID V MATCH PAINTED CEILING, DROPPED WRAPPED BEAM WITH CHAMFERED EDGE SQUARE COLUMNS WITH CHAMFERED EDGES CAP AND BASE DETAIL C/W 24"x24" DECORATIVE TRELLAGE BRACES ON WOOD DECK AND WOOD DECK ON SLAB BEARING ON FROST WALL AND FOUNDATION

GARAGE HOOD SHALL HAVE 3 DETAILED BRACKETS 32" X 36" X 6"

GUARDS/RAILINGS

GUARDS WHERE REQUIRED SHALL BE 30" HIGH OPENINGS IN GUARDS SHALL BE DESIGNED SO THAT THEY PREVENT THE PASSAGE OF A SPHERICAL OBJECT WITH A DIAMETER OF 4" GUARDS SHALL BE DESIGNED SO THAT THEY DO NOT FACILITATE CLIMBING GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2&3 OF S87

FLASHING & CAPS

FLASHING SHALL BE 46 MM ALUM AND INSTALLED WHERE REQUIRED AND AS O.B.C. 9.27.3.8. NON-HARDENING CAULKING COLOR MATCHED WHERE REQUIRED AND COMPATIBLE TO SUBSTRATE SHALL BE INSTALLED AS PER O.B.C. 9.27.4.1. ALL TAPES AND BINDINGS SHALL BE MATERIAL COMPATIBLE WHERE USED IN RELATION TO MASONRY FLASHING SHALL CONFORM TO 9.20.13. ALL CAPS AND VENTS AND MECHANICAL PROJECTIONS WHERE POSSIBLE SHALL BE COLOUR MATCHED

ROOF COMPOSITION

STEEL ROOF FINISH OF OWNERS SELECTION INSTALLED AS PER MANUFACTURERS SPECIFICATION ON SEALED ROLLED ROOFING PRODUCT 4" PREFINISHED ROOF STARTER 12" SHEATHING WITH HOLD DOWN CLIPS (OR AS PER TRUSS DESIGN) INSULATION STOP AND VENTS @ E. RAFTER RAFTERS AND TRUSSES AS PER PLAN C/W HURRICANE HOLD DOWN CLIPS.

R 60 BLOWN CELLULOSE OR DOUBLE TRANSVERSE LAYER R 28 = R 56 ROXUL FOR LOW HEAL CONDITIONS SPRAYED IN PLACE URETHANE FOAM MAY BE USED WHEN PLACED IN DRIED LUMBER (ASSURE MIN 3" VENTILATION) SUPER 6 MM VAP. BARR. AS REQD. CONTINUOUS ON WARM SIDE OF INSULATION TO BE SEALED AS AIR BARRIER ON CEILINGS 5/8" G.W.B. OR SOLID WOOD BOARD CEILING

GENERAL INSULATION NOTE

NO URETHANE FOAM PRODUCT SHALL BE APPLIED TO ANY ORIGINAL TIMBER BRICK OR STONE MATERIAL

ROOF VENTILATION

THERE SHALL BE AN UNOBSTRUCTED VENTILATION AREA OF NOT LESS THAN 1/200 OF INSULATED CEILING SPACE. NOT LESS THAN 25% SHALL BE AT TOP OF THE ATTIC SPACE AND NOT LESS THAN 25% SHALL BE AT THE BOTTOM OF THE SPACE. AND SHALL BE DISTRIBUTED EVENLY THROUGHOUT THE ATTIC AREA. CONTINUOUS RIDGE VENT WITH ADDITIONAL 4 SIDED SQUARE VENTS SET CLOSE TO RIDGE AS REQUIRED FRAME 2" X 6" EACH SIDE OF VENTS PLACE ROOF TO WALL VENTS WHERE REQD

INTERIOR SLOPED OPTIMAL CEILING INSULATION

WHERE ORIGINAL ATTIC IS TO BE INSULATED APPLY 1/4" PLYWOOD TO UNDERSIDE OF EXISTING RAFTERS (LEAVING RAFTER SPACE FOR ROOF VENTILATION) AND NAIL NEW 2"x2" SCABS BELOW FILL WITH URETHANE SPRAYED IN PLACE FOAM AND FINISH AS TYPICAL CEILING

AIR BARRIER

A CONTINUOUS SEALED AIR BARRIER SHALL SEPARATE ALL CONDITIONED SPACE FROM NON-CONDITIONED SPACE. THE INTERIOR VAPOUR BARRIER SHALL PROVIDE THE GREATER PORTION OF THIS SEAL WHERE IT CAN BE ACCOMPLISHED ON THE WARM SIDE OF THE INSULATION. WHERE REQUIRED IT SHALL WORK IN CONJUNCTION WITH CAULKED PLATES, EXTERIOR RIGID INSULATION, SPRAYED IN PLACE URETHANE FOAM INSULATION, FOUNDATION INSULATION SYSTEM INSULATED SLABS. THE CONNECTION OF ALL SAID MATERIAL SHALL BE MADE WITH CAULKING AND OR CLAMPING (NAILED FRAMING) AS PER O.B.C. 9.25.3 ALL WINDOWS DOORS ATTIC ACCESSES AND SERVICES THAT BREACH THE AIR BARRIER SHALL BE WRAPPED WHERE REQUIRED AND CAULKED OR FITTED WITH SPRAYED IN PLACE URETHANE FOAM OR COMPATIBLE SEALANT OR INSULATION TO RETAIN THE INTEGRITY OF THE AIR BARRIER

INTERIOR TRIMS

CROWN COPPER AND BASEBOARD NOT SHOWN ON CROSS SECTIONS ALL ORIGINAL RETAINED TRIMS SHALL BE REPAIRED OR REPLACED OTHER TRIM PROFILES TO BE DETERMINED BY OWNER

GAS INSERTS TO ORIGINAL FIREPLACES

GAS FIREPLACE SHALL BE VERTICAL VENT ALL INSTALLED AS PER MANUFACTURERS SPECIFICATIONS INTO RECONSTRUCTED HISTORIC FIREPLACES AND FLUES

SOUND CONTROL

OPTIONAL SOUND CONTROL FOR WALLS FLOORS & CEILINGS SHALL HAVE RADUL BATT INSULATED FINISHED WITH TYPE X G.W.B. & OPT. RESILIENT CHANNELS ELECTRICAL MECHANICAL & PLUMBING IN SHARED WALLS & FLOORS SHALL BE CAULKED AS SHOULD ALL SEAMS AND INCIDENTAL OPENINGS ADDITIONAL ACOUSTIC LAYER SHALL BE CONSIDERED

SHOWER & WET AREAS

ALL SHOWER, BATHTUB, LAUNDRY, & FINISHED COLD ROOM OR GARAGE AREAS SHALL BE FINISHED WITH DURAROO WATER PROOF DRYWALL OVER TYPICAL AIR/VAP. BARRIER WHERE REQUIRED AND WHERE TILED SHALL BE TILED WITH NON POROUS TILE AND GROUT

GRAB BARS

STUDWALL REINFORCEMENT FOR GRAB BARS AROUND TOILET & SHOWERS AS PER GENERAL FRAMING NOTES TO BE MOUNTED AT 42" OR AS PER OWNER'S REQUEST.

FLOOR DRAINS SHOWER DRAINS

FLOOR DRAINS LIPELESS OR RAISED SHOWER DRAINS PLACED EITHER IN CONCRETE OR IN MANUFACTURED FLOOR SYSTEMS FLOOR SHALL BE APPROVED 2 STEP WATER PROOFING SYSTEM AND SHALL BE SLOPED TO DRAIN AND NOT ALLOW FOR WATER ACCUMULATION.



DRAWINGS TO BE READ IN CONJUNCTION WITH JANUARY 28, 2020 AS BUILT DRAWINGS AND GOLDER HERITAGE IMPACT ASSESSMENT BEATY HOUSE JULY 17 2019

AN ENGINEER HAS BEEN ENGAGED TO ADDRESS AREAS REQUIRING STRUCTURAL DESIGN AND SHALL BE RETAINED FOR ONSITE REVIEW AND FURTHER INPUT AS REQUIRED

CROSS SECTION A

POURED FOUNDATION

FOR NEW PORTION OF HALL POUR 8" POURED FDN 8 FT TALL FOR RELOCATED PORTION OF HOUSE

SEPARATE WALL FROM FOOTING WITH 6MM POLY REMOVE EXPOSED SNAP TIES AND FILL ALL HOLES WITH GROUT TAP BELOW GRADE ON EXTERIOR MANUFACTURED DRAINAGE LAYER AND CRUSHED STONE BACK FILL ON EXTERIOR

FOUNDATION INSULATION

2" RIGID SHALL CONTINUE UP AND CAP OVER AND HAVE 2" X 4" FRAME WITH R 12 ROXUL BATT ALL FINISHED AS THERMAL WALL FOR ALL FOUNDATIONS EXPOSED TO CONDITIONED SPACE

FOOTINGS

KEYED CONCRETE. STRIP AND COLUMN FOOTINGS ON UNDISTURBED OR COMPACTED SOIL. ALL AS PER GENERAL NOTES ON FOUNDATION PLAN OR AS PER ENGINEER 4" BIG 'O' CONTINUOUS ALL ROUND C/W 12" CRUSHED STONE ON TOP AND SIDES

COLD ROOMS

COLD ROOM SHALL BE VENTED AT EACH END OR SHALL BE FINISHED WITH 2" R 10 RIGID INSULATION CONTINUOUS OF SLAB WALLS AND CEILING AND FINISHED IN GARAGE BOSS

SUPPORTED SLABS COLD ROOM CAPS

REINFORCED 6" CONCRETE CAP C/W SLOPE TO DRAIN 10 MM BARS AT 8" O.C. E.W. WIRED TIGHT & 24" X 24" 10 MM BENT DOWEL AT 24" O.C.

GARAGE SLABS

GARAGE SLAB SHALL BE SET AS PER GRADING PLAN AND SLOPE TO DRAIN IT SHALL BE POURED 6" THICK & HAVE 6"x6"x6" W/W.F. OR REBAR AS NOTED WITH 2" R 10 RIGID INSULATION ALL ON BASE AS NOTED ABOVE.

ALL ITEMS IN CLOUDS SHALL BE DESIGNED OR REVIEWED BY ENGINEER INCLUDING OVERALL ASSESSMENT OF EXISTING HOUSE

WORKING DRAWINGS

FEBRUARY 22, 2021

FOR PRICING AND THIRD PARTY DESIGN

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PAMELA FARROW MAATO ISSUE DATE

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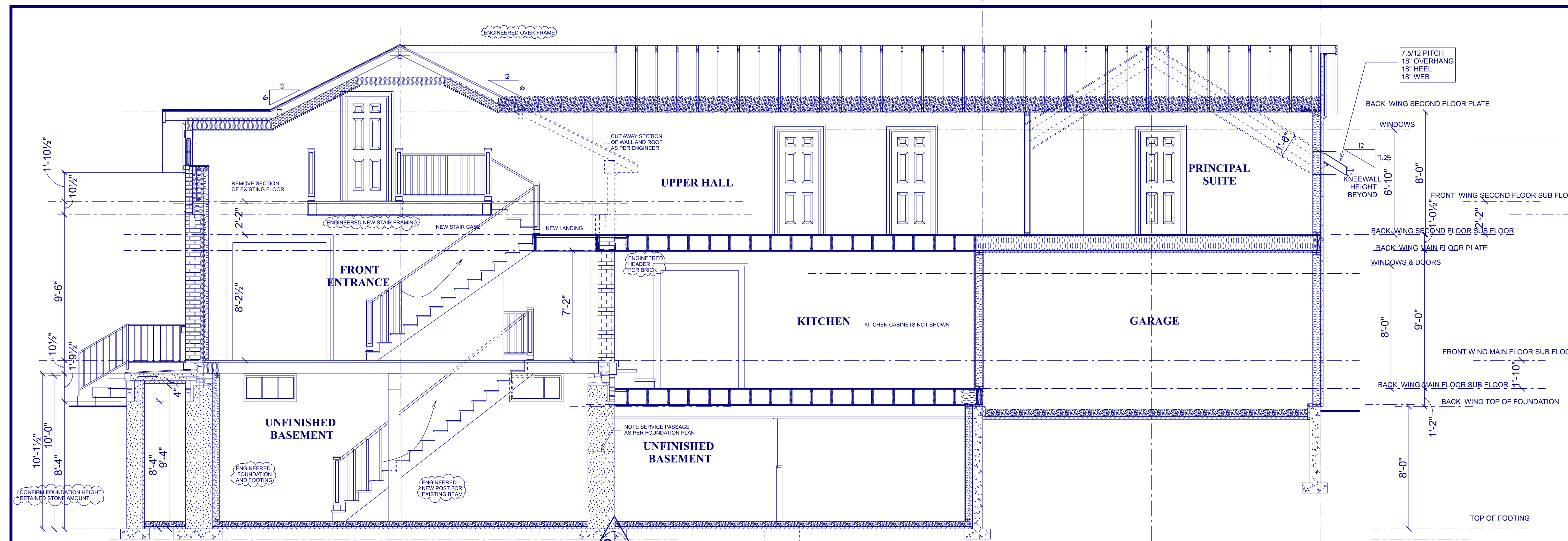
Pamela Farrow ARCHITECTURAL TECHNOLOGIST

519 334 3456 pfarrow@pamthouse.ca

SEDGWICK MARSHALL HERITAGE HOMES THE BEATY HOUSE FOURTH LINE MILTON, ONT

SECTION A

| | | | |
|----------------|--------------|--------------------------|--------------|
| Scale | 1/4"=1'-0" | <input type="checkbox"/> | 3/8 |
| | 3/16"= 1'-0" | <input type="checkbox"/> | |
| | 1/8"=1'-0" | <input type="checkbox"/> | |
| | 1" = 10'-0" | <input type="checkbox"/> | |
| | 1:50 metric | <input type="checkbox"/> | |
| N.T.S. | | <input type="checkbox"/> | DESIGN DATE |
| | | | JANUARY 2020 |
| PROJECT NUMBER | ISSUE DATE | | |
| 2004 | | | |



CROSS SECTION B

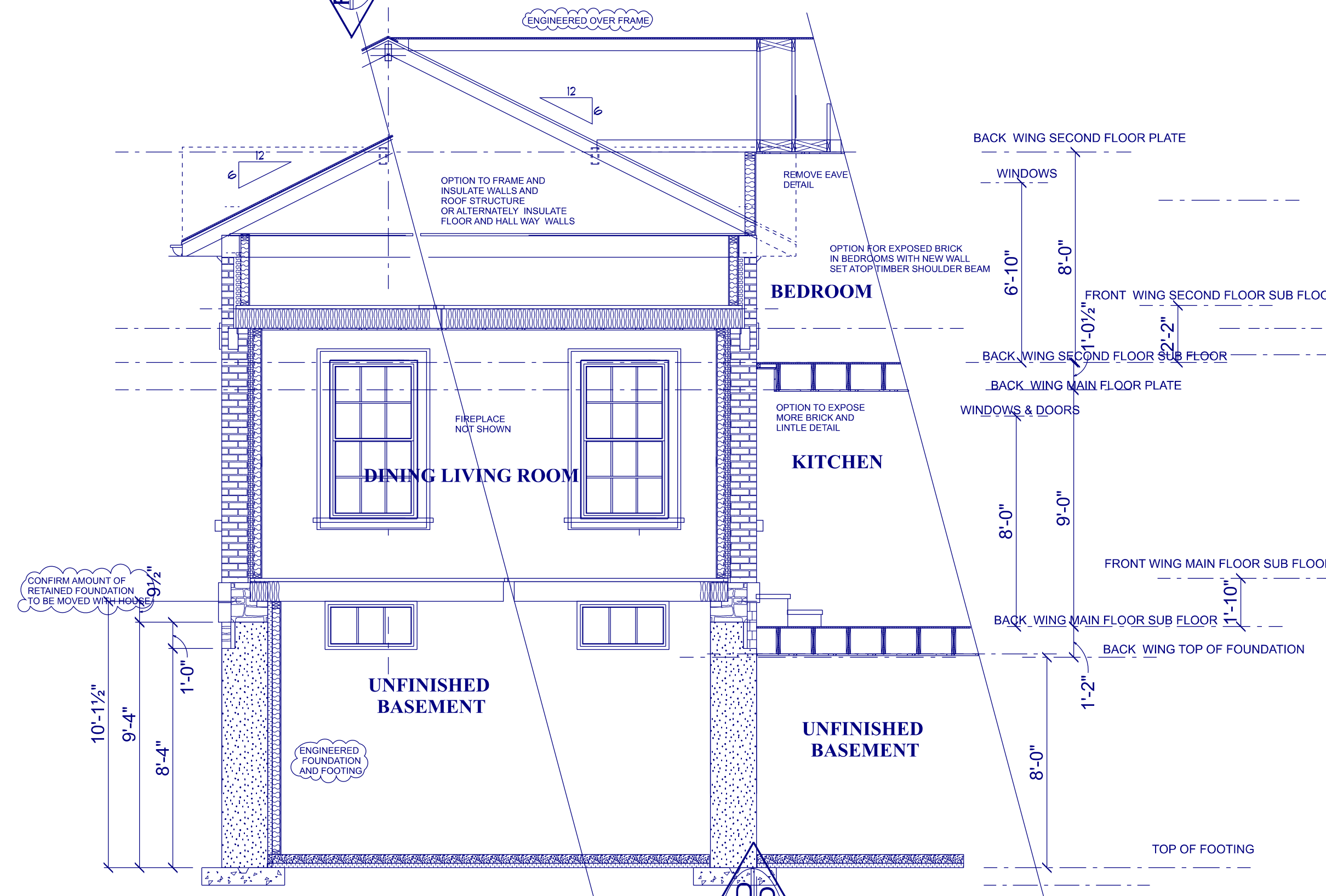
EXISTING
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BEATY HOUSE
JULY 17 2019

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REVIEW AND FURTHER INPUT AS REQUIRED

WINDOW TO WALL RATIO
AREA OF PERIPHERAL WALL 4664 SQ. FT.
TOTAL AREA OF GLAZING 434 SQ. FT.
PERCENTAGE OF GLAZED AREAS 9.3%

ENERGY EFFICIENCY COMPLIANCE ZONE 1
DESPITE DESIGNERS PREFERENCE FOR A5
MECHANICAL SHALL BE DESIGNED FOR A1 PACKAGE
SPECIFIED INSULATION MAY EXCEED THIS



CROSS SECTION C

EXISTING
RELOCATED
PROPOSED

ALL ITEMS IN CLOUDS SHALL BE
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Individual BCIN 20727
Firm BCIN 26773

PAMELA FARROW MAATO
ISSUE DATE

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Pamela Farrow
ARCHITECTURAL TECHNOLOGIST
519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL
HERITAGE HOMES
THE BEATY HOUSE
FOURTH LINE
MILTON, ONT

SECTION B & C

Scale
1/4" = 1'-0"
3/16" = 1'-0"
1/8" = 1'-0"
1" = 10'-0"
1:50 metric
N.T.S.

4/8

DESIGN DATE JANUARY 2020
PROJECT NUMBER 2004
ISSUE DATE

DRAWINGS TO BE READ IN CONJUNCTION WITH
 JANUARY 28, 2020 AS BUILT DRAWINGS AND
 GOLDBERGER HERITAGE IMPACT ASSESSMENT
 BEATY HOUSE
 JULY 17 2019

AN ENGINEER HAS BEEN ENGAGED TO
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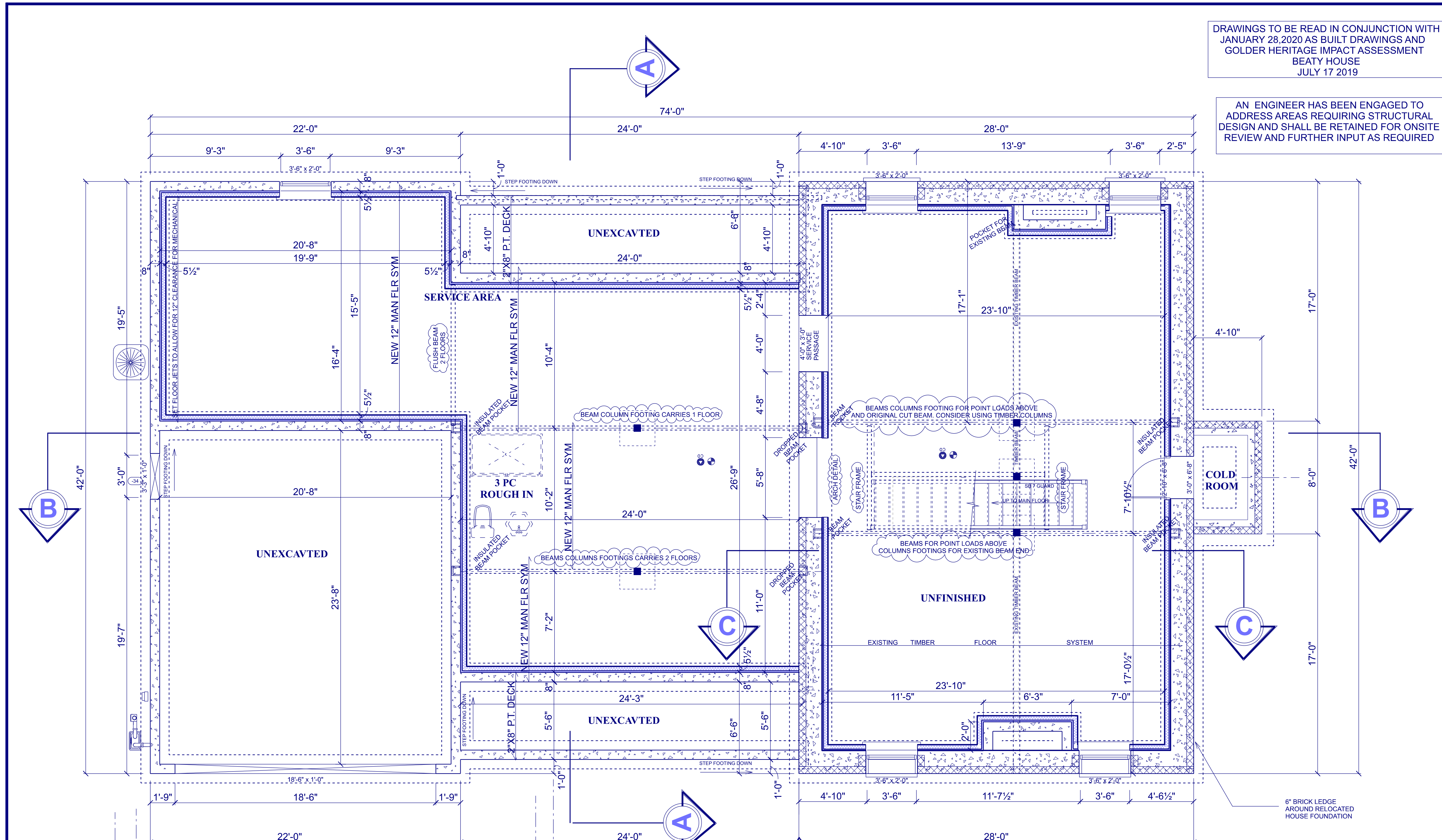
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SEDGWICK MARSHALL
 HERITAGE HOMES
 THE BEATY HOUSE
 FOURTH LINE
 MILTON, ONT

FOUNDATION

Scale
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PROJECT NUMBER
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FOUNDATION FOOTING

FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL HAVING A BEARING CAPACITY OF 120 KPa TO BE SITE VERIFIED BY SOILS ENGINEER

UNDER THESE CONDITIONS THE TYPICAL STRIP FOOTING SIZE SHALL BE

8" X 20" WIDE 8" FOUNDATIONS FOR FULL BASEMENTS WITH FRAME WALLS ABOVE

FOR FOUNDATION SUPPORTING RELOCATED HOUSE FOOTINGS SHALL BE 36" W X 10" DEEP C/W 3 - 15 M BARS

ALL FOOTINGS SHALL HAVE 15 M ANCHOR WITH 12" BASE LAG AND 24" VERTICAL LAG @ O.C. 12" O.C.

STEP FOOTINGS SHALL HAVE A MINIMUM RUN AND MAXIMUM RISE OF 24"

FOUNDATION

FOUNDATION FOR NEW WING SHALL BE 8" WIDE AND 8" DEEP EXCEPT FOR GARAGE AND FROST WALL SHALL STEP UP TO 5'-0" OR THAT REQUIRED TO MAINTAIN 48" OF COVERAGE ON FOOTING.

FOUNDATION FOR GARAGE SHALL MATCH FOUNDATION FOR NEW WING AND SHALL HAVE CUT OUTS FOR GARAGE DOORS 18" DEEP OR AS REQUIRED FOR GRADE.

CONCRETE SHALL BE OF 20 MPa AND SHALL BE ALLOWED TO CURE AND DRY FULLY BEFORE APPLICATION OF INTERIOR WALL FINISH.

FOUNDATION FOR RELOCATED WING SHALL BE 8" WIDE AND 8" DEEP EXCEPT FOR EXPOSED HISTORIC STONE AS PER ENGINEERS SPECIFICATION

UNLESS ENGINEERED OTHERWISE CONCRETE SHALL BE OF 25 MPa AND SHALL BE ALLOWED TO CURE AND DRY FULLY BEFORE APPLICATION OF INTERIOR WALL FINISH.

BASE OF FOUNDATION WALL SHALL HAVE A POLY SEPARATION FROM FOOTING TO PREVENT CAPILLARY ACTION.

CONCRETE SLABS

BASEMENT FLOOR SLAB SHALL BE POURED 3" THICK AND TROWELLED SMOOTH 2" R 10 RIGID INSULATION (OPTION MAY BE OMITTED BY CONTRACTOR) ALL ON ON SEALED VAPOUR BARRIER ON 6" OF CRUSHED STONE OR DRAINAGE TILE ALL ON UNDISTURBED SOIL OR COMPACTED FILL.

GARAGE SLAB SHALL SET MAX -14" BELOW FINISHED FLOOR AND BE SET ACCORDING TO GRADING PLAN AND AS PER CROSS SECTION AND SHALL SLOPE DOWN TOWARD O.H.D.S IT SHALL BE POURED 6" THICK AND HAVE 6" X 6" W.W.F. OR REBAR AS NOTED OR 4" THICK 32 MPa AIR ENTRAINED ALL ON BASE AS NOTED ABOVE.

SUPPORTED EXTERIOR SLABS SHALL BE CONSTRUCTED AS PER GARAGE BUT WITH EXTERIOR FINISH AND SHALL HAVE 10 MM BARS AT 8" O.C. E.W. WIRED TIGHT & 24" X 24" 10 MM BENT DOWEL AT 24" O.C. REINFORCING

DIMENSIONS

WHEN SETTING NEW FOUNDATION AND FOOTINGS FOR RELOCATED PORTION OF HOUSE ALL DIMENSIONS SHALL BE CONFIRMED AND ADJUSTED ON SITE PINNING BY SURVEYOR

ALL ITEMS IN CLOUDS SHALL BE DESIGNED OR REVIEWED BY ENGINEER INCLUDING OVERALL ASSESSMENT OF EXISTING HOUSE

WORKING DRAWINGS
FEBRUARY 22, 2021
 FOR PRICING AND THIRD PARTY DESIGN

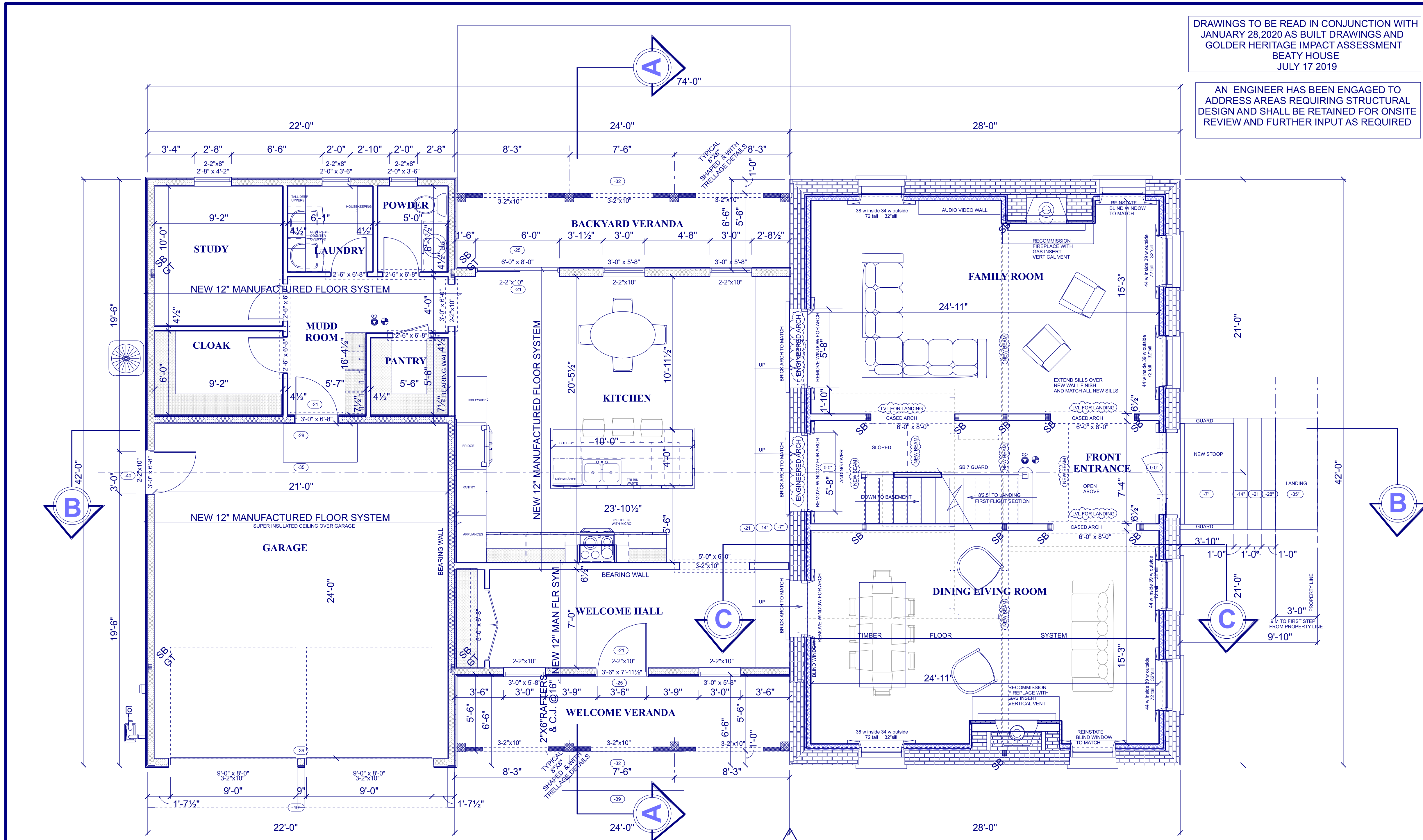
POWER
 GAS

WATER
 SEWER

PROPOSED SUPPORTS EXISTING

DRAWINGS TO BE READ IN CONJUNCTION WITH
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MAIN FLOOR

1108 ADDITION 1176 EXISTING 2284 TOTAL MAIN FLOOR

GARAGE

SEPARATE GARAGE FROM HOUSE WITH FINISHED TYPE X G.W.B. CONTINUOUS OF BASEMENT MAIN AND UPPER FLOORS
 MAIN DOORS INTO HOUSE SHALL BE INSULATED AND HAVE WEATHERSTRIP AND DOOR CLOSER.

DIMENSIONS

NOTE THAT ALL OUTSIDE WALL DIMENSIONS ARE TAKEN TO THE FACE OF THE FRAMING WHICH SITS FLUSH WITH THE FOUNDATION SHEATHING, OUTBOARD INSULATION, AND EXTERIOR FINISH SIT PROUD OF THIS.

INTERIOR DIMENSIONS ARE TAKEN TO THE FINISHED DRYWALL BUT MAY VARY ACCORDING TO FINISH

ALL ROUGH OPENINGS FOR WINDOWS AND DOORS SHALL BE AS PER SUPPLIERS SCHEDULES
 ALL DIMENSIONS FOR EXISTING STRUCTURE ARE VARIABLE AND SHALL BE CONFIRMED ON SITE

ALL EXISTING ROUGH OPENINGS SHALL BE CONFIRMED AND NEW WINDOWS SHALL MATCH AS INDICATED
 WINDOWS AND DOORS SHALL BE AS PER SUPPLIERS SCHEDULES

FRAMING

ALL MANUFACTURED BUILDING ELEMENTS IE TRUSSES, FLOOR JTS, BEAMS AND COLUMNS ETC. SHALL BE DESIGNED FOR THE BUILDING AS A WHOLE AND STAMPED BY THE MANUFACTURER.
 FLOOR SHEATHING SHALL BE SPECIFIED ACCORDING TO ENGINEERED FLOOR SYSTEM BY SYSTEM MANUFACTURER. ASPENITE SHEATHING PRODUCTS WHERE INCLUDED IN INTERNAL ELEMENTS SHALL NOT BE LEFT EXPOSED AND NOT USED IN COLD AIR RETURNS.
 UPGRADE DIMENSIONAL STUDS TO PSL MATERIAL WHERE REQUIRED FOR TILE APPLICATIONS SOLID BEARING OR WHERE RIGIDITY IS IMPORTANT.
 BLOCKING SHALL BE PLACED AS REQUIRED TO SUPPORT HAND RAILS, GRAB BARS DRAPERY RODS AND TRIMS ETC.
 ALL DIMENSIONAL LUMBER SHALL BE SPF #2 WITH ALL LINTELS BEING PAIRED 2" X 10" UNLESS NOTED OTHERWISE.
 PAIR FLOOR JTS BELOW ALL ABOVE PARTITIONS.



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WORKING DRAWINGS
FEBRUARY 22, 2021

FOR PRICING AND
 THIRD PARTY DESIGN

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Individual BCIN 20727
 Firm BCIN 26173

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 HERITAGE HOMES
 THE BEATY HOUSE
 FOURTH LINE
 MILTON, ONT

MAIN FLOOR

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6/8

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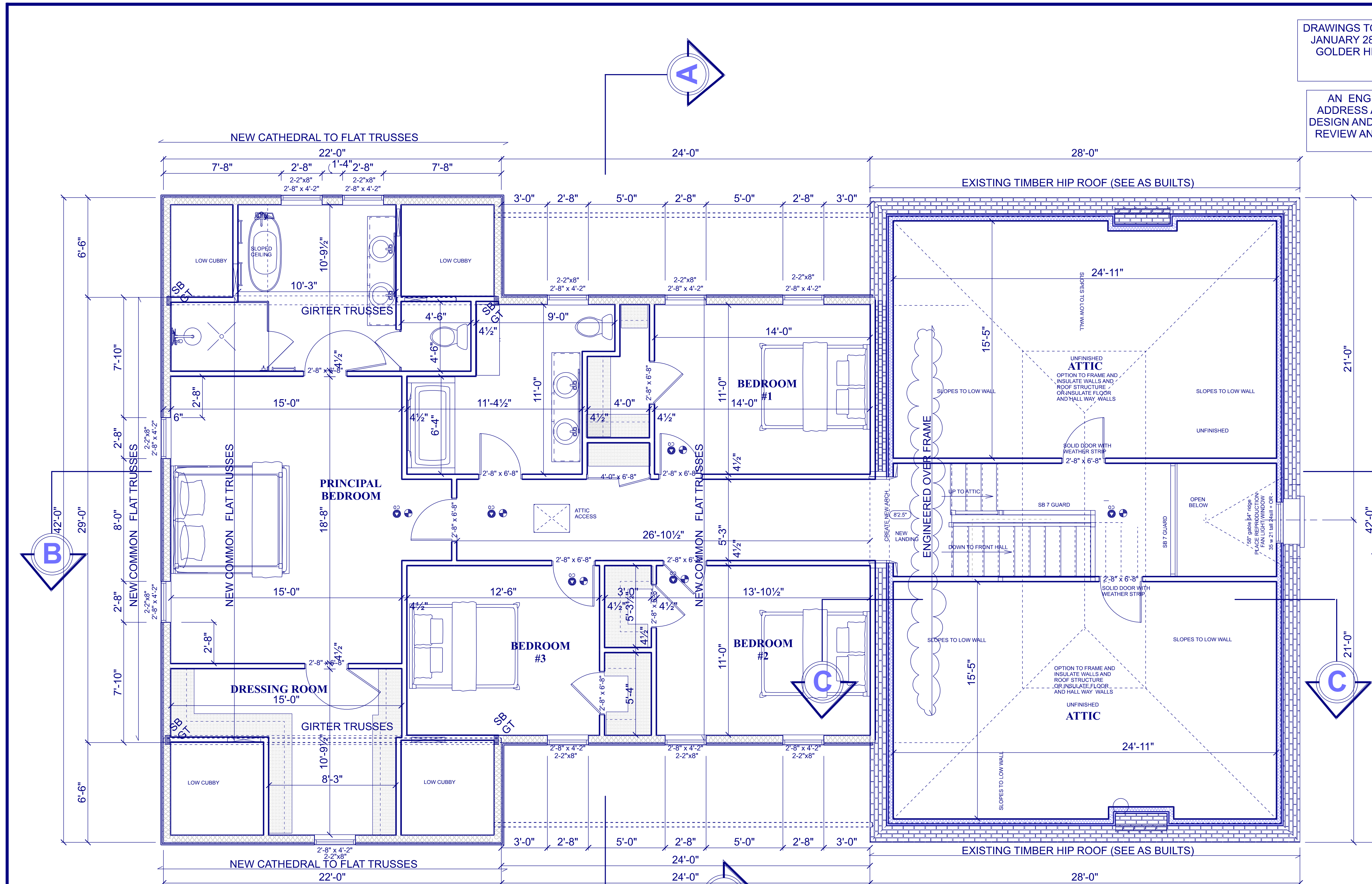
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SECOND FLOOR

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SECOND FLOOR

1702 ADDITION 133 HALL FROM ATTIC 1835 TOTAL SECOND FLOOR

ELECTRICAL

THE FOLLOWING ELECTRICAL CONSIDERATION SHALL BE MADE
 CENTRAL SOUND SYSTEM AND OPERATIONS LOCATION
 DEFINED SPEAKER LOCATION
 CENTRAL TELECOMMUNICATIONS LOCATION
 LOCATION OF TASK LIGHTING, CHARGING AND SWITCHING
 AUDIO VIDEO AND TV/ LOCATIONS C.W HIDDEN CONNECTIONS.
 CABINET AND APPLIANCE LIGHTING
 USE OF DIMMER SWITCHES
 USE OF SWITCHED OUTLETS
 USE OF POWER OFF OUTLETS
 BATHROOM LAUNDRY AND RANGE HOOD VENTING ETC.
 RECESSED FLOOR OUTLETS FOR FLOATING FURNITURE
 LIMIT POT LIGHTS TO FULL VENTED ROOF SPACES
 ALL POT LIGHTS SHALL BE LED
 PREFERENCE FOR ALL LED FIXTURES SOFT LIGHT
 CONSIDERATION OF LED STRIP LIGHTING
 VERTICAL STACKING OF SWITCHES (TO RETAIN WALL SPACE)
 DEFINED SMOKE AND CAR. MON. RADON
 AUDIO ALERT LOCATIONS
 LOCATION OF FIRE EXTINGUISHERS
 SECURITY SYSTEM
 BACKUP POWER CONNECTION LOCATION
 LOCATION OF CENTRAL VAC. OUTLETS AND SWEEPS
 GARAGE DOOR OPERATION
 ELECTRIC CAR CHARGING STATION
 LOW LEVEL YARD LIGHTING
 SOFFIT LIGHTING
 EXTERIOR FLOOD LIGHTING
 OUTLETS FOR SEASONAL LIGHTING
 OUTLETS FOR OUTDOOR ACTIVITIES.
 CENTRAL SWITCHING OF ABOVE NOTED
 RADIANT HEATED TILE

PLUMBING

THE FOLLOWING PLUMBING CONSIDERATION SHALL BE MADE.
 HEAT RECOVERY OF WASTE WATER AS REQUIRED.
 STEAM SHOWERS
 RAIN HEAD AND HAND HELD SHOWER HEADS
 SHOWER VALVES ACCESSIBLE FROM SHOWER DOOR
 FOOT CONTROLLED FAUCETS
 DOG SHOWERS
 LAUNDRY TUBS IN SERVICE ROOMS
 FLOOR DRAINS AT LAUNDRY FACILITIES
 ON DEMAND HOT WATER SUPPLY OR
 CIRCULATING LOOP HOT WATER SUPPLY
 GRAY WATER COLLECTION RETENTION AND TREATMENT SYSTEM
 RESIDENTIAL POINT LOAD FIRE SUPPRESSION SPRINKLERS
 WATER TREATMENT AND SOFTENING SYSTEMS
 OUTDOOR AND GARAGE HOT AND COLD HOSEBIBS & SHUT OFFS
 TOTAL BACK DRAIN AND SHUT OFF SYSTEM
 LANDSCAPE IRRIGATION AND WATER RETENTION
 SUB PUMPS C.W ALARM AND BACK UP POWER
 PLACEMENT AND INSULATION OF PLUMBING
 FOR CONDENSATION AND NOISE CONTROL.

MECHANICAL

THE FOLLOWING MECHANICAL CONSIDERATION SHALL BE MADE.
 GAS ROUGH IN FOR BBQ, RANGES, FIREPLACES
 HOT WATER OR ELECTRIC RADIANT INFLOOR HEAT
 HIGH VELOCITY COOLING
 FORCED CENTRAL AIR FOR HEATING AND COOLING
 HEAT RECOVERY VENTILATION SYSTEM
 RANGE HOOD VENTING
 BATHROOM AND LAUNDRY VENTING
 SUPPLY AIR FOR FUEL FIRED APPLIANCES
 VENTING FOR RADON GAS
 HUMIDITY CONTROL
 PLACEMENT OF THERMOSTATS TO BE APPROVED
 OPTION OF RADIANT HOT WATER BASEBOARD AT WINDOW SEAT
 PHONE IN THERMOSTAT CONTROL
 DUCT LAYOUT & BULK HEAD DESIGN MAY BE REVIEWED BY DESIGNER



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WORKING DRAWINGS
FEBRUARY 22, 2021
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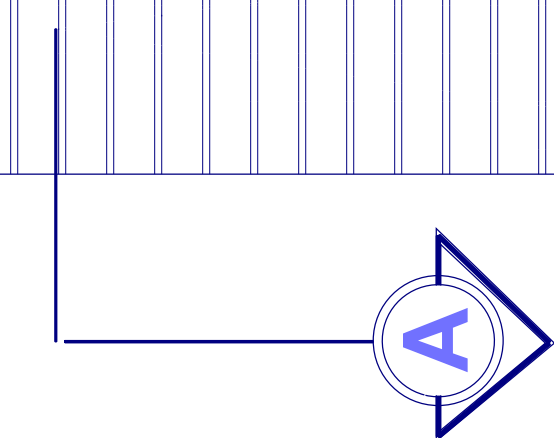
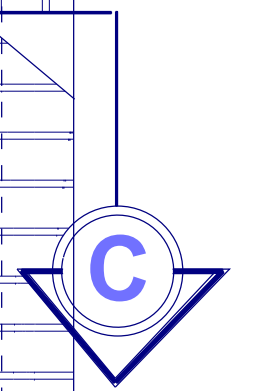
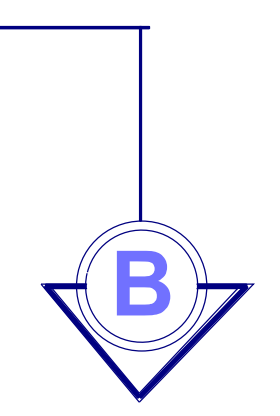
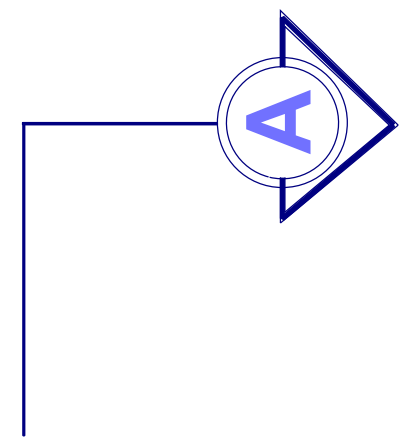
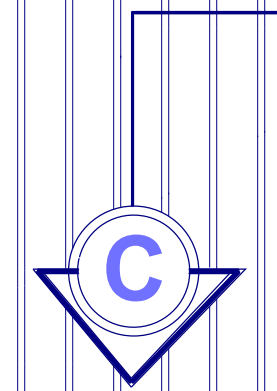
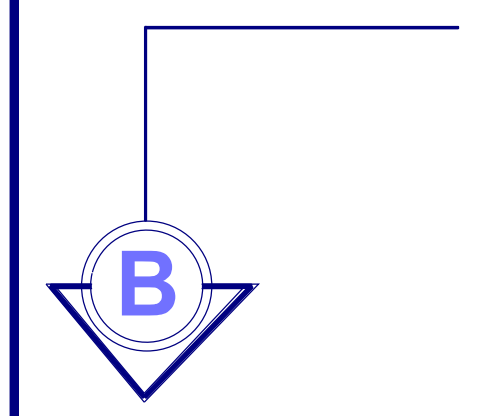
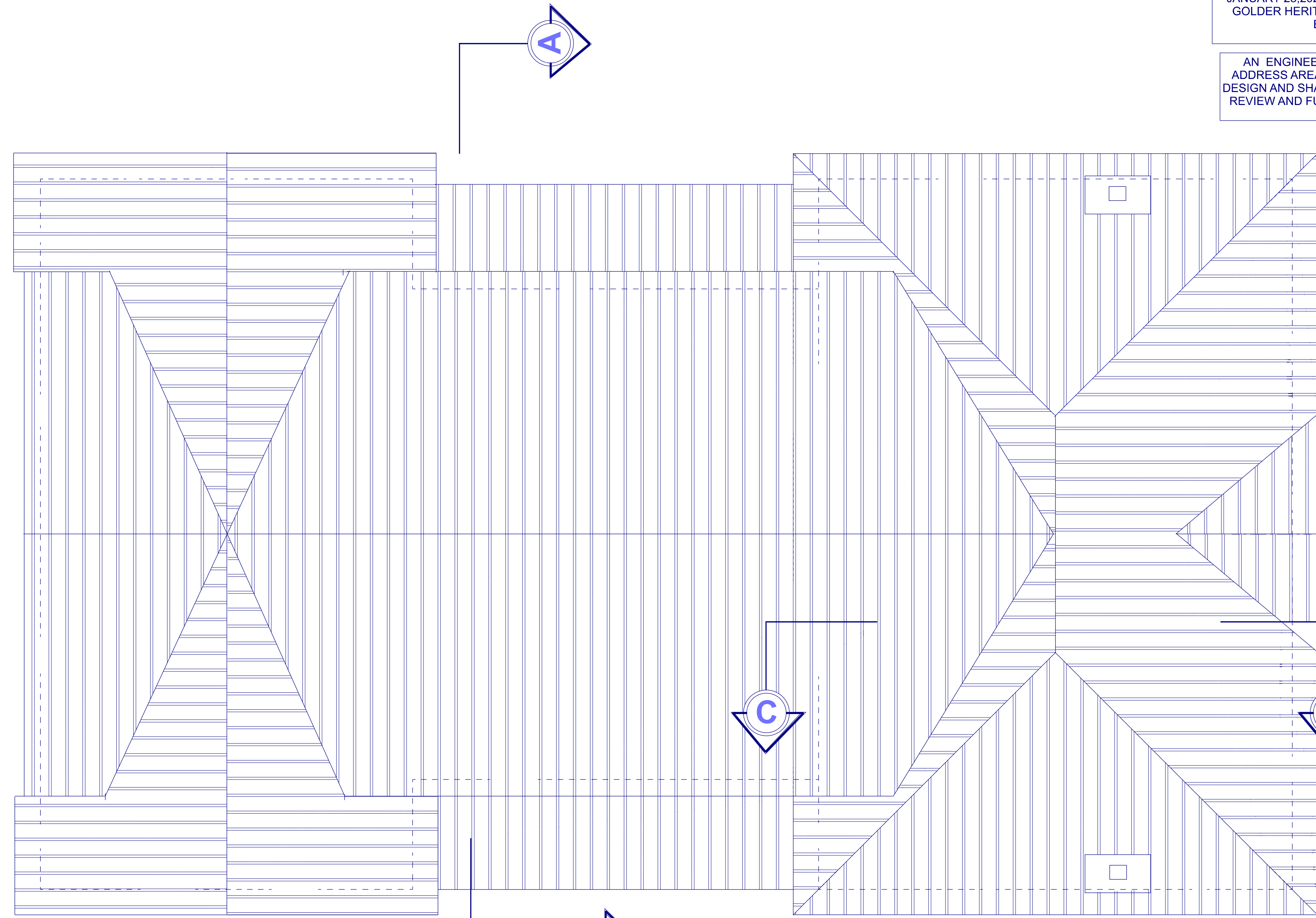
SEDGWICK MARSHALL
 HERITAGE HOMES
 THE BEATY HOUSE
 FOURTH LINE
 MILTON, ONT

ROOF PLAN

Scale
 1/4"=1'-0"
 3/16"=1'-0"
 1/8"=1'-0"
 1"=10'-0"
 1:50 metric
 N.T.S.

8/8

DESIGN DATE
 JANUARY 2020
 PROJECT NUMBER
 2004
 ISSUE DATE



ROOF PLAN

ALL ITEMS IN CLOUDS SHALL BE
 DESIGNED OR REVIEWED BY ENGINEER
 INCLUDING OVERALL ASSESSMENT OF EXISTING HOUSE

WORKING DRAWINGS
FEBRUARY 22, 2021
 FOR PRICING AND
 THIRD PARTY DESIGN

APPENDIX D

**Beaty House, Work Plan &
Quotation - Laurie McCulloch
Building & Moving**

Laurie McCulloch Building Moving

960 Taunton Rd E
Whitby, ON L1R 3L8
Phone: (905) 728-0884
Fax: (905) 743-0528
www.mccullochmovers.ca

Tuesday, October 27, 2020

Mandy Sedgwick
Sedgwickmarshall

Office: 905-287-5591
Fax : 905-287-5599
Cell : 905-299-4197

Quotation

RE: The Beaty House located on Fourth line, Milton

Background

The building is a 28' X 42' X single storey brick building moving onsite

Site Preparation

Excavation around the perimeter of the building down to footing level to allow for placement of steel beams will need to be completed by others.

Suitable roadway between the two sites will be done by others. Roadway will need to be able to support a loaded dump truck

New excavation for basement will be done so building can be driven through into final elevation.

Placement

After the building is at its final location, as verified by your surveyors, a new concrete block foundation wall is installed by others leaving openings for the steel beam removal. Once the steel is removed then the holes will be filled in

Cost

The cost for loading, moving to new site, and holding in place while basement is constructed will be One Hundred and Seventy Six Thousand plus HST.

Scope of Work

We will provide labour and materials necessary to:

- Install steel framework under house
- Jack building free of existing foundation
- Prepare structure for move
- Move building to new location
- Place building as per surveyors pins
- Hold in place while new foundation built by others
- Relieve and remove steel framework

Owner will:

- Site works at site including tree removal, foundation removal, fill removal to allow steel placement and backfill to make site safe after move
- Arrange and pay for building and demolition permits required including service removals
- Provide surveyors as required
- Excavate and build new foundation

Yours Truly,

Greg McCulloch

Greg McCulloch
Laurie McCulloch Building Moving

APPENDIX E

Site Grading Plan of Block 172,
Registered Plan 20M-[Pending],
Regional Municipality of Halton,
Street B, Town of Milton –
Cunningham McConnell Limited

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED PLANS FOR THE CONSTRUCTION OF A TWO STOREY DWELLING AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO THE ADJACENT PROPERTIES AND MUNICIPAL SERVICES ON THE PROPOSED PLAN OF SUBDIVISION. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES, AS SHOWN, WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE PROPOSED DRAINAGE PATTERNS OF ADJACENT PROPERTIES.

DATE: MARCH 11, 2021

PRELIMINARY MARCH 15, 2021

ROBERT D. McCONNELL
ONTARIO LAND SURVEYOR

SITE GRADING PLAN OF O.L.S. FILE # 20-30-1

BLOCK 172
REGISTERED PLAN 20M-(PENDING)
TOWN OF MILTON (???????????)

REGIONAL MUNICIPALITY OF HALTON

STREET C, TOWN OF MILTON

SCALE 1:250



GRAPHIC SCALE

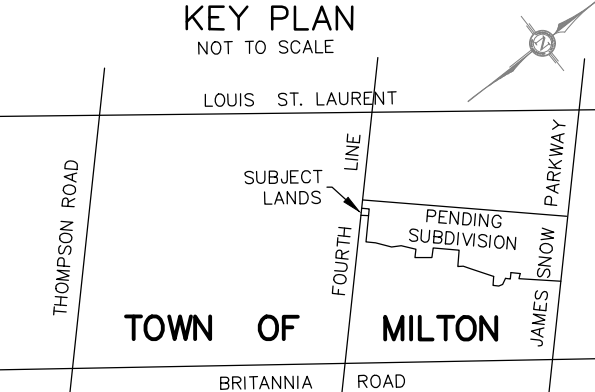
CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

KEY PLAN

NOT TO SCALE



BENCH MARK NOTE:

ALL PROPOSED ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MTO VERTICAL BENCH MARK NUMBER 00819828155 HAVING AN ORTHOMETRIC ELEVATION OF 185.351 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928:1978).

SITE DATA

| | | |
|---------------------------------|---|----------|
| LOT No. | BLOCK 172 REGISTERED PLAN 20M-(PENDING) TOWN OF MILTON, REGION OF HALTON | |
| HOUSE No. | (# PENDING) STREET C | |
| ZONING | RMD1 | |
| | PROPOSED | REQUIRED |
| FRONT YARD SETBACK | 2.0 m | 3.9 m |
| REAR YARD SETBACK | 7.5 m | 7.0 m |
| SIDE YARD - WEST SIDE (EXT.) | 3.4 m | 2.4 m |
| SIDE YARD- EAST SIDE (INTERIOR) | 1.0 m | 0.6 m |
| BUILDING HEIGHT | 11.0 Max | |
| LOT AREA | | |

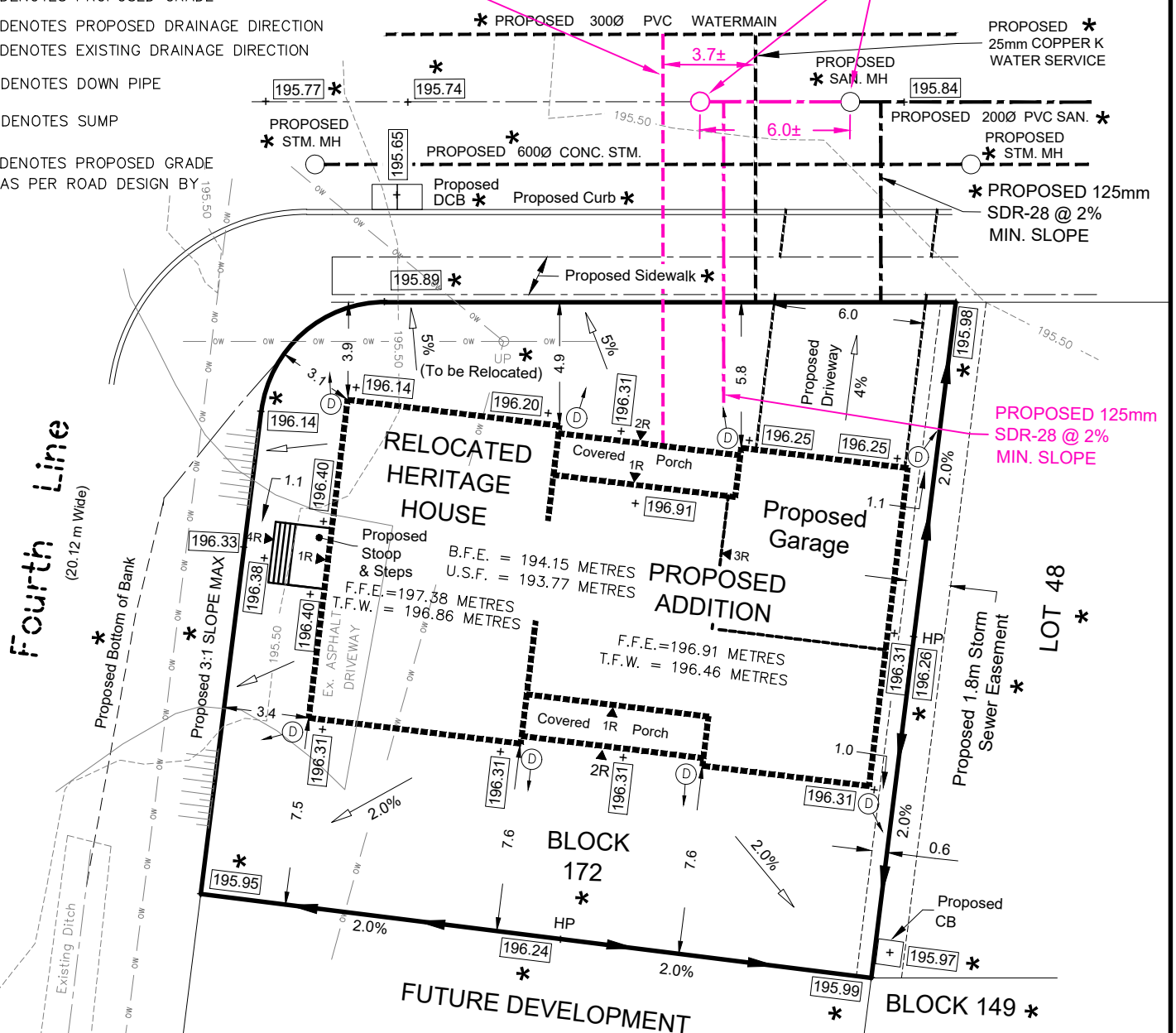
LEGEND

- [99.99] + DENOTES PROPOSED GRADE
- DENOTES PROPOSED DRAINAGE DIRECTION
- DENOTES EXISTING DRAINAGE DIRECTION
- (D) → DENOTES DOWN PIPE
- (S) → DENOTES SUMP
- * DENOTES PROPOSED GRADE AS PER ROAD DESIGN BY

Can Proposed Water Service be relocated to here?

Proposed Street C
(16.0 m Wide)

Can the Sanitary Manhole be relocated to here to avoid crossing the driveway?



NOTE

- 1) Architectural plans prepared by Pam Farrow Architectural Technologist.
- 2) The builder must measure the invert elevations and verify that adequate fall is available for the storm and sanitary pipes prior to pouring of footings.

CAUTION

THIS SITE GRADING PLAN IS BASED ON A SUBDIVISION PLAN WHICH IS YET TO BE FINALIZED BY THE TOWN OF MILTON AND REGION OF HALTON. ALL INFORMATION SHOWN HEREON, INCLUDING, BUT NOT LIMITED TO, PROPERTY BOUNDARIES, ELEVATIONS, GRADING, ETC., HAVE NOT BEEN VERIFIED BY AN ACTUAL SURVEY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES. SUBDIVISION DESIGN SHOWN HEREON HAS BEEN TAKEN FROM

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

205 MAIN STREET MILTON, ONTARIO L9T 1N7
PHONE (905) 878-6672
FAX (905) 878-6672
EMAIL: milton.office@cmlsurveyors.com
O.L.S. FILE # 20-30-1

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845-3497
FAX (905) 845-3519
EMAIL: infooak@cmlsurveyors.ca
CLIENT: HERITAGE HOMES



golder.com