



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: June 21, 2021

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Report No: DS-052-21

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Subject: Heritage Easement Agreement for 6081 Tremaine Road - James Weir Farmhouse

**Recommendation:** THAT Staff Report DS-052-21 be received;

THAT Milton Council recognizes the property at 6081 Tremaine Road 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 Lot 165 of Subdivision File 24T-20003/M;

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

## EXECUTIVE SUMMARY

- This report recommends that the Town enter into a Heritage Conservation Easement with the owner of 6081 Tremaine Road.
- The house, known as the James Weir Farmhouse is a cultural heritage resource of considerable significance and should be conserved according to provincial and municipal planning policies.
- The property owner has agreed to the Conservation of the James Weir Farmhouse through rehabilitation as recommended in their Conservation Plan and have agreed to designate the house after relocating it to a new Lot within the Pony Pines subdivision.

## REPORT

### Background

**Owner/Applicant:** Great Gulf Developments

### Location

## **Background**

The subject property is municipally known as 6081 Tremaine Road (see Location Plan in Figure 1), lands being Lot 6, Concession 1, (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 is an agreement that would ensure that the house is moved and restored using prescribed techniques and procedures. The house would be moved from its current location to a new lot within the Pony Pines Subdivision (Lot 165). It is staff's view that the best way to conserve this house is to prolong its active use as a residential home as part of a new community.

### **Provincial Policy Statement (P.P.S.)**

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

The James Weir Farmhouse 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 James Weir Farmhouse to a prominent lot within the Pony Pines subdivision represents a "balanced approach" in this instance. It will ensure that this significant cultural heritage resource is conserved while providing 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 James Weir Farmhouse 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 James Weir Farmhouse 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. Heritage designation is the highest level of protection for a valuable historical resource.

## Discussion

The owner is proposing to conserve the James Weir Farmhouse as a residential home in the Pony Pines subdivision. The Heritage Impact Assessment and Conservation Plan noted that the house:

- The James Weir Farmhouse has design or physical value and is a good representative of 19th century residential and agricultural building design of the rural Ontario Gothic Revival Cottage style.
- It was built in September, 1897 by E.M. Laver Builder.
- The property consists of a three bay residence and is a one-and-one-half storey side gable structure with a steeply pitched roof and centre gable containing a window.
- James Weir Jr. served as a Town Councillor in 1910.

Usual conservation practice seeks to conserve cultural heritage resources in their original location. In this instance, the house is vacant and will deteriorate if not occupied. The owner is proposing rehabilitating the house to a new lot in the Pony Pines subdivision to prolong its use as a residential home. The new location (as shown in Figure 2) would place the James Weir farmhouse on a visible lot fronting the collector road, Bergamot Avenue in the subdivision.

A draft Conservation Plan has been submitted that precisely explains how the James Weir Farmhouse is rehabilitated and conserved. Staff agrees with the owner that the house needs to be 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). Some members were of the view that the relocation of the house was not appropriate and that it should remain in its current location.

However, two members from Heritage Milton were supportive of the Heritage consultant AREA, Architects Rasch Eckler Associates Ltd Heritage Impact Assessment (HIA) recommendation for rehabilitation and relocation. Staff's opinion is 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 that the proposed new lot



## Discussion

would restore this beautiful and historically significant house within the new subdivision commemorating the community's history.

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 a permit is granted to relocate it from its original location.

Staff is therefore recommending that the Town enter 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;
- Allow the demolition of the non-heritage value additions to the house;
- Require insurance and financial securities to be posted to ensure the building is adequately conserved during the relocation process; and
- Ensure that the rehabilitation is overseen by professionals who have experience in rehabilitating and conserving heritage buildings.
- 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 rehabilitating, relocation and designation of the James Weir farmhouse 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 James Weir Farmhouse

Appendix 1 - Statement of Cultural Significance

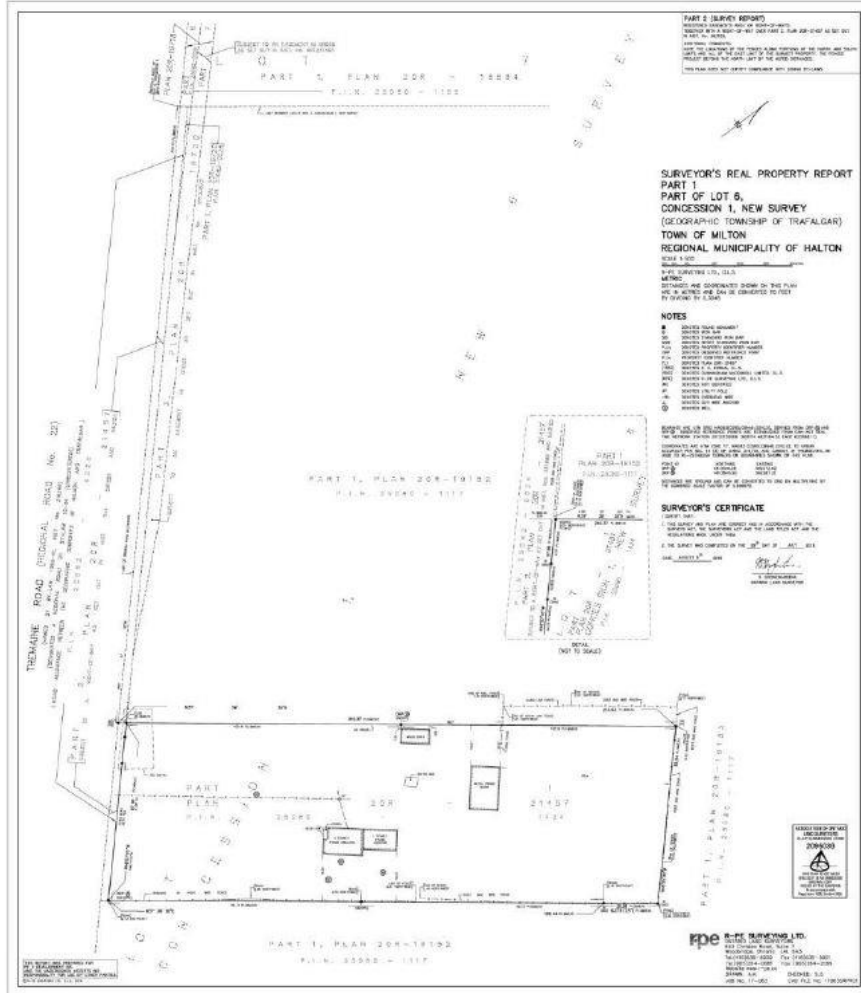
Appendix 2 - Photographs

Appendix 3 - Heritage Impact Assessment (includes Conservation and Moving Plan)

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

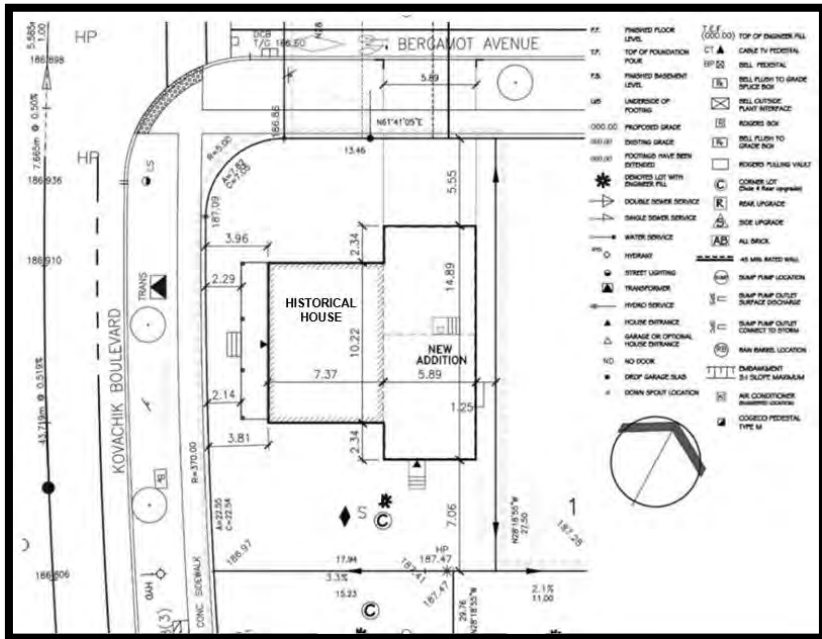
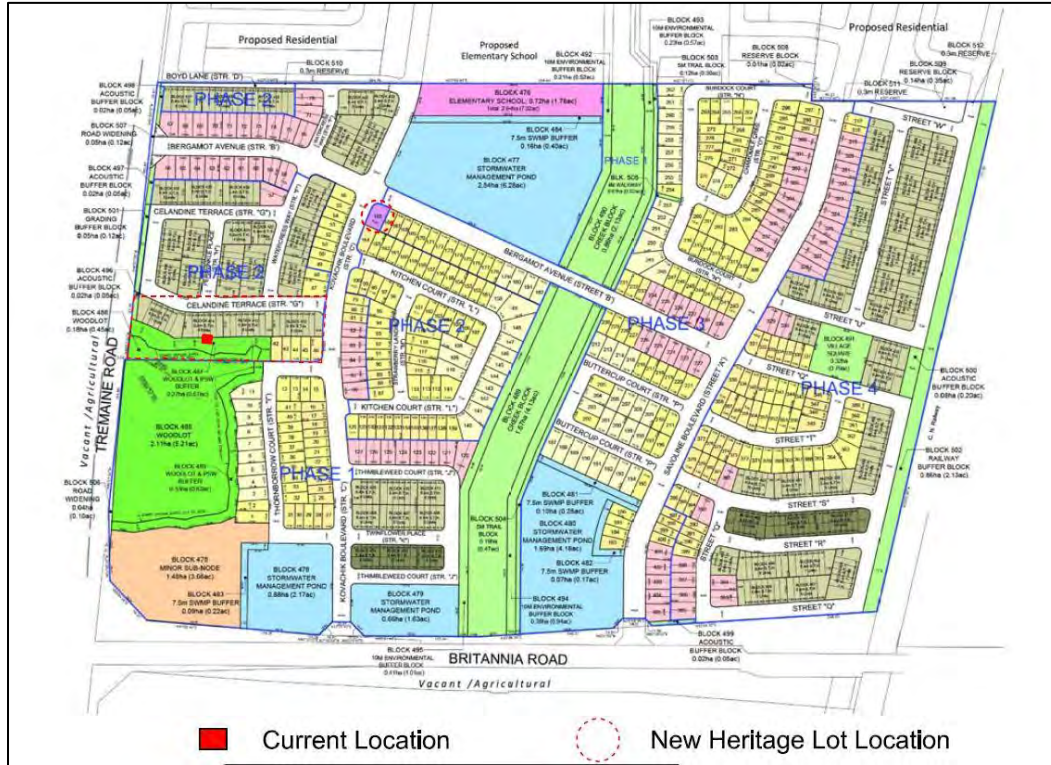
FIGURE 1  
DS-052-21

LOCATION PLAN



**FIGURE 2  
DS-052-21**

**PLAN SHOWING THE NEW LOCATION**



## STATEMENT OF SIGNIFICANCE

### Description of Property

Built in September, 1897 by E.M. Laver Builder, the property consists of a three bay residence and is a one-and-one-half storey side gable structure with a steeply pitched roof and centre gable containing a window. The property is currently located at 6081 Tremaine Road.

### Statement of Cultural Heritage Value or Interest

The James Weir Farmhouse has design or physical value and is a good representative of 19th century residential and agricultural building design of the rural Ontario Gothic Revival Cottage style. The location of the buildings on the property in relation to each other, the road, and the surrounding agricultural fields physically and functionally link the structures to their surroundings. James Weir Jr. served as a Town Councillor in 1910.

### Description of Heritage Attributes

Key attributes that reflect the design or physical value of the James Weir Farmhouse are its prominent front and side elevations (west and north) of the residence and building main volume with:

- One-and-a-half storey construction
- Side gable roof
- Arch-shaped centre gable window with triangular transom and semi-arched shutters
- Veranda and all remaining verge boards
- Builder's engraved marking of - "SEP 24 1897, E. M. Laver Builder" in basement.



PHOTOGRAPHS OF JAMES WEIR FARMHOUSE



*Front Elevation \_Historic*



*One-and-a-half storey construction (2006)*



*Builder's engraved marking of - "SEP 24 1897, E. M. Laver Builder" in basement*



*Side Gable Roof*



*Arch-shaped centre gable window with triangular transom and semi-arched shutters*



*North Elevation (2019)*



6081 Tremaine Road, Milton, Ontario

**James Weir Farmhouse**

## HERITAGE IMPACT ASSESSMENT

September 23, 2019

Revision 1: November 26<sup>th</sup>, 2019

**Revision 2: May 28<sup>th</sup>, 2021**

Prepared for:

PP II Development Inc. c/o Great Gulf Group of Companies

Prepared by:

**AREA**

*AREA*, Architects Rasch Eckler Associates Ltd.  
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## 1.0 EXECUTIVE SUMMARY

*AREA*, Architects Rasch Eckler Associates Ltd. (*AREA*) was retained by the PP II Development Inc. c/o Great Gulf to prepare this Heritage Impact Assessment report (HIA) for the property with current municipal address *6081 Tremaine Road (Regional Road 22), west side (Lot 6, Con. 1 NS, Trafalgar Township) Town of Milton*. 6081 Tremaine Road (“subject site” or “Farmhouse”) is located in a mixed residential/agricultural area on the northeast corner of Tremaine Road and Britannia Road in the Town of Milton, Regional Municipality of Halton, Ontario and contains a residence and two outbuildings surrounded by agricultural fields under cultivation and adjacent natural heritage area. The subject site has been used for residential purposes with a portion being farmed until recently. The property at 6081 Tremaine Road is listed in the Town of Milton Heritage Inventory.

On April 9, 2014, an Application to Amend the Zoning By-law and Proposed Draft Plan of the property surrounding the subject site (“Application”) was submitted to the Town of Milton Planning and Development Department by Glen Schnarr & Associates Inc. on behalf of Pony Pines Development Inc. (Great Gulf). The Town of Milton passed this zoning amendment By-law No. 065-2019 on June 24, 2019. The proposed development includes converting lands located at the north-east corner of Tremaine Road and Britannia Road into residential use and to develop the subject lands for a residential draft plan of subdivision comprising detached and semi-detached dwellings, townhouses and supporting units. There will be some limited commercial in a sub-node area, within the overall surrounding development. The proposed development has a net residential density of approximately 17.8 units per hectare. There are two collector road accesses proposed along Britannia Road, one collector road access along Tremaine Road and there are 3 collector/local road connections proposed to the future development north of the site. The subject cultural Heritage resource is proposed to be retabulated, restored and relocated from its current position facing Tremaine Road to Lot no. 165 of the proposed subdivision plan of development (see Appendix B).

Regarding the subject site, the Preliminary Draft Plan of Subdivision for PP II Development was prepared by Great Gulf on April 1<sup>st</sup> 2020 showing development of several large Residential Blocks, Future Residential Reserve Block, Woodlot and Acoustic Buffer Blocks adjacent to Tremaine Road (see Appendix B). To support the planning applications, the heritage submission will comprise of a Heritage Impact Assessment report (HIA) to address the Town’s heritage policies and guidelines. This HIA recommends that the Farmhouse main volume or its prominent elevations be conserved and relocated and the demolition of other structures on the property that have no heritage value. For the subject property, this HIA report is required to form part of the submissions for a Zoning By-law Amendment (ZBA).

This HIA seeks to evaluate the heritage value of, and the development impacts on a cultural heritage resource. This HIA is being submitted in compliance with the requirements of the Ontario Heritage Act (OHA) and Town of Milton Heritage Impact Assessment - Terms of Reference. It also references technical drawings and documents associated with the subject property, other provincial and municipal heritage standards and guidelines, as well as archive documents from various sources. These references include but are not limited to:

- a. Stage 1-2 Archaeological Assessment (AA) of Pony Pines Development Inc. Property Western Half of Lot 6, Concession 1 New Survey Town of Milton Regional Municipality of Halton Ontario, dated November 2009
- b. Draft Plan of Subdivision for PP II Development by Great Gulf, dated April 1<sup>st</sup>, 2020
- c. Pony Pines Cover Letter & Planning Justification Report, dated April 9, 2014
- d. Cultural Heritage Assessment Report: Built Heritage Resources and Cultural Heritage Landscapes Existing Conditions – Assessment of Impacts Britannia Road Transportation Corridor Improvements Tremaine Road to Highway 407 Class Environmental Assessment Study, Town of Milton, Regional Municipality of Halton, Ontario, prepared by Archeological Services Inc., dated September 2011 (February 2012)

- e. Cultural Heritage Assessment Report Cultural Heritage Landscapes & Built Heritage Resources - Tremaine Road (Regional Road 22) Improvements from Derry Road to Britannia Road Class Environmental Assessment Study Town of Milton, Halton Region prepared by Unterman McPhail Associates, dated June 2012
- f. Cultural Heritage Resource Report Built Heritage & Cultural Heritage Landscapes - Boyne Survey Secondary Plan and Education Village Neighbourhood Plan Milton, Ontario prepared by Unterman McPhail Associates, dated August 2010
- g. Milton Logistics Hub - Technical Data Report Cultural Heritage Assessment - Appendix E.3 (See Appendix H) prepared by Stantec Consulting Ltd., dated December 7, 2015
- h. Archaeological Assessment (Stage 1) Ninth Line EA Study, Ninth Line from Steeles Avenue to No. 10 Side Road (Regional Road 10), Geographical and Historical Township of Esquesing, Town of Halton Hills, Regional Municipality of Halton, CP# 2013-057, PIF# P017-0322-2014 Revised Report by Detritus Consulting Ltd, dated April 6, 2016.
- i. Town of Milton Heritage Impact Assessment, Terms of Reference
- j. Ontario Heritage Act, R.S.O. 1990, with amendments up to 2014
- k. Ontario Heritage Toolkit, Ontario Ministry of Culture, 2006

This HIA report also incorporates information derived from a site visit conducted by *AREA* staff on January 19, 2018, April 25<sup>th</sup> 2020 and July 29<sup>th</sup> 2020. During the site visit, photo documentation and inspection were undertaken for the Farmhouse and other structures on the property.

The conservation approach has been developed with reference to the Parks Canada Standards and Guidelines for the Conservation of Historic Places and the Ontario Ministry of Tourism, Culture, and Sport's Ontario Heritage Tool Kit. This HIA will form part of PP II Development Inc. planning applications, subject to the review of Heritage Milton Committee, and ultimately, Council.

The proposed plan of relocation (Figure 23) and adaptive re-use of the prominent west and north elevations of the residential building at the new lot (165) demonstrates a sensitive adaptive re-use approach to integrate the heritage Farmhouse into a contemporary residential 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/or
- **Relocation Plan** should be developed for the relocation and conservation of the farmhouse;
- **Rehabilitate and restore** James Weir farmhouse for residential use.

#### Long-term Conservation Actions:

- Designate James Weir House and its associated new property parcel under Part IV of the *Ontario Heritage Act*;
- Reincorporate the builder's marking into the conserved heritage house at a prominent location &
- Officially name the building 'James Weir Farmhouse' and install a commemorative plaque on the new parcel in a location and manner that will be visible from the public right-of-way but will not impact any heritage attributes of the house.

## 2.0 INTRODUCTION

### 2.1 SITE DESCRIPTION

**Municipal Address:** 6081 Tremaine Road, Town of Milton

**Legal Description:** Part of Lot 6, Concession 1, New Survey (Geographic Township of Trafalgar), Town of Milton, Regional Municipality of Halton

**Current owner:** Pony Pines Development Inc c/o Great Gulf Group of Companies

**Square Area and Street Frontage:** The property is approximately 3.53 acres [1.43 ha.] in area and has approximately 68m of street frontage.

**Location:** 6081 Tremaine Road is located on the northeast corner of Tremaine Road (Regional Road 22) and Britannia Road (Regional Road 6) in the Town of Milton, Regional Municipality of Halton, Ontario. (Figure 1)

**Boundaries:** The property is bounded by Tremaine Road to the west and flat agricultural crop land to the east and vacant land to the north. The area the south of the property includes a woodlot of approximately 2.4 hectares along Tremaine Road (Figure 2).

**Zoning By-Law:** The subject site has been used for farming/residential purposes and indicated as Future Development Zone in the Town of Milton Zoning By-law 016-2014 -Urban Area Zoning map and MiltonGIS online map. The woodlot to the south indicated as Natural Heritage System Zone. The adjacent properties include Medium Density Residential II Zone and Medium Density Residential I Zone, indicated respectively to the north and east of the property (Figure 3).

**Orientation:** For the purposes of this report and for the description of the developments, Tremaine Road will be considered as North-South and the project orientation will follow accordingly.



Figure 1: Location of subject site on the map of Milton [Milton GIS online map, 2019, annotated by AREA]



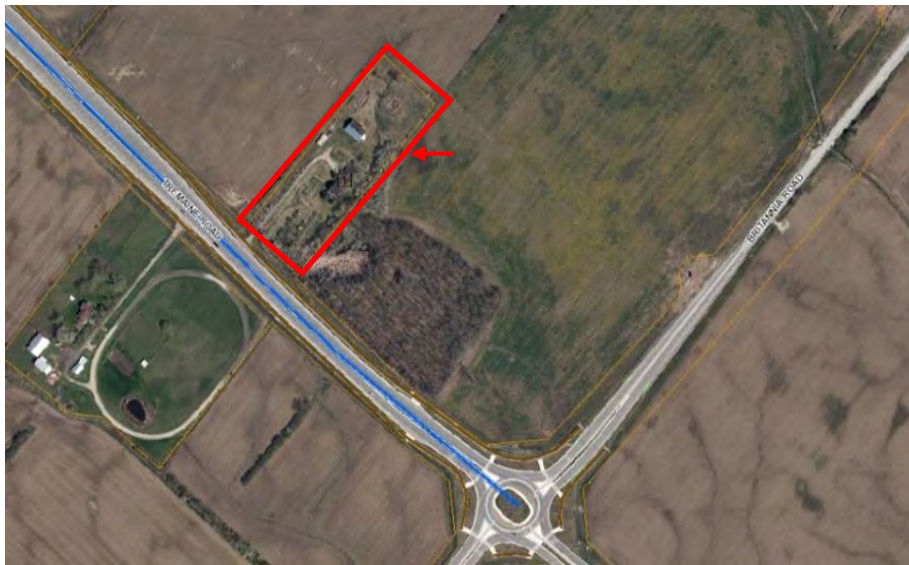


Figure 2: Location of 6081 Tremaine Rd., [Milton GIS online map, 2019, annotated by AREA]

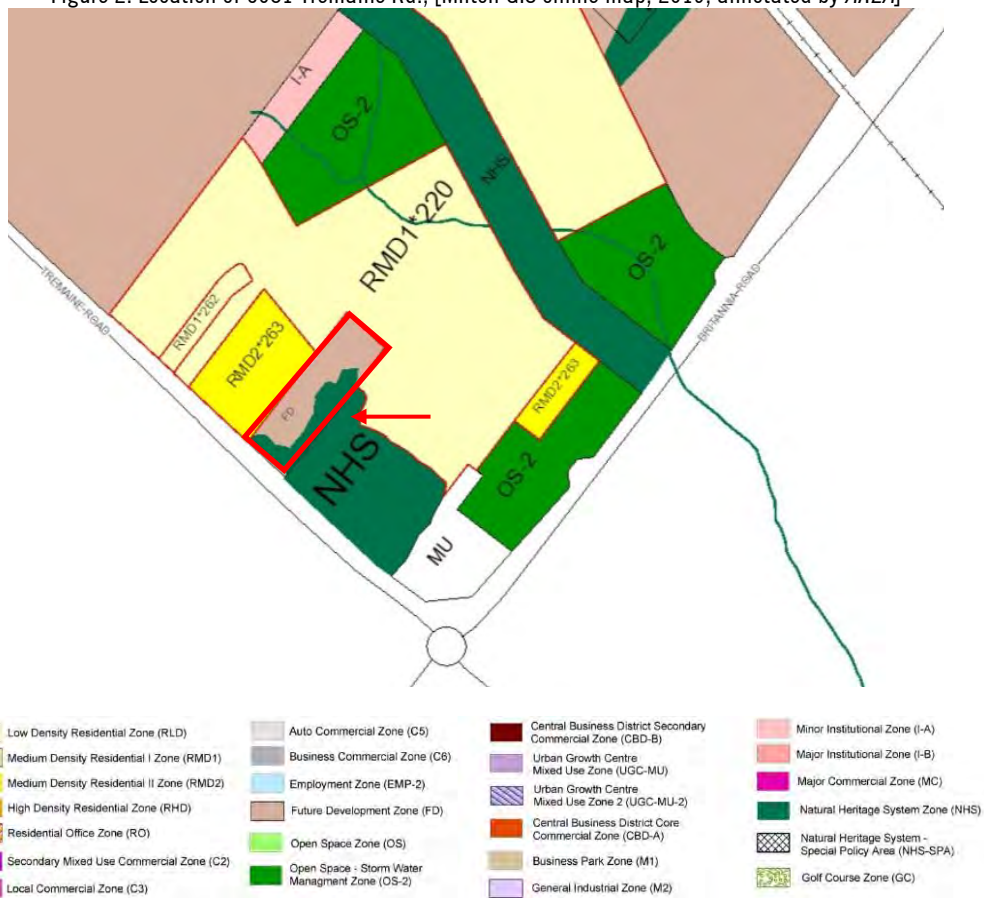


Figure 3: Zoning Map of the Subject Property and the adjacent lands. [MiltonGIS online map, 2019, annotated by AREA]

## 2.2 CONTEXT

### 2.2.1 ADJACENT PROPERTIES AND LAND USES

The neighboring properties consist mainly of rural residential properties beyond the Tremaine Road and Britannia Road to the west and south, respectively; flat agricultural crop land traversed by a tributary of the Indian Creek and CN Railway further to the east and vacant land to the north (Figure 4).



Figure 4: Properties surrounding 6081 Tremaine Road [Google Maps, 2019, annotated by AREA]

### 2.2.2 ADJACENT CULTURAL HERITAGE RESOURCES

Cultural Heritage Resources (CHRs) within the subject property's 1.5-km radius are comprised of residential building and landscape features that were identified for their cultural value and heritage significance. The CHRs surrounding the subject property demonstrate the subject property's existing heritage context. A notable property at 5703 Tremaine Road located south from Britannia Road was designated under Part IV of The Ontario Heritage Act (OHA) on March 31<sup>st</sup>, 2014, and properties 6270/6116 Tremaine Road adjacent from the west to the subject site are listed in the Town of Milton Heritage Inventory (Figure 5, Table 1).

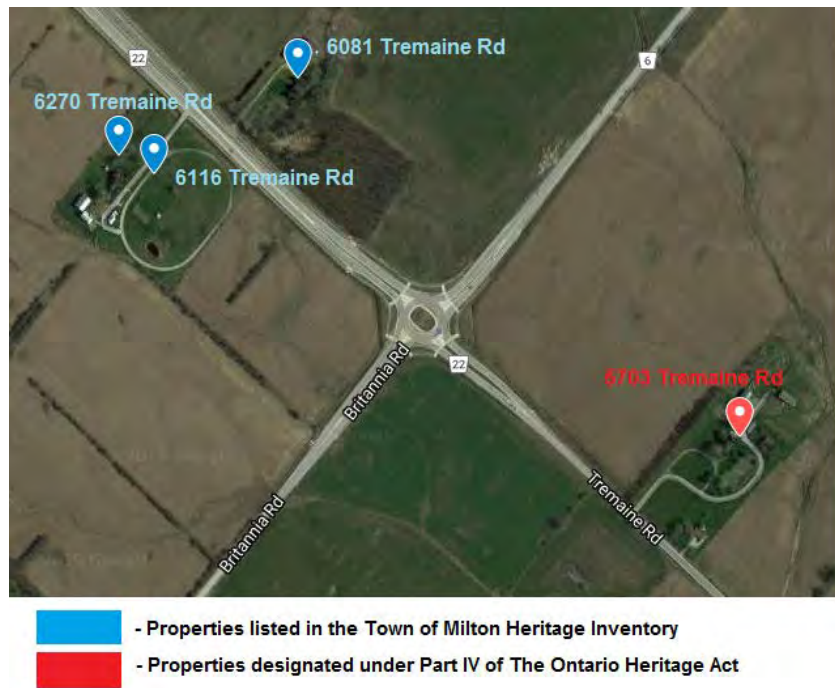


Figure 5: Adjacent cultural heritage resources map [Google Maps, 2019, annotated by AREA]

**Table 1: Description of adjacent cultural heritage resources designated under Part IV of the OHA**

#	Feature	Photo	Description
1.	5703 Tremaine Road, The William McFadden Farmhouse  Heritage designated property		The William McFadden Farmhouse was built in 1912. Its cultural heritage value lies in its architectural significance. It is a two-and-a half storey red brick early twentieth century Farmhouse that includes Queen Anne and Edwardian Classical features and brick from a local brickyard.

### 2.2.3 SITE CONDITIONS & PROPERTY FEATURES

AREA conducted various site visits, first on January 19, 2018, April 25<sup>th</sup> 2020 and July 29<sup>th</sup> 2020. The rear portion of residence building main volume, all eastern additions, the modern outbuilding shed, the small timber barn and other structures on the property have no heritage value and were demolished in September 2020.

The following condition assessment was undertaken during AREA's site visit in 2018 and 2019 to document all the structures then existing on site.



The property can be accessed from Tremaine Road through a private driveway. The trees screen significant parts to the south and west of the property including the Farmhouse; its presence is not clearly distinctive along the property's street elevation. The subject site consists of a nineteenth century vernacular Farmhouse, two outbuildings, and a number of landscape features evocative of early agricultural land use (Figure 6).



Figure 6: Aerial views of the subject site. Top view (left) [MiltonGIS online map, 2019], East view (right) [2019]

## A. FARMHOUSE

The three-bay residence building with Ontario Gothic (or Gothic Revival) detailing is a one-and-a-half storey side gable frame structure with a steeply pitched roof and centre gable on the front (west) façade containing an arch-shaped window with triangular transom and semi-arched shutters (Figure 7 & Figure 8).



Figure 7: Aerial views of three bay residence building, North-west (left), North-east (right) [2019]



Figure 8: North-east (left) and north-west (right) views of residence building [AREA, 2018]

The building features a series of single-storey rear extensions to the east with a belvedere on its east elevation, an external chimney with a brick stack at the south part of the main volume, and a covered front veranda with pergola and steps.



Figure 9: Rear extensions with belvedere (left) and detailing of north elevation (right) [AREA, 2018]

Fenestration is modest with four rectangular windows and top round gable window at the north (side) elevation and a main entrance door and two side windows at the west (front) elevation. Simple detailing includes decorative brackets around the windows and vestige verge board in the center gable. The residence is clad in modern siding and supported on masonry foundations covered with cement parging (Figure 9).

The frame structure of the Farmhouse is in overall sound condition; its exterior envelope exhibits only minor forms of deterioration. Roof cladding on the main building and additions comprised of contemporary asphalt shingles. Gutters and flashings are all contemporary. Roof structure was not accessed at the time of this review however was later examined by a structural engineer in July 2020. Per the Structural Mothballing report (dated August 4<sup>th</sup> 2020) 'The roof and roof structure appeared to be in satisfactory condition and should be satisfactory for the mothballing process'. The report further summarized the following 'The demolition of the rear-east (non-historic) wing not impact the historic house. It appears that the non-historic wing was a non-invasive addition that should be easily separated from the historic house. No specific shoring will be needed to remove the rear/east wing.'



## B. ANCILLARY STRUCTURES AND LANDSCAPE FEATURES

A modern wooden outbuilding shed covered with vinyl roofing was located to the east of the Farmhouse. At the north border of property to the west of the modern outbuilding was another small timber barn with a low-pitched sheet metal roof. Both outbuildings were used for agricultural purposes. The modern shed was in fairly good structural condition, while the timber barn was structurally unstable (Figure 10). Both buildings had no heritage value and were demolished in September 2020.



Figure 10: Modern outbuilding shed (left), Timber barn (right) [2019]

Landscape features include a long gravel driveway that leads from Tremaine Road to the built structures, fence lines, and mature trees at the south side of the property. The abandoned water well with timber top structure is located to the west from the Farmhouse (Figure 11).



Figure 11: Abandoned water well (left) and driveway to Tremaine Road (right) [AREA, 2018]

A topographical survey of the subject site land was completed by R-PE Surveying Ltd. on July 29, 2019 indicating the outlines of the building structures – the heritage house and the outbuildings (shed & barn) – and other surface elements (Appendix A). Review by David Schaeffer Engineering Ltd. (DSEL) based on topographical survey indicated that the location of heritage house is in an area with an informal drainage.

Presently, the site contains only the front historic portion of the James Weir Farmhouse which is proposed to be rehabilitated, restored and relocated to another compatible site within the proposed subdivision development.

## 3.0 POLICY FRAMEWORK

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Several provincial and municipal heritage planning policies should be considered during the decision-making process in the cultural heritage environment. The following policies are relevant to the proposed development:

### 3.1 PROVINCIAL POLICY STATEMENT (PPS, 2020)

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The PPS 2020 identifies conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest and it further 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 following sections of the PPS 2020 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

#### 2.6 Cultural Heritage and Archaeology

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

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 2020 defines *significant resources* 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* and *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 decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS 2020:

***Built heritage resources:*** 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.

***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 on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

**Heritage attributes:** means 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:** means 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 2020 is implemented through an 'Official Plan' which may outline further heritage policies (see Section 3.2).

### 3.2 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.

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. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
  - (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
    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 **historical 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 eligible for designation under Part IV, Section 29 of the *OHA*. Once a property is placed on the Register, it gains public recognition, and a level of heritage due diligence is exercised for planning, building and/or demolition permit applications.

The Town of Milton maintains a Heritage Register that includes an updated list of Heritage Properties<sup>1</sup>.

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### 3.2.1 MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES

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As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed the following:

- **Standards and Guidelines for Conservation of Provincial Heritage Properties**  
These standards and guidelines set out the criteria and process for identifying provincial heritage properties and to set standards for their protection, maintenance, use and disposal.
- **Ontario Heritage Tool kit:**  
The Ontario Heritage Tool Kit is a series of guides for municipal councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners and others. It was designed to help them understand the heritage conservation process in Ontario.<sup>2</sup>

The *Heritage Resources in the Land Use Planning Process* (MHSTCI) defines an HIA as follows:

*'A heritage impact assessment (or equivalent study) is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) or in any areas of archaeological potential, are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage 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.'*

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI 'Eight guiding principles in the conservation of historical properties. The following guiding principles for the conservation of historical properties are based on international charters that have been established over the past century:<sup>3</sup>

#### 1. Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence

#### 2. Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

#### 3. Respect for historical material

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

#### 4. Respect for original fabric

Repair with like materials, to return the resource to its prior condition without altering its integrity.

<sup>1</sup> Heritage List \_ May 26, 2019 (In accordance with S. 27(1.2) of the Ontario Heritage Act, R.R.O. 1990, c.O.18). Retrieved from: [https://www.milton.ca/en/business-and-development/resources/Heritage/Heritage\\_List\\_Approved\\_2019.pdf](https://www.milton.ca/en/business-and-development/resources/Heritage/Heritage_List_Approved_2019.pdf)

<sup>2</sup> Ontario Heritage Tool kit, Culture, Heritage, Ministry of Heritage, Sport, Tourism and Culture Industries. Accessed from: [http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

<sup>3</sup> Eight guiding principles in the conservation of historical properties, Ontario Heritage Trust. Accessed from: <https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles>

**5. Respect for the building's history**

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.

**6. Reversibility**

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

**7. Legibility**

New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

**8. Maintenance**

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

**3.3 TOWN OF MILTON OFFICIAL PLAN POLICIES**

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The Town's Official Plan, last consolidated in August 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, 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:

- a. 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;
- b. The integration of the conservation of heritage resources into the Town's general planning approach; and,
- c. 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:

- a. Study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- b. Incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
- c. 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,
- d. 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.
- e. 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.

### 3.4 BOYNE SECONDARY PLANS AND MUNICIPAL GUIDANCE

Cultural resource management may also be addressed under Secondary Plans or other special policies. The Town of Milton adopted the Boyne Survey Secondary Plan (Official Plan Amendment No. 30 [By-law No. 068-2010]) in June 2010, which was subsequently approved with modifications by the Region on Halton (Figure 12). The purpose of the Secondary Plan is to manage development in a manner which promotes the achievement of complete, healthy and sustainable neighbourhoods that are supported by an appropriate range of public infrastructure, facilities, services and amenities. As shown on Boyne Survey Secondary Plan Land Use Plan, the lands adjacent to subject site are designated "Residential Area", "Natural Heritage System", "Minor Sub-node Area", and "Gateway".

The "Residential Area" designation permits Medium Density Residential I uses among other higher density residential uses. This category allows for single, semi and townhouse dwelling development with a density range of 35 to 45 units per net hectare. The proposed residential development comprises single, semi and townhouse dwellings at a net residential density of 17.8 units per hectare. Block 476 on the Draft Plan represents a portion of an Elementary School as designated in the Community Structure Plan. The "Natural Heritage System" designated by proposed Creek Block and Woodlot Block will contribute to the connectivity of the subject lands to the surrounding areas, assist in establishing linkages to the future parkland and provide linkages to the Niagara Escarpment and the Greenbelt Plan Areas and also accommodate the existing habitat complexes and watercourse corridors.

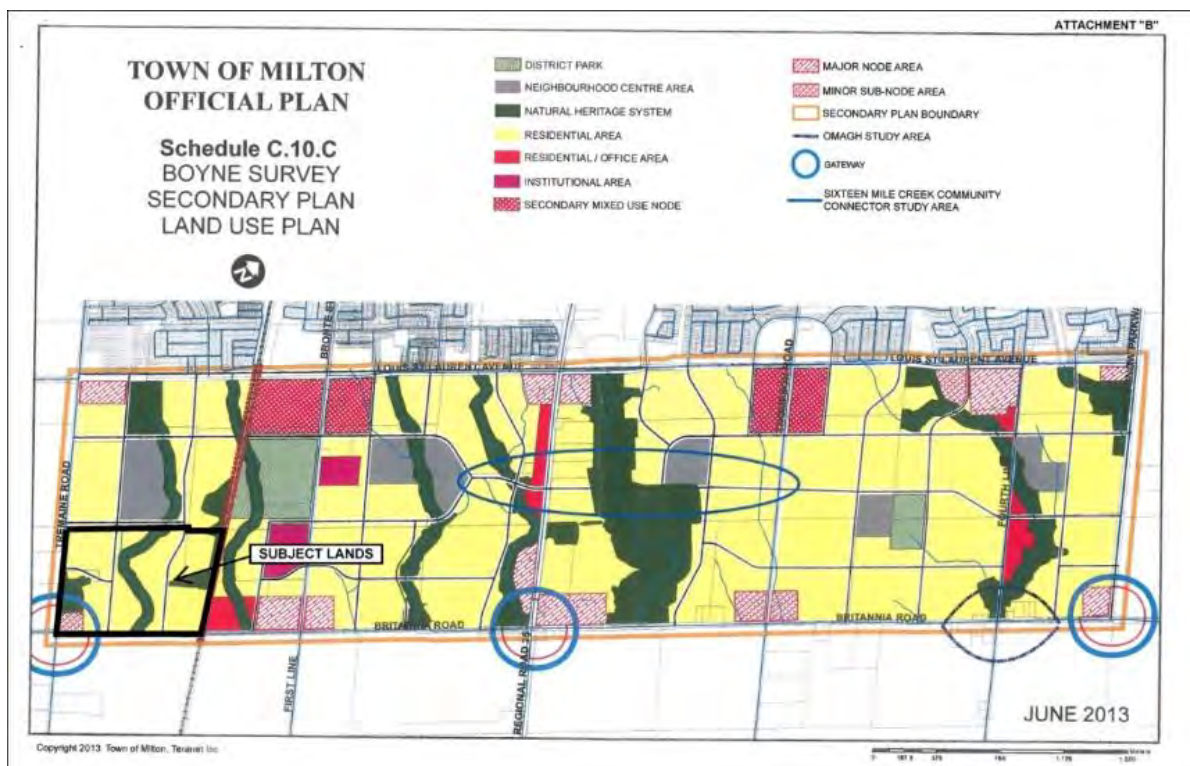


Figure 12: Boyne Survey Secondary Plan (Official Plan Amendment No. 30 [By-law No. 068-2010])

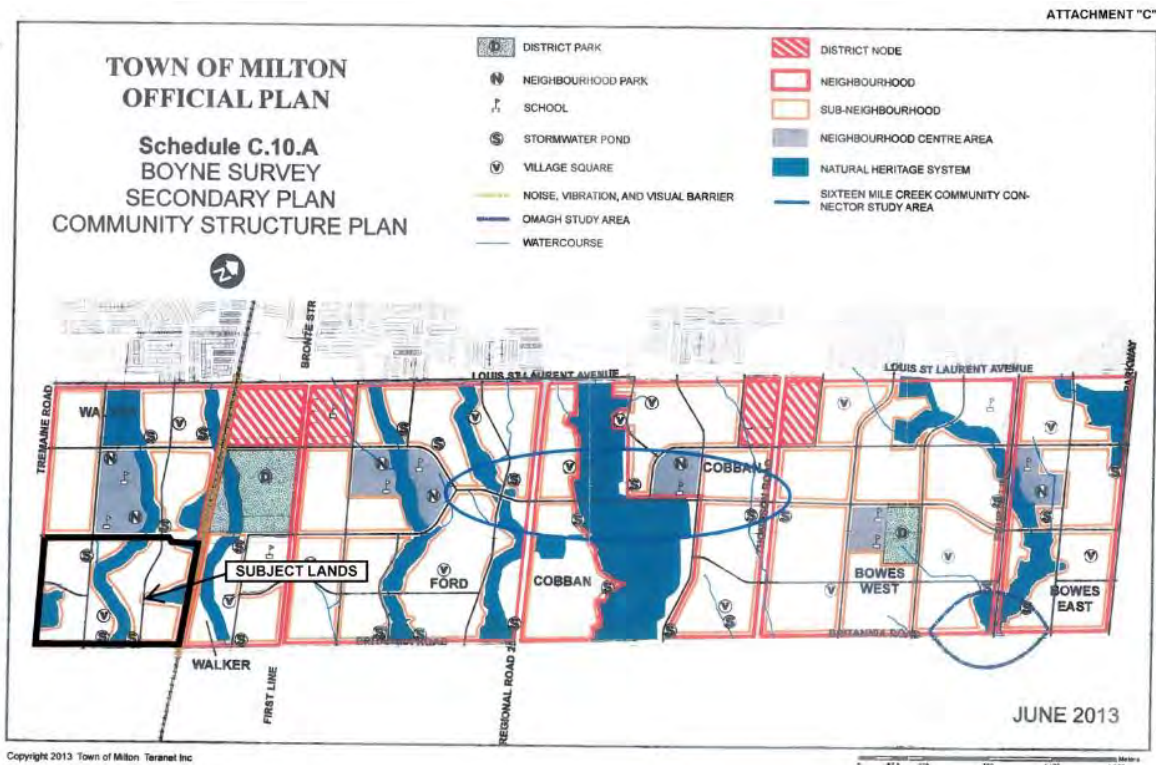


Figure 13: Boyne Survey Secondary Plan Land Use Plan

The "Minor Sub-Node Area" designation at the southwest corner of the property may allow for residential and limited commercial uses. "Gateways" are recognized as key points of entry to the urban area which require special design treatment of both the road allowance and any adjacent development.

As shown on Boyne Survey Secondary Plan Community Structure Plan, the subject lands are designated to provide 3 "Stormwater Ponds", a "Village Square", and a "Noise, Vibration and Visual Barrier" along the CN railroad (Figure 13).

The property is within the Boyne Survey Secondary Plan, which includes heritage policies in Section C.10.3.2.13:

- To preserve existing cultural heritage features which are designated or are on the Town's register, "in situ" wherever possible, or if supported by an approved heritage study, on an alternative, appropriate site. Adaptive reuse of these features will be encouraged.
- The Town's Heritage Impact Assessment Terms of Reference 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:
  - a. 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;
  - b. Ruinification allows for the exterior only of a structure to be maintained on a site; and,
  - c. 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.



### 3.5 ZONING BY-LAW

The Town of Milton Comprehensive Zoning By-law 016-2014 (HUSP Urban Area) – June 2019 displays the existing zoning on the subject property as ‘Future Development Zone’ (SC-212)<sup>4</sup>.

#### 12.1 PERMITTED USES

Only uses that legally existed on the date this By-law came into effect are permitted. The development of new buildings and structures are not permitted, however, additions to existing buildings, structures are permitted. Furthermore, accessory buildings within the Future Development Zone are permitted and shall be subject to the provisions of Section 4.2.1 Regulations for Residential Accessory Buildings and Structures and Section 4.2.2 Regulations for Attached and Detached Accessory Garages and Carports.

12.2 ZONE STANDARDS No person shall within a Future Development Zone use any lot or erect, alter, use any building or structure except in accordance with the following:

TABLE 12A

Regulations	FD Future Development
Lot Frontage (Minimum)	as existing
Lot Area (Minimum)	as existing
Lot Coverage (Maximum)	N/A
Setbacks (Minimum)	Front Yard : 4.0m Interior Side Yard : 1.2m Exterior Side Yard : 4.0m Rear Yard: 7.5m

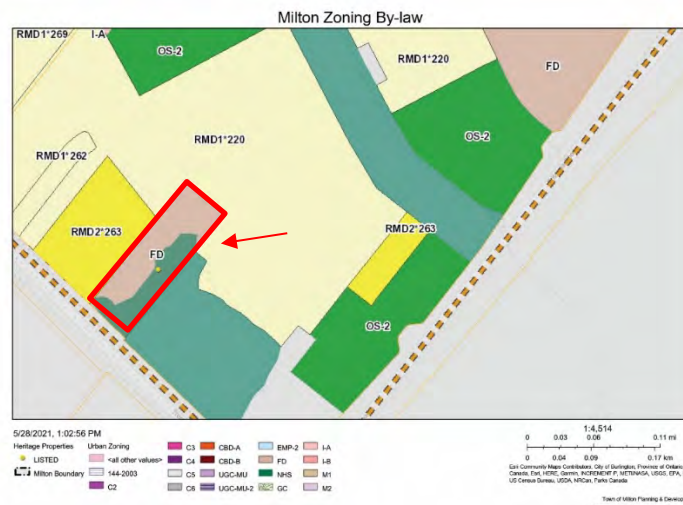


Figure 14: Zoning By-Law Map showing the subject site as a ‘Future Development Zone (FD)’ and a Natural Heritage Resource (NHS).  
(Source: Town of Milton Planning & Development, 2021. Retrieved from: [https://utility.arcgisonline.com/arcgis/rest/directories/arcgisoutput/Utilities/PrintingTools\\_GPServer/xKv8ORF8UaOrPgP83P7qg-W.X\\_x\\_ags\\_88ea8b2c-bfd6-11eb-a3df-22000a947632.pdf](https://utility.arcgisonline.com/arcgis/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/xKv8ORF8UaOrPgP83P7qg-W.X_x_ags_88ea8b2c-bfd6-11eb-a3df-22000a947632.pdf))

<sup>4</sup> SECTION 12 FUTURE DEVELOPMENT ZONE, Town of Milton Comprehensive Zoning By-Law 016-2014 (HUSP Urban Area) – June 2019. Retrieved From: [https://www.milton.ca/en/business-and-development/resources/zoning-by-laws/comprehensive-zoning-by-law-016--2014\\_AODA\\_Jan.-2021.pdf](https://www.milton.ca/en/business-and-development/resources/zoning-by-laws/comprehensive-zoning-by-law-016--2014_AODA_Jan.-2021.pdf)

## 4.0 ASSESSMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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### 4.1 HERITAGE STATUS

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The property at 6081 Tremaine Road is listed in the Town of Milton Heritage Inventory. It was evaluated by Heritage Staff Reports to have design, historical, and cultural values. The Municipal Register or Inventory of Cultural Heritage Resources is an administrative and documentation tool used to assist in identification and on-going preservation of significant heritage resources within the land use planning and permit application process. It is also used to set priorities for subsequent heritage designations under Part IV of the Ontario Heritage Act. As such, the Register represents basic public acknowledgement of the contribution of specific heritage resources to the rich cultural history of the Town of Milton.

“Listing” of a property in the Heritage Register compared to a “designation”, serves as an administrative tool to monitor CHRs. However, listing, by itself, does not have legal status under the Ontario Heritage Act (OHA). *A “listed” property is considered to have “potential” cultural heritage value, but is not as thoroughly evaluated as with the designation process.* The evaluation process for “listing” purposes is preliminary, and may be subject to periodic re-evaluation and re-grading by the Heritage Coordinators.

The conservation of CHRs is governed at the provincial level by the Ontario Heritage Act, R.S.O. 1990, with amendments up to 2014 (“OHA”) and Section 2.6 Cultural Heritage and Archaeology of the Provincial Policy Statement (“PPS”) of the Planning Act, 2020. The PPS Policy 2.6.3 incorporates a requirement for a Heritage Impact Assessment (“HIA”) through its definition of the term “conserved”, 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 under the Ontario Heritage Act.

Technically, the OHA do not apply to this property since it is “listed” not “designated”, and by definition, it is not a “protected heritage property” under legislation. However, the OHA provides some form of protection to listed CHRs, such as an interim demolition control through Sections 27 (1.2) and (3). Furthermore, the OHA and PPS are adopted at the municipal level through the Town of Milton Official Plan to enforce the conservation of all CHRs. Paragraph 2.10.3.16 of the Official Plan states that prior to the Town's approval of any alteration, partial demolition, removal or change in use of a designated heritage resource, the applicant may be required to prepare a *heritage impact statement*, to demonstrate that the proposal will not adversely impact the heritage significance of the property. In addition, paragraph 2.10.3.20 states all new development which involves, or is located in or near, heritage resources shall be required to “*study and consider the preservation, relocation and/or adaptive reuse of heritage buildings or structures. . .*”.

Town of Milton Corporate Policy No. 9 – Demolition. Part B, Section 3 also states that all applications to demolish buildings on properties that are identified on the Town's Heritage Inventory shall be accompanied by a Heritage Assessment Study. It states that this Study “*shall be prepared in accordance with Heritage Assessment Study Guidelines and the Heritage Policies of the Official Plan.*”

The evaluation of the subject properties has been based largely upon an exterior visual evaluation and background history.

## 4.2 HISTORY OF PROPERTY OWNERSHIP

The historical setting of the subject property within the nineteenth century context are defined in both the Tremaine's Map of the County of Halton, 1858 (University of Toronto, Map and Data Library, Figure 15) and the Trafalgar Township map in the Illustrated Historical Atlas, 1877 (McGill University, Canadian County Atlas Digital Project, Figure 16, noting property owner James Weir within the western half of Lot 6, Concession 1 New Survey, in the Township of Trafalgar North (now in the Town of Milton), Halton County (now the Regional Municipality of Halton).

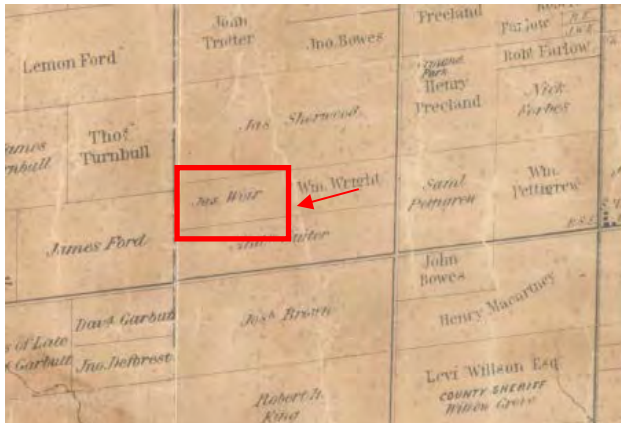


Figure 15: Tremaine's Map of the County of Halton (1858), annotated by AREA



Figure 16: The Canadian County Atlas Digital Project<sup>5</sup>



Figure 17: Map of The Northern Part of Trafalgar Township as Illustrated in the Historical Atlas (1877), annotated by AREA

The 1877 atlas map indicates a few structures/uses on the subject site at that time. The first developed use appears to be farmland/orchard. The Archeological Assessment completed in November 2009 noted possible discoveries such as farming implements, tools associated with apple cultivation, housing materials and general household refuse. The Hamilton and North Western Railroad track is shown in proximity to the eastern edge of the property (Figure 16). The name of the owner James Weir is mentioned in the Union Publishing Co. Farmer's Directory for the County of Halton (1885-1886), (Figure 18).

3	Watson Joseph, Boyne	t	ns2	3
7	Watson T, Oakville	t	sd4	20
9	Weir James, Milton West	t	ns1	6
15	Weir Wm	"	t ns1	6
5	Wheeler W E, Oakville	t	sd2	10
2	Whiddin R	"	f sd1	8

ABBREVIATIONS.—f. freeholder; t. tenant; N. S. New Survey; N. D. North Dundas Street; S. D. South Dundas Street.

Figure 18: Excerpts from the Union Publishing Co. Farmer's Directory for the County of Halton (1885-1886)(Page 335)

<sup>5</sup> The Canadian County Atlas Digital Project, McGill University, 2001 <<http://digital.library.mcgill.ca/CountyAtlas/showrecord.php?PersonID=60991>>

The name of James Weir is also mentioned in the name catalogue of United Empire Loyalists' Association of Canada (Figure 19). He resettled in Didgequash, NB; provided Proof of Loyalty: NYGBS; V40 N2 Apr 1909 with Reference letters: Grantees of the 74th Regt. at Digdeguash.<sup>6</sup>

The screenshot shows the 'Loyalist Directory: James Weir' page. It includes a 'Quick Jump' menu with letters A-Z, a search bar, and a detailed profile for James Weir. The profile contains the following information:

Surname	Weir
Given name	James
Rank	
Where Resettled	Didgequash, NB
Status as Loyalist	
Proof of Loyalty	NYGBS, V40 N2 Apr 1909
Notes (Expunged, Suspended, Reinstated)	
Regiment	
Enlistment Date	
Date & Place of Birth	
Settled before war	
Date & Place of Death	
Place of Burial	
Wife Name	
Children	
Biography	
Driver/Descendants	
Military Info	
Loyalist Genealogy	
Family History	
Family Genealogy	
Sources	Reference letters F

Figure 19: The United Empire Loyalists' Association of Canada, Loyalist Directory

The name of owner or occupant James Weir is further mentioned in 'A Sketch of the County of the Halton, Canada West' by Robert Warnock, Common School Teacher. The same can be found under the Trafalgar Township occupant history in 'First Concession New Survey, - Number 6 (Figure 20).<sup>7</sup>

*First Concession New Survey,—Number 1 Thomas Burnside, Mary Langrell and Matthew Willson; 2 John Marshall, Thomas Wilson, Matthew Wilson and Robert Wilson; 3 Amos Dorland and Mark Tusker; 4 Robert H. King; 5 Josiah Brown; 6 Andrew Suiter, James Weir and William Wright; 7 James Sherwood; 8 John Trotter, John Bowes and John Stout; 9 Richard Harrison and William Wright; 10 Richard Fallis; 11 James Coats and James Harrison; 12 T. Coats and William Harrison; 13 Alexander Hogg and Johnson Harrison; 14 James Rixon and William Scott; 15 William Cumming, and James and Robert Ruxton.*

Figure 20: Excerpts from 'A Sketch of the County of the Halton, Canada West' by Robert Warnock, Common School Teacher.

<sup>6</sup><http://www.uelac.org/Loyalist-Info/detail.php?letter=w&line=171>

<sup>7</sup> Warnock, Robert. A Sketch of the County of Halton, Canadawest. Toronto: Leader Steam-Press, King Street. 1862  
<<https://www.electriccanadian.com/history/ontario/halton.pdf>>



## OTHER HISTORICAL EVIDENCE

The historical photograph of the Farmhouse, presumably taken in the mid-20th century, features the Farmhouse with original Ontario Gothic details that are missing in present conditions. Such details include shutters at windows on the north elevation, front steps with central entrance, and decorative verge boards at the perimeter of the veranda. The rear extension is smaller and complements the main volume. The outbuilding shed and electrical pole are visible at the back and the immature trees are present at the front of the property (Figure 21).



Figure 21: Historical mid-20th century photo of Farmhouse

The name of the builder was presumably engraved in the basement parging stating the house was built in “Sept” 1897 by E M Laver – Builder. This carving is valuable and unique evidence of the pride of craftsmanship in vernacular construction in Ontario at the end of 19<sup>th</sup> century (Figure 22).



Figure 22: Builder's engraved marking in basement– “SEP 24 1897, E.M.Laver Builder”

The history of ownership is provided in an excerpt from the Cultural Heritage Resource Report: Built Heritage & Cultural Heritage Landscapes - Boyne Survey Secondary Plan and Education Village Neighbourhood Plan, Milton, Ontario prepared by Unterman McPhail Associates, dated August 2010:

*“The Crown Patent for all 200 acres of land on Lot 6, Concession 1 NS was issued to Robert Loring in July 1825. Loring sold the entire lot to Henry Freeling [Freeland] in April 1827. John G. Green bought 100 acres of land of the north half on Lot 6, Concession 1 NS from Freeland in May 1832. James Weir and Michael Pigot [Piggot] bought the 100 acres from Green in October 1842, and the property title was registered in December 1842. Samuel Clarke acquired ownership of the property in early 1845 and immediately after sold 50 acres of land in the northwesterly quarter to James Weir. Trafalgar Township assessment rolls from 1846 to 1849 indicate James Weir was the owner of 50 acres of Lot 6, Concession 1; however, a dwelling was not noted on the property. The Census Return (1851) notes a 35-year-old farmer James Weir, his wife Catherine Weir and two children, John and Hanna, as residents of a 1 storey log Farmhouse. Tremaine’s map (1858) shows James Weir on the northwest quarter of Lot 6, Concession 1 NS.*

*The Census Return (1861) indicates the Irish-born, 50-year-old farmer James Weir, his wife Catherine Weir and seven children lived in the same one storey log dwelling on 50 acres of land on part Lot 6, Concession 1 NS. The Census Return (1871) records 55-year-old farmer James “Wier”, his wife Catherine and children John, Hannah, Ellen, James, Edward and William, occupied a house on 50 acres of land, part of Lot 6, Concession 1 NS. The Illustrated Historical Atlas (1877) notes James Weir continued to own the northwest quarter of Lot 6, Concession 1 NS with a Farmhouse and orchard facing onto Tremaine Road. The Census Return (1881) notes Catherine Weir, a 59-year old widow, living with her children Hanna, James, Ellen and William as a Trafalgar Township household.*

*The estate of James Weir sold the property on Lot 6, Concession 1 NS to James Ford in the late 1880s; the property title was registered in November 1888. The Trafalgar Township assessment roll (1890) indicates James Ford and Charles Smith owned 40 acres of land on Lot 6, Concession 1 valued at \$2000. The Census Return (1891) indicates James Ford lived on the east half of Lot 6, Concession 7, Nelson Township with his children, including his son-in-law Charles Smith and daughter Matilda Smith and family. The property on Lot 1, Concession 6 Trafalgar Township appears to have been leased in the 1890s.*

*James Ford died on June 6, 1896 in the Township of Nelson. The probate of the estate his estate left the 50 acres of land on Lot 6, Concession 1 NS, Trafalgar Township to his daughter Margaret Jane Garbutt in 1897. The Census Return (1901) notes Robert J. Garbutt and Margaret J. Garbutt lived with their children Robert Garbutt and Mary A. Denham in a 7[?] room wood Farmhouse on 50 acres of land on the west half of Lot 6, Concession 1 NS. The Farmers and Business Directory (1906) notes Robert Garbutt was a tenant on Lot 6, Concession 6 NS. Robert Garbutt died sometime between 1906 and 1911. The Census Return (1911) notes widow Margaret Garbutt lived with her two sons, 13-year-old son Robert and 9-year-old Gerald, in a single household in Trafalgar Township. Gerald Garbutt inherited the 50-acre property from his mother’s estate in early 1937. He died in 1974 and is buried in the Omagh Presbyterian Church Cemetery. David and Anne Katz acquired ownership of the property from the estate of Gerald Emmerson Garbutt. Antonio and Giovanna Palermo were the owners from 1983 to 1998 and Michael Conlon and Sandra Campbell from 1998 to the present.”*

### 4.3 EVALUATION OF CULTURAL HERITAGE VALUE

The heritage evaluation methodology is based on Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest” made under the Ontario Heritage Act. The heritage evaluation methodology is based on Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest” made under the Ontario Heritage Act and provided for the residence building main (front) volume only.

**Table 2: Ontario Heritage Act, Ontario Regulation 9/06 Criteria applicable to Subject property**

DESIGN OR PHYSICAL VALUE		
i. rare, unique, representative or early example of a style, type, expression, material or construction method	YES	Representative of 19th century residential Farmhouse design. Residence is representative of a rural Ontario Gothic Revival Cottage.
ii. displays high degree of craftsmanship or artistic merit	N/A	
iii. demonstrates high degree of scientific or technical achievement	N/A	
HISTORICAL OR ASSOCIATIVE VALUE		
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A	A structure is indicated on 1877 mapping of the property associated with James. Weir. No evidence of significance to the community has been noted.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A	
iii. demonstrates or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community	N/A	The builder’s name is carved into the basement foundations; however, the individual does not appear to have a wider significance.
CONTEXTUAL VALUE		
i. important in defining, maintaining or supporting the character of an area	YES	Popular design and date of construction residence support the original rural character of the study area.
ii. physically, functionally, visually or historically linked to its surroundings	YES	The location of the buildings on the property in relation to each other, the road, and the surrounding agricultural fields physically and functionally link the structures to their surroundings. The important site linkage is the orientation of the front (west) façade to Tremaine Road.
iii. landmark	N/A	

N/A – Not applicable.

#### 4.4 HERITAGE ATTRIBUTES

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The heritage attributes comprise the prominent front and side elevations (west and north) of the residence building main volume. The detailed heritage attributes include, but are not limited to:

- One-and-a-half storey construction
- Side gable roof
- Arch-shaped centre gable window with triangular transom and semi-arched shutters
- Veranda and all remaining verge boards
- Builder's engraved marking of - "SEP 24 1897, E.M.Laver Builder" in basement
- Rural residential character and agricultural setting

The rear portion of residence building main volume, all eastern additions, the modern outbuilding shed, the small timber barn and other structures on the property have no heritage value.

## 5.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT/SITE ALTERATION

This part of the HIA describes the proposed plan of development of the subject site, its conceptual design vision and principles. This description is based on the Application to Amend the Zoning By-law and Proposed Draft Plan of the property surrounding the subject site that was submitted to the Town of Milton Planning and Development Department by Glen Schnarr & Associates Inc. on behalf of Pony Pines Development Inc. (Great Gulf) on April 1<sup>st</sup>, 2020, along with the recent plan of relocation and adaptive re-use of the prominent portion of the Farmhouse.

### 5.1 PROPOSAL OVERVIEW

The proposed development includes converting lands located at the north-east corner of Tremaine Road and Britannia Road into residential use and to develop the subject lands for a residential Draft Plan of Subdivision comprising of detached and semi-detached dwellings, townhouses and supporting units. The ultimate mixed-use subdivision for the subject lands is proposed to include a total of:

- 324 single-detached dwellings;
- 160 semi-detached dwellings;
- 371 street townhouses;
- 72 back-to-back street townhouses;
- 1 Minor Sub-Node Block;
- 1 Elementary School Block (portion);
- 4 Stormwater Management Pond Blocks;
- 1 Creek Block;
- 1 Woodlot Block;
- PSW Buffer Blocks;
- 1 Village Square Block;
- 1 Railway Buffer Block;
- 1 Grading Buffer Block;
- 10m Environmental Buffer Block;
- Acoustic Buffer Block;
- 5-metre Trail Block;
- 4M Walkway;
- Road Widening;
- Reserve Block;
- 0.3 Reserve;
- Street 'A' – 24M ROW – 616M
- Street 'B'-'C' – 20M ROW – 1,250M
- Street 'D'-'W' – 16M ROW – 4,892M

The Draft Plan of Subdivisions of the Pony Pines Development Inc. c/o Great Gulf was submitted to the Town of Milton on April 1<sup>st</sup>, 2020 (See Figure 22). The dwellings adjacent to the subject site, from the north are street townhouses along proposed street "G – Celandine Terrace" comprising street townhouses Blocks 415 (7 units), 414 (6 units), 413 (8 units), 412 (8 units) and single detached residential lots to north-east. Proposed Streets "C" and "I" comprising single detached residential lots will be bordering the subject site from the east, south and south-east respectively, and Woodlot Block 487 bordering at the south-west. The western part is indicated as Block 496 Acoustic Buffer (0.16 ha) adjacent to Tremaine



Road. Block 485 Woodlot (2.11 ha), single detached residential Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 and Block 475 Minor Sub Node are shown at the southern part of the subject site. The present location of the Farmhouse is shown at southern edge of Block 414, close to the Woodlot.

The front portion of the Farmhouse is proposed to be relocated to the Block 165 at the western part of the subdivision development with the front façade fronting onto Kovachik Boulevard. The orientation of the heritage house facing Tremaine Road will be preserved at its new location. The heritage house will enjoy a prominent position as it will be relocated to a corner lot at the intersection of the proposed streets Kovachik Boulevard (Street 'C') and Bergamot Avenue (Street 'B'), see Figure 23.

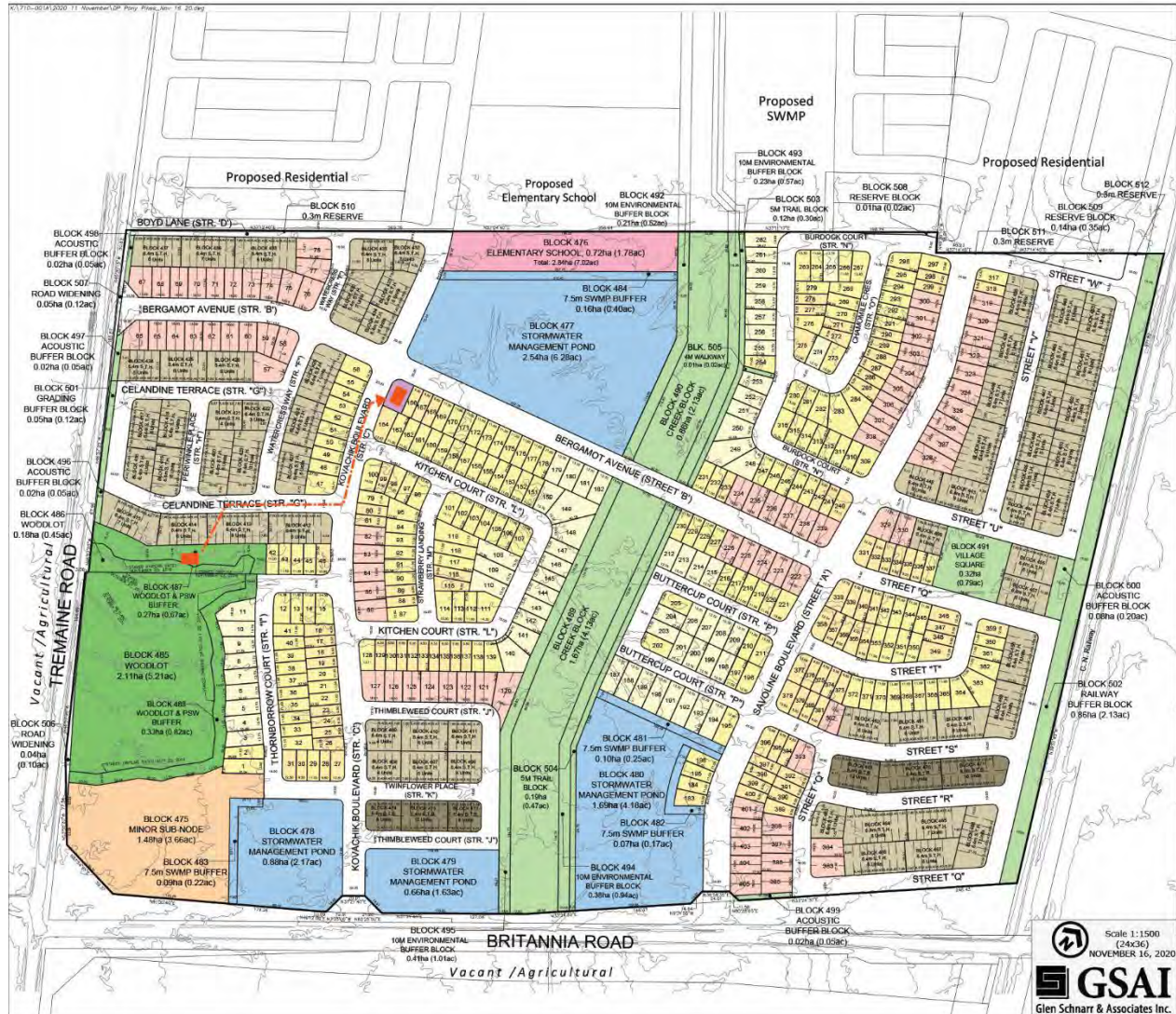


Figure 23: Proposed Draft Plan of Subdivision prepared by GSAI, submitted to the Town of Milton on behalf of Pony Pines Development Inc. showing the existing Heritage House in orange (Annotated by AREA).

The dotted orange lines show the moving route for the Heritage House from its current location to the new proposed Heritage Lot.

## 5.2 SCHEMATIC SITE PLAN OF HERITAGE HOUSE

A preliminary plan of Farmhouse Lot showing the proposed relocation and adaptive re-use of the heritage house on Block 165 was prepared as part of the Heritage Conservation Plan drawings dated May 7<sup>th</sup>, 2021 (Figure 24). The plan indicates the relocation of the prominent and original “front portion” of the house. It also shows a 2-car garage, the setback lines for the front (Street ‘B’, 5.55m), rear lot 166 and side yards (1.25m) respectively. The minimum yard widths are shown according to the existing Town of Milton Zoning By-law Regulations for the new subdivisions.

The proposed preliminary plan indicates the front yard of Block 165 oriented north to Street ‘C’. The historically original “main” façade of the restored heritage house will continue to face west to Tremaine Road in order to maintain the same orientation as its original sitting. This lot layout will therefore require design development in the Farmhouse’s adaptive re-use in order to provide its pedestrian and practical entrance on the north side while maintaining its “formal” front elevation on the west, visually facing Tremaine Road. Figures 24 and 25 illustrate the proposed design for the restored Heritage House incorporating the retained front historic portion of the James Weir house and the new rear addition.

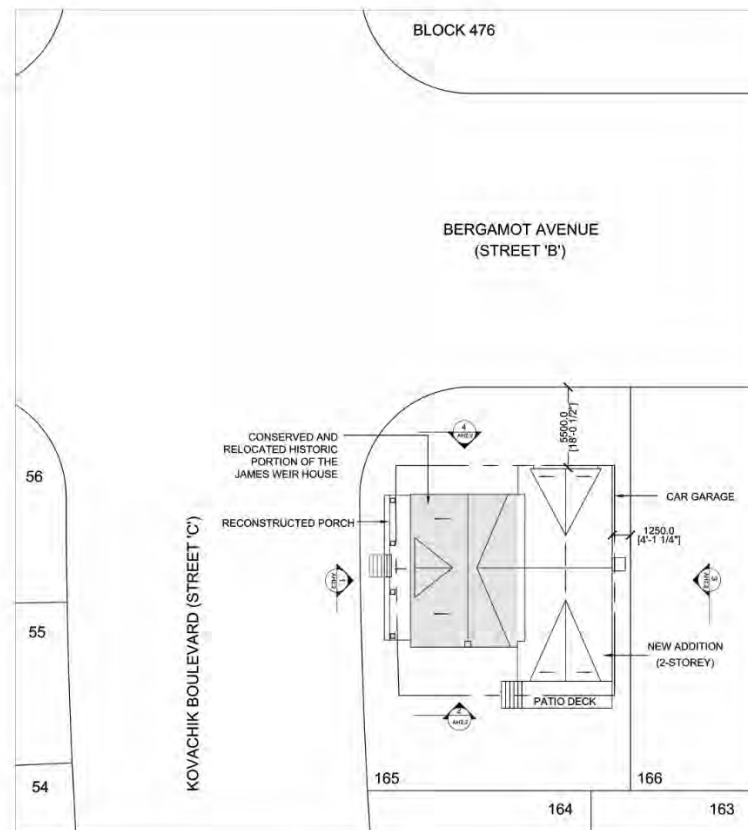


Figure 24: Conceptual Roof Plan showing the new location of the retained front portion of the Heritage House. (Source: Relocation Plan Drawing (AH1.5), Heritage Conservation Plan Drawings dated May 7<sup>th</sup> 2021, AREA)

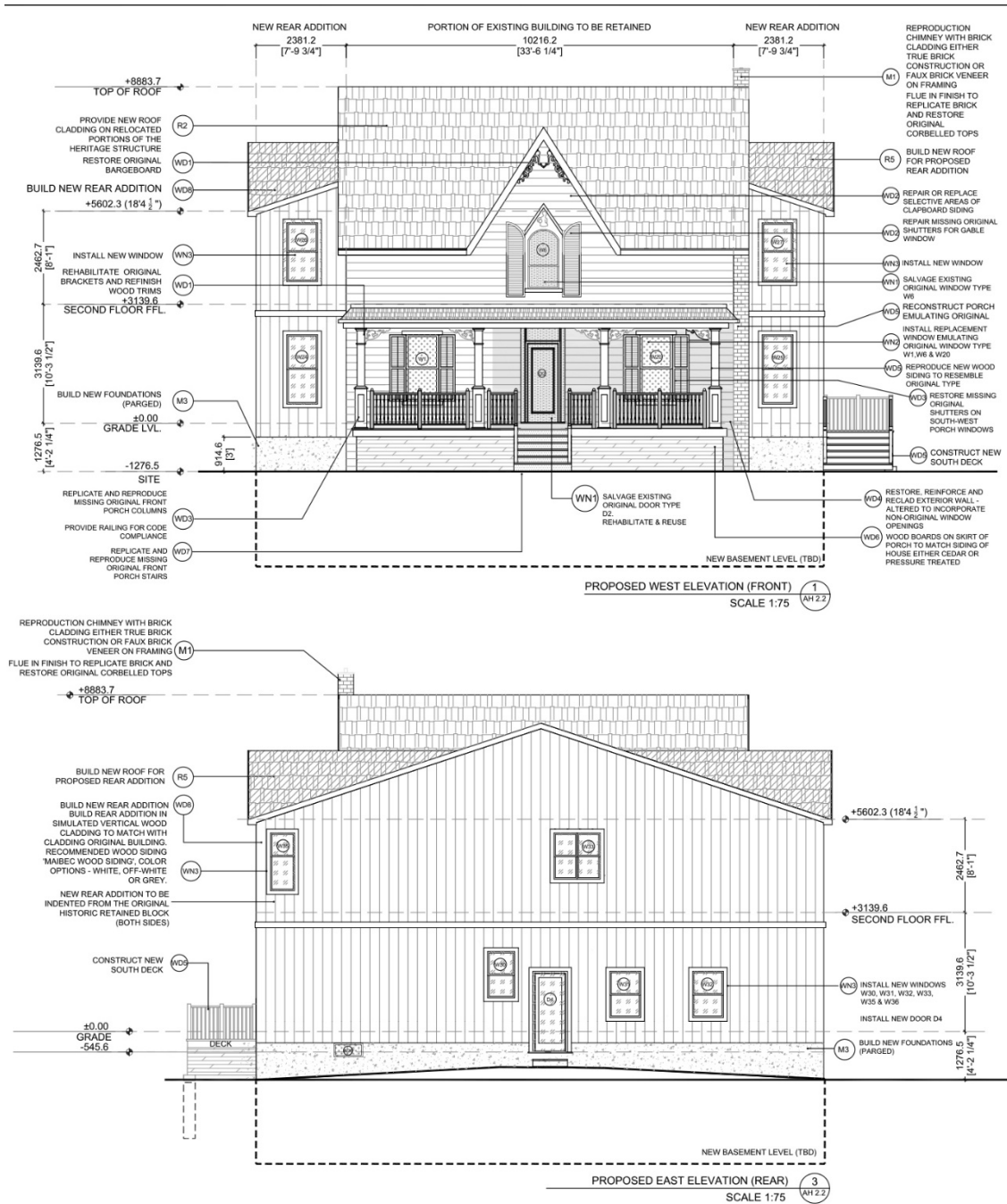


Figure 25: Proposed West (front) and East (rear) elevations for the relocated Heritage House showing the retained historic and new rear addition portions.  
 (Source: Proposed Elevations (AH2.2), Heritage Conservation Plan Drawings dated May 7<sup>th</sup> 2021, AREA)



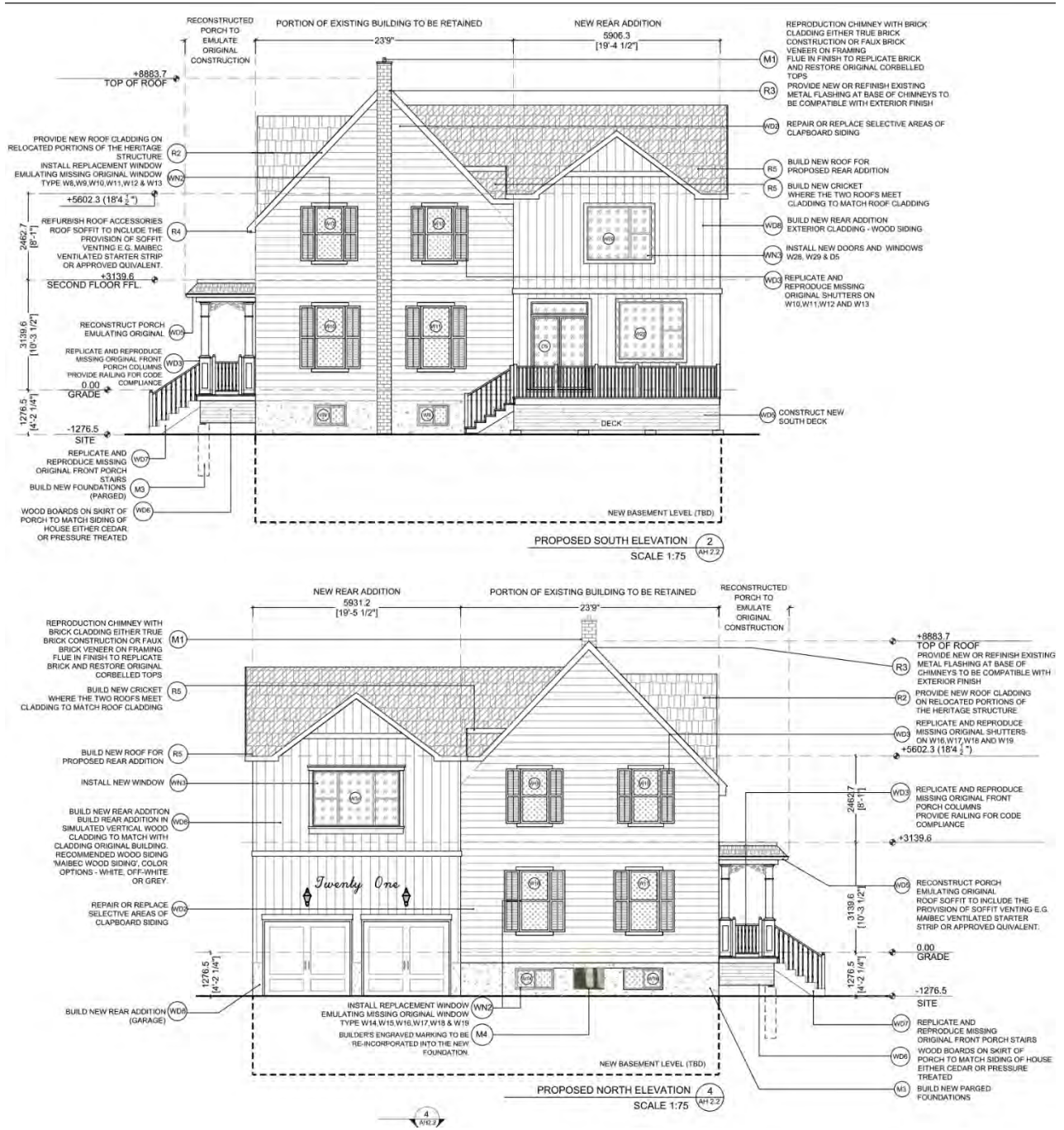


Figure 26: Proposed South and North elevations for the relocated Heritage House showing the retained historic and new rear addition portions.  
(Source: Proposed Elevations (AH2.2), Heritage Conservation Plan Drawings dated May 7<sup>th</sup> 2021, AREA)

## 6.0 IMPACT ASSESSMENT OF SITE ALTERATION AND PROPOSED DEVELOPMENT

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### 6.1 INTRODUCTION

Impacts can be described as ‘direct’ when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity or ‘indirect’ when cultural heritage resources are disrupted by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting.

### 6.2 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:

#### 6.2.1 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.

#### 6.2.2 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; or
- *A change in land use* such as a rezoning an 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 during the construction phase. Like any other structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

The following is an assessment of the potential direct or indirect adverse impacts resulting from the proposed development and the relocation on the property’s heritage attributes, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

TABLE 3: ASSESSMENT OF DIRECT AND INDIRECT ADVERSE IMPACTS

Potential direct and indirect adverse Impact	Assessment	Summary of Impact with Mitigation
1. <i>Destruction</i> of any, or part of any significant heritage attributes of features.	<p>The relocation of the heritage house and the rear addition has the potential to negatively impact heritage attributes during the relocation and construction phase through accident or faulty procedure. Construction activity and potential excavation adjacent to the property has potential to cause limited and temporary impacts to the front retained portion of James Weir farmhouse. These impacts can be mitigated through construction controls, protection plans and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p>	<p>Minor Impact. If controls are followed during relocation, impact will be limited and monitored.</p>
2. <i>Alteration</i> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	<p>The front historic portion of the James Weir House will be retained, conserved and relocated to another compatible site within the proposed subdivision development. A new rear addition proposed to be incorporated will be compatible with the heritage house in terms of massing, exterior cladding materials and doors and window sizes.</p> <p>The porch on the west (front) elevation of the subject CHR that was encroached would be restored to emulate its original appearance. The front central entrance at the grade level will be reinstated to replace the unoriginal north entrance (Figure 25).</p> <p>The existing windows will be replaced (sashes inside original frames) in reproduction wood double hung 2-over-2 sashes and wooden shutters will be rehabilitated or restored. The existing entry steps will be removed and replaced with more historically compatible entrance stairs.</p> <p>The proposed development will alter the surrounding environment of the property by changing it from rural to low density residential, thereby increasing population density and traffic. The surrounding agricultural setting will also be altered. However, the front portion of the Heritage house will be relocated to the northwest corner of the subdivision where it will maintain the same orientation as its original</p>	<p>Minor impact results from the integration of the heritage house with the proposed residential subdivision. But a quiet and unadorned backdrop is proposed for the new development which will be respectful of the heritage building.</p> <p>The new addition proposed to the rear of the heritage house and indented from both sides will provide visual separation as per guidance from Canada's Historic Places (Section 4.3.1: Exterior Form). The addition will have vertical wood siding as the cladding material along with new windows without wooden shutters. This will also provide distinguishability and legibility of 'new' from 'old'.</p> <p>Positive impacts will be the restoration of several heritage attributes which were previously removed in earlier unsympathetic alterations.</p>

	<p>sitting. The heritage house will sit on a corner lot next to the proposed storm water management block from where it would be visible from the public right of way. The house will be reused as a single family detached dwelling.</p> <p>A Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), to conserve James Weir House prior to, during and after the relocation effort will mitigate adverse effects from rehabilitation.</p>	
<p>3. <i>Shadows</i> created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.</p>	<p>The Heritage house in its new location will be surrounded by low rise residential on its west, south and east side and a storm water management pond on its north side.</p> <p>N/A - No shadows are anticipated that will alter the appearance of the building or that would negate the viability of natural features.</p>	No impact.
<p>4. <i>Isolation of a heritage attribute</i> from its surrounding environment, context or a significant relationship.</p>	<p>The relocation of the stone house and addition will move the building from its original location. Currently the building fronts Tremaine Road from which it is setback about 95m and accessed via a L-shaped driveway. In its proposed new location, the building's front will continue to orient Tremaine Road. In its new setting, the building will be adjacent to a storm water management pond (north) and new residential buildings (east, south &amp; west). It will no longer be adjacent to agricultural lands.</p> <p>The rear addition will not block the existing structure from surrounding properties or views.</p>	<p>Minor impact.</p> <p>The heritage House in its new corner lot will potentially draw new interest and appreciation for James Weir House and the history of the family as it would be more prominently visible compared to its existing location where it is completely obscured by vegetation and offsets 95m from Tremaine Road.</p> <p>Driveway and areas should be located to the side or rear of the farmhouse.</p> <p>Rows of deciduous trees should be planted along the rear and northwest borders of the relocation site to create a visual buffer between the farmhouse and SWM pond.</p> <p>No significant surrounding environmental elements, context or relationships were identified.</p>

<p>5. <i>Direct or indirect obstruction of significant views</i> or vistas with, from, or of built and natural features.</p>	<p>N/A - No significant views or vistas have been identified within, to, or from the Subject Property. However, it is currently not possible to view the front facade of the building from Tremaine Road.</p> <p>The new location will allow the CHR to be experienced as a three-dimensional building from the public realm, easily visible from the street intersection.</p>	<p>No impact.</p> <p>The impact of the proposed development will be minimal, as the addition is located to the rear of the property and the existing heritage structure will be retained.</p> <p>Positive impact will be the removal; of the former east wing which obscured view from and to the east facade of the original heritage house.</p>
<p>6. <i>A change in land use</i> (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.</p>	<p>A change in land use is proposed for the Subject Property. However, the proposed new use does not affect the Subject Property's cultural heritage value as outlined in Section 4.0.</p> <p>The rural agricultural character of the area will change to suburban residential.</p>	<p>No Impact.</p>
<p>7. <i>Land disturbances</i> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.</p>	<p>Land disturbances during construction phase can be monitored if mitigation measures such as standard drainage, site grading and vibration monitoring are implemented.</p> <p>There are no anticipated changes in grade that would negatively impact the building. A Heritage Conservation Plan can also mitigate the impacts of relocation.</p>	<p>No impact.</p> <p>If mitigation measures are followed during relocation, impact will be limited and monitored.</p> <p>Positive impact will be the proposed landscaping on all three sides of the CHR</p>

The following table represents the potential impact of the site alteration to the CDE's of the James Weir Farmhouse:

**TABLE 4: ANALYSIS OF POTENTIAL IMPACT ON THE CHARACTER-DEFINING ELEMENTS AND PROPOSED MITIGATION STRATEGIES**

Description of Character Defining Element	Potential Impact due to Proposed Development	Mitigation Strategies
<p>One-and-a-half storey construction</p>	<p>No impact due to proposed development and building relocation.</p>	<p>The proposed adaptive re-use will preserve the front portion of the heritage house and its elevations (west, south and north) and their significant features at the new location nearby. One-and-a-half storey construction of the heritage house will be preserved and restored specifically on the first floor - front elevation to reinstate the original central entrance to the house.</p>

Arch-shaped centre gable window with triangular transom and semi-arched shutters	No impact.	The arch-shaped centre gable window will be salvaged, rehabilitated and reincorporated into the front façade at its original position.
Veranda and all remaining verge boards	Positive impact due to proposed restoration of the front façade.	The proposed restoration will conserve the front elevation (west) and its significant features at the new location nearby. The original and no-longer-existing previous porch will be reproduced as part of the house's restoration. This will be designed to emulate its original appearance and will be compatible architecturally to the period and style of the James Weir House.
Builder's foundation marking of - "SEP 24 1897, E.M.Laver Builder "in basement	Significant impact by relocating house and removal of existing foundations.	Existing marking of builder's name will not be preserved at the current place due to the relocation of the Farmhouse and removal of the foundation structure. The mitigation options include: <ol style="list-style-type: none"> <li>1. Cutting of a consolidated part of cement paving and brick/stone foundation around the engraved marking and relocating that part for display at a new location (See Figure 26),</li> <li>2. Photo documenting/3d scanning the builder's engraved marking at current location before demolition. Photograph or 3D scan may be used to produce a replica or display of the artifact at a new location.</li> </ol> Option 1 will preserve the authentic artifact and is considered to be preferable.
Rural farmscape character and agricultural setting	Medium impact by changing settings from agricultural to residential and development of street townhouses and residential blocks.	The setback requirements of the block yards shall provide some sensitive transition to the proposed houses nearby.

### 6.2.3 RESULTS OF IMPACT ASSESSMENT

The preceding assessment has determined that with the proposed conservation strategy and proposed mitigation measures, the proposed development will not result in significant direct and indirect impacts to the heritage attributes of the James Weir farmhouse. Such impact will be limited and monitored through proper mitigation measures. The following section provides an analysis of potential alternative mitigation strategies.



## 6.3 CONSIDERED ALTERNATIVES AND MITIGATION STRATEGIES

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### 6.3.1 CONSIDERED ALTERNATIVES

Various mitigation options are evaluated in this section, to determine how the proposed development can lessen its impacts on the subject heritage house. Mitigation options are defined by the Provincial Policy Statement 2020 ('PPS 2020') as development initiatives that permit the preservation of a heritage resource. This PPS provision is incorporated municipally through Section 2.10.3.16 Protection of Heritage Resources Town of Milton Official Plan, which states that<sup>8</sup>:

*'2.10.3.20 All new development permitted by this Plan which involves, or is located in or near, heritage resources shall be required to:*

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

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

*i) 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,*

*ii) 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.*

*c) express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.'*

In line with this policy, this HIA evaluates the following mitigation options, as recommended by the OP in Section 2.10 in the following order of priority:

- (i) On-site retention of the James Weir Farmhouse in the original use and integration with the surrounding or new development;
- (ii) On-site retention of the James Weir Farmhouse in an adaptive re-use;
- (iii) Relocation of the James Weir Farmhouse to another site within the same development; and,
- (iv) Relocation of the James Weir Farmhouse to a sympathetic site within the City.

The following table provides analysis of each mitigation option.

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<sup>8</sup> Section 2.10.3.20 Protection of Heritage Resources, Town of Milton Official Plan. Retrieved from: <https://www.milton.ca/en/business-and-development/resources/FINAL-VERSION-TEXT-ONLY---OP-Consolidation---Aug2008.pdf>

TABLE 5: ANALYSIS OF OPTIONS FOR CONSIDERED ALTERNATIVES

OPTION	ADVANTAGES	DISADVANTAGES	FEASIBILITY
<p>(i) On-site retention of the James Weir Farmhouse in the original use and integration with the surrounding or new development</p> <p>This option involves retaining the CHR on its current location and using the building as a residence.</p>	<ul style="list-style-type: none"> <li>- Minimal intervention</li> <li>- Potential for retaining all heritage attributes of the property.</li> <li>- The James Weir Farmhouse will front onto Tremaine Road.</li> </ul>	<ul style="list-style-type: none"> <li>- The James Weir Farmhouse will not enjoy a prominent location being on the west corner of the site.</li> <li>- The north and west edges of the site adjacent to the woodlot block will require landscape screening and/or a combination of wood privacy fencing.</li> <li>- The heavy vegetation in front of the subject site would obscure the view from/to the west facade of the James Weir Farmhouse.</li> </ul>	<p>This option is not feasible because of the following:</p> <ul style="list-style-type: none"> <li>- High expense to stabilize, preserve and maintain the CHR while construction is happening;</li> <li>- Reduction in economic and commercial viability of the property; and</li> <li>- Maintaining the subject property as is would significantly reduce the total number of proposed lots in the subdivision development. A total of 34 lots would not be developed.</li> </ul>
<p>(ii) On site retention of the James Weir Farmhouse in an adaptive re-use</p> <p>This option involves retaining the CHR on its current location and re-using the building adaptively.</p>	<ul style="list-style-type: none"> <li>- All heritage attributes retained.</li> <li>- The James Weir Farmhouse will front onto Tremaine Road.</li> </ul>	<ul style="list-style-type: none"> <li>- The James Weir Farmhouse will not enjoy a prominent location being on the west corner of the site.</li> <li>- The north and west edges of the site adjacent to the woodlot block will require landscape screening and/or a combination of wood privacy fencing.</li> <li>- The heavy vegetation in front of the subject site would obscure the view from/to the west facade of the James Weir Farmhouse.</li> </ul>	<p>This option is not feasible because of the following:</p> <ul style="list-style-type: none"> <li>-The James Weir Farmhouse cannot be converted to accommodate a commercial use because of non-compatible construction.</li> <li>- The James Weir Farmhouse will be subjected to incompatible forms of alterations and additions which may obscure and jeopardize the James Weir Farmhouse's heritage attributes.</li> </ul>
<p>(iii) Relocation of the James Weir Farmhouse to another site within the same development</p> <p>This option considers relocating the James Weir Farmhouse to the northwest corner of the proposed</p>	<ul style="list-style-type: none"> <li>- All heritage attributes retained.</li> <li>- Through restoration and relocation, the heritage building could be conserved, and strategically placed in context with the changing site.</li> </ul>	<ul style="list-style-type: none"> <li>- The James Weir Farmhouse will require new foundations.</li> </ul>	<p>This option is feasible as this is a compatible relocation for the James Weir Farmhouse.</p> <ul style="list-style-type: none"> <li>-The subdivision development has sufficient lands to incorporate a compatible relocation site for the James Weir Farmhouse and sustainably integrate the CHR to the proposed rear addition.</li> </ul>

<p>subdivision development and rehabilitating the structure for reuse as a single-family detached residential dwelling (Figure 24, Figure 25 &amp; Figure 26).</p>	<ul style="list-style-type: none"> <li>- The James Weir Farmhouse can be designated after its relocation.</li> <li>-The new location of the James Weir Farmhouse is close to its original location, which will help preserve its context and urbanity.</li> <li>- The James Weir Farmhouse will enjoy a prominent position at the intersection of Kovachik Boulevard and Bergamot Avenue at a corner location, ensuring visibility from the public right-of-way.</li> <li>- The new proposed design is compatible with the existing heritage house design in terms of scale, orientation, architectural compatibility etc.</li> </ul>		<ul style="list-style-type: none"> <li>-The James Weir Farmhouse is in overall good condition with high structural integrity; and</li> <li>- It will assist in meeting the objectives for Protection of Cultural Heritage Resources as identified in the Town of Milton's <i>Official Plan</i> under section 2.10.</li> </ul>
<p>(iv) Relocation of the James Weir Farmhouse to a sympathetic site within the City.</p>	<p>-This option ensures the long-term protection of the structure and might provide the historic rural setting of the heritage James Weir Farmhouse.</p>	<ul style="list-style-type: none"> <li>- The relocation to another site will sever the historical relationship of the building with its current context.</li> <li>- The building could be damaged during the relocation effort.</li> <li>- The James Weir Farmhouse will require new foundations.</li> </ul>	<p>Since the third mitigation option is possible, it is not necessary to relocate the James Weir Farmhouse to another site within the City.</p>

## 7.0 CONSERVATION STRATEGY

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### 7.1 PROPOSED CONSERVATION STRATEGY

Based on the evaluation from the previous section, the relocation of the Farmhouse to a compatible site within the same development is the most feasible and most appropriate form of conservation strategy among those listed in the Official Plan.

Another environmental related reason for the relocation proposal has been provided by the civil engineer, DSEL, with respect to the grading as follows: "Due to the poor grading definition in the area and the adjacent ponding, it is recommended that the house be separated vertically and horizontally from the depression ponding in the adjacent woodlot. It is our recommendation that the house be raised and relocated in conjunction with the urbanization of the adjacent lands. This will permit the heritage house to conform with current Town of Milton grading and servicing criteria, and will separate the house from the potential impacts associated with the existing informal drainage." As a result, and in conclusion, it was deemed to be more sensitive to the Natural Heritage System (NHS) of the adjacent wetland/woodlot, to raise the grading in the area of the current house location so that stormwater will drain north to the internal subdivision Street G. The relocation of the heritage house therefore supports this grading solution and better protects the adjacent wetland/woodlot NHS.

### 7.2 NON-RETENTION OF OUTBUILDINGS AND MATERIAL SALVAGE

Since the outbuildings do not form part of its historic period, this HIA recommends their non-retention. Although portions of Barn Structure complemented the historic farming operations within the site, the existing structure is an altered and extended version of the original outbuilding. It does not merit conservation due to its unstable structural conditions, and due to the lack of feasibility for adaptive re-use.

The existing outbuildings on site (Section 2.2.3) are proposed to be demolished as they do not have sufficient heritage value. The same were demolished on site in September 2020.

The front historic portion of the original heritage house is proposed to be retained (Figure 25 & Figure 26). Arch-shaped centre gable window with triangular transom and semi-arched shutters on the second floor (front elevation) and the Builder's engraved marking of - "SEP 24 1897, E.M.Laver Builder" in basement both will be salvaged and reincorporated in the conserved portion of the heritage house.

### 7.3 PLANNING FOR RELOCATION

Planning for the relocation of the heritage structure involves consultations with several groups, such as the owners, consultants, the Town's heritage staff, its other planning departments, and ultimately, Council. It also involves the employment of qualified consultants or moving contractors, who are selected based on their qualifications. It also requires the identification and approval of the final relocation site, which is critical as it will define the economic viability and the long-term conservation of the heritage structure.

The Town of Milton recognizes the lengthy period between redevelopment and formal planning submissions. During this period, the subject heritage structure will be subject to vacancy. The Town of Milton therefore refers to the guidelines incorporated in its Terms of Reference Mothballing of Heritage Resources to assist developers and consultants in the conservation of built heritage resources.

Essentially, the ultimate purpose of the Mothballing Plan is to encourage the protection of the Town's heritage resources, and to reduce risks associated with building vacancy. The preparation of a Mothballing Plan would include components

such as, the description of all buildings and structures, baseline documentation report, preventive maintenance or stabilization plan, security plan for vacant buildings and structures, and proof of insurance. Some of these requirements are already provided in this HIA. The submission of documents supporting the Mothballing Plan may be incorporated in a Conservation Plan, or a Relocation Plan, which will outline the sequence, methods, and equipment proposed for relocating the structure, including the clearance of the structure's path towards the final relocation site.

### 7.4 RELOCATION PROCESS

These planning submissions must demonstrate the commitment to protect and to stabilize the heritage structure. Once these processes are agreed upon, and are set in place, site remediation activities (ex. site decontamination, soil stabilization, snow control, and effective groundwater treatment) may commence, and new foundations for the heritage structure may be planned and built on the final relocation site.

Following a field verification, and as permitted by the Town and a licensed structural engineer, the heritage structure shall be separated from its utilities and foundations, through the placement typically of steel I-beams directly below the floor framing. This steel cribbing will then be lifted by hydraulic jacks upon the approval of a structural engineer. As part of the moving operations, the exterior and interior bracings of the heritage structure shall be designed and constructed to support the building envelope. Openings shall be boarded up, and water eradicating systems shall be verified as operational.

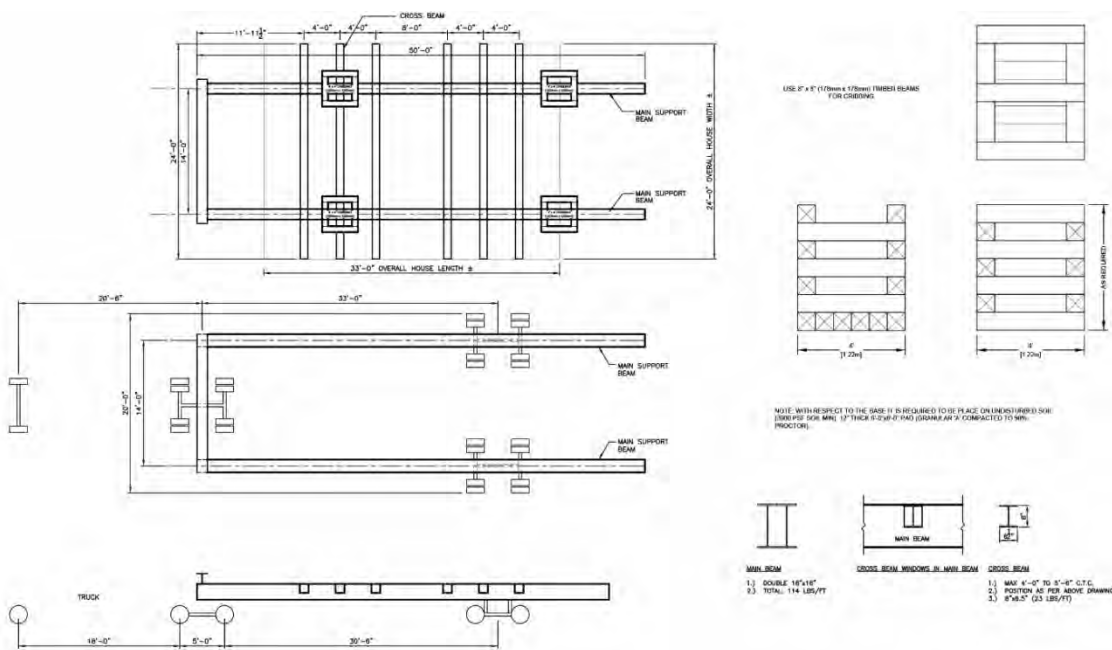


Figure 27: Proposed Steel Framing for relocation, James Weir Farmhouse, Milton, Ontario.  
(Source: Seberras Professional Services Ltd., March 2021)

Operations shall cease if the heritage structure appears endangered, and the Heritage Architect, Engineer, and Town Staff should be notified. Moving shall only resume once corrective measures have been undertaken.

The Owner, or any authorized owner-representatives shall notify the Town of Milton's Heritage Coordinators, as well as the Fire Services and Building Department Staff, regarding the details of the moving operations and the temporary vacancy of the heritage structure.

## 8.0 SUMMARY STATEMENT & RECOMMENDATIONS

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The proposed change of presently agricultural land to the new residential use will change the character of the subject site as the context for the heritage resource (the Farmhouse), both in terms of design and as a function of its relationship to the rural farmscape context. For this reason, it is recommended for the Farmhouse main front volume and its prominent (north and west) elevations to be relocated and conserved. All other structures on the property have no heritage value and are proposed to be removed. This is supported by the Heritage Milton Minutes, Feb. 25/16, Item IV.4 (p.3) which approved the following recommendation (underline added for emphasis): “Rec. HM-013-16: Heritage Milton consider that the property at 6081 Tremaine Road is of potential heritage value and as such a Heritage Impact Assessment is required if the demolition of the house is proposed. No objections are raised to the demolition of the outbuildings. CARRIED”. The outbuildings and the rear later addition (non-historic) to the heritage house were demolished in September 2020.

Such integration connects the site’s history with the proposed development by linking the nearby communities to their past. Although retention of all heritage attributes may not be achievable, every effort was demonstrated to preserve the most valuable heritage features of the Farmhouse at a nearby location. It is important that the new construction of the surrounding houses promotes architectural interest, human scale, and sympathetic design to the character-defining attributes of the heritage buildings. The design of the new east, north and south elevations of the residential building should be modest and provide visual support and sub ordinance to the relocated original west, south and north elevations.

The proposed plan of relocation (Figure 24) and adaptive re-use of the prominent west and north elevations of the residential building at the new lot (165) demonstrates a sensitive adaptive re-use approach to integrate the heritage Farmhouse into a contemporary residential 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/or
- **Relocation Plan** should be developed for the relocation and conservation of the farmhouse;
- **Rehabilitate and restore** James Weir farmhouse for residential use.

### Long-term Conservation Actions:

- Designate James Weir House and its associated new property parcel under Part IV of the *Ontario Heritage Act*;
- Reincorporate the builder’s marking into the conserved heritage house at a prominent location &
- Officially name the building ‘James Weir Farmhouse’ and install a commemorative plaque on the new parcel in a location and manner that will be visible from the public right-of-way but will not impact any heritage attributes of the house.

Through rehabilitation, restoration and relocation, the heritage building can be conserved, and strategically placed in context with the changing site. The proposed new development will involve altered site and grading conditions, new residential construction, new intensification strategies, and more traffic. Relocating the heritage building on a site, where its heritage value could be enhanced, accessed, and preserved, will promote the feasibility of its long-term conservation. In conclusion, the proposed rehabilitation, restoration and relocation of the building will accommodate a balance between conservation and development, and is therefore recommended by this HIA.



## 9.0 REFERENCES

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### Canada's Historic Places

- 2010 *Standards and Guidelines for the Conservation of Historic Places in Canada*. Second Addition. Canada's Historic Places, Ottawa

### Government of Ontario

- 2020 *Provincial Planning Statement 2020*. Electronic Document: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

- 1990 Ontario Heritage Act. Electronic Document: <https://www.ontario.ca/laws/statute/90o18?search=heritage+act>

### Ministry of Tourism, Culture and Sport (MTCS)

- 2015 *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Landscapes: A Checklist for the Non-Specialist*. Ministry of Tourism, Culture and Sport, Toronto.

- 2014 *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification and Evaluation Process*. Ministry of Tourism, Culture and Sport, Toronto.

- 2007 *Infosheet: Eight Guiding Principles in the Conservation of Built Heritage Properties*. Ministry of Tourism, Culture and Sport, Toronto.

- 2006 *Ontario Heritage Tool Kit: Heritage Property Evaluation – A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*. Ministry of Tourism, Culture and Sport, Toronto.

*Ontario Heritage Tool Kit: Designating Heritage Properties: A Guide to Municipal Designation of Individual Properties under the Ontario Heritage Act*. Ministry of Tourism, Culture and Sport, Toronto.

### Town of Milton

- 2020 *Property Index Map (2020)*. Electronic Document. [https://www.onland.ca/api/cmvr/export/?ags=WebMap\\_883382cf-e236-11ea-8165-005056975444.pdf](https://www.onland.ca/api/cmvr/export/?ags=WebMap_883382cf-e236-11ea-8165-005056975444.pdf)

- 2019 *Terms of Reference Heritage Impact Assessment*. Provided by Anthony Wong, Policy Planner, Town of Milton

- 2019 Updated List of Heritage Properties. Electronic Resource: [https://www.milton.ca/en/business-and-development/resources/Heritage/Heritage\\_List\\_Approved\\_2019.pdf](https://www.milton.ca/en/business-and-development/resources/Heritage/Heritage_List_Approved_2019.pdf)

- 2008 Official Plan. Electronic Resource: <https://www.milton.ca/en/business-and-development/official-plan.aspx#Official-Plan-August-2008-Consolidation>

## 10.0 APPENDICES

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Appendix A. Topographical survey of the subject site

Appendix B. Plan of subdivisions of the Pony Pines Development Inc. c/o Great Gulf Group of Companies, dated, April 1<sup>st</sup> 2020

Appendix C. Preliminary Draft Plan of Subdivision for PP II Development, Dated July 19, 2019

Appendix D. Standards and Guidelines for the Conservation of Historic Places in Canada

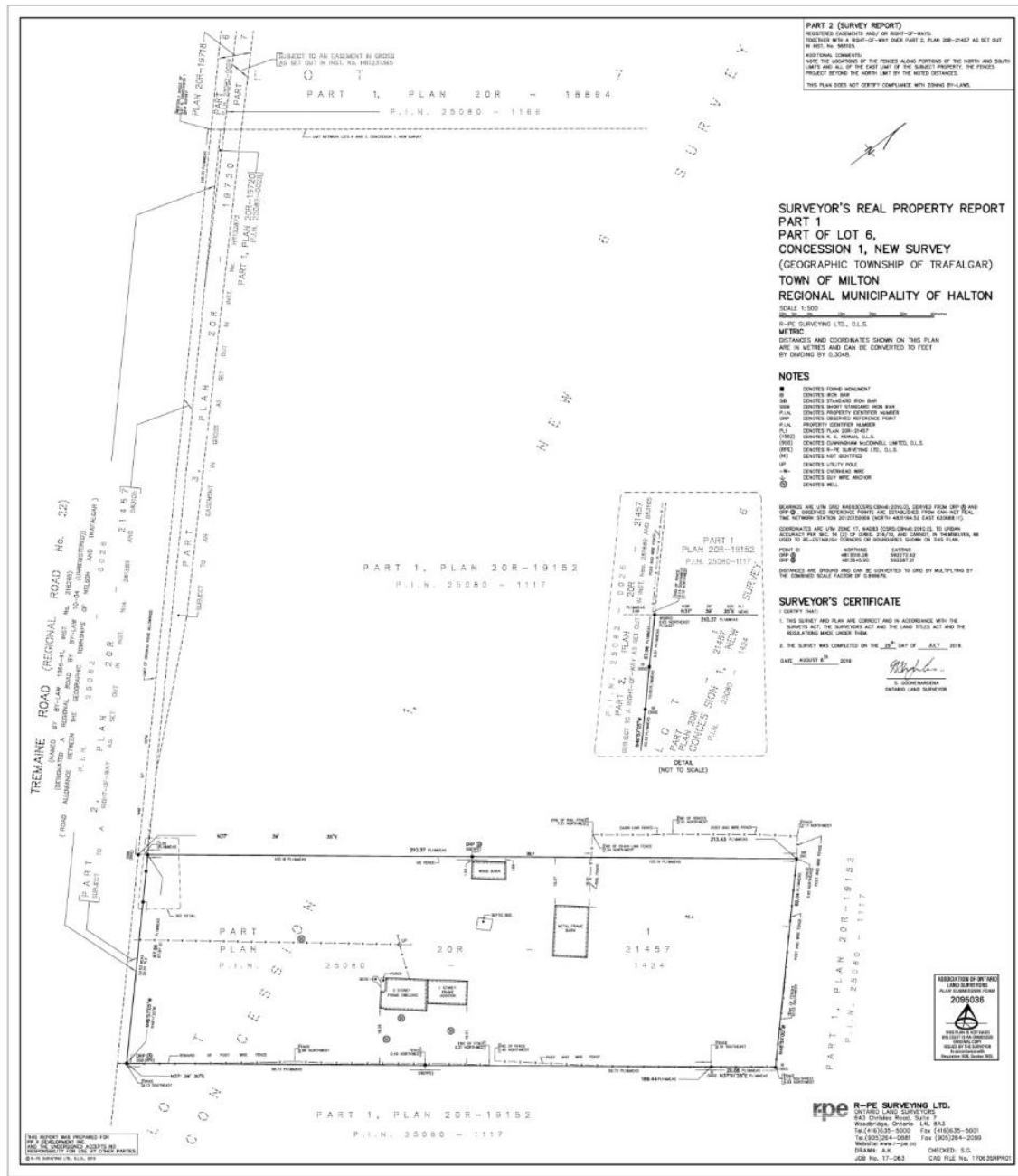
Appendix E. Site Photos

Appendix F. Qualifications of *AREA* and David Eckler

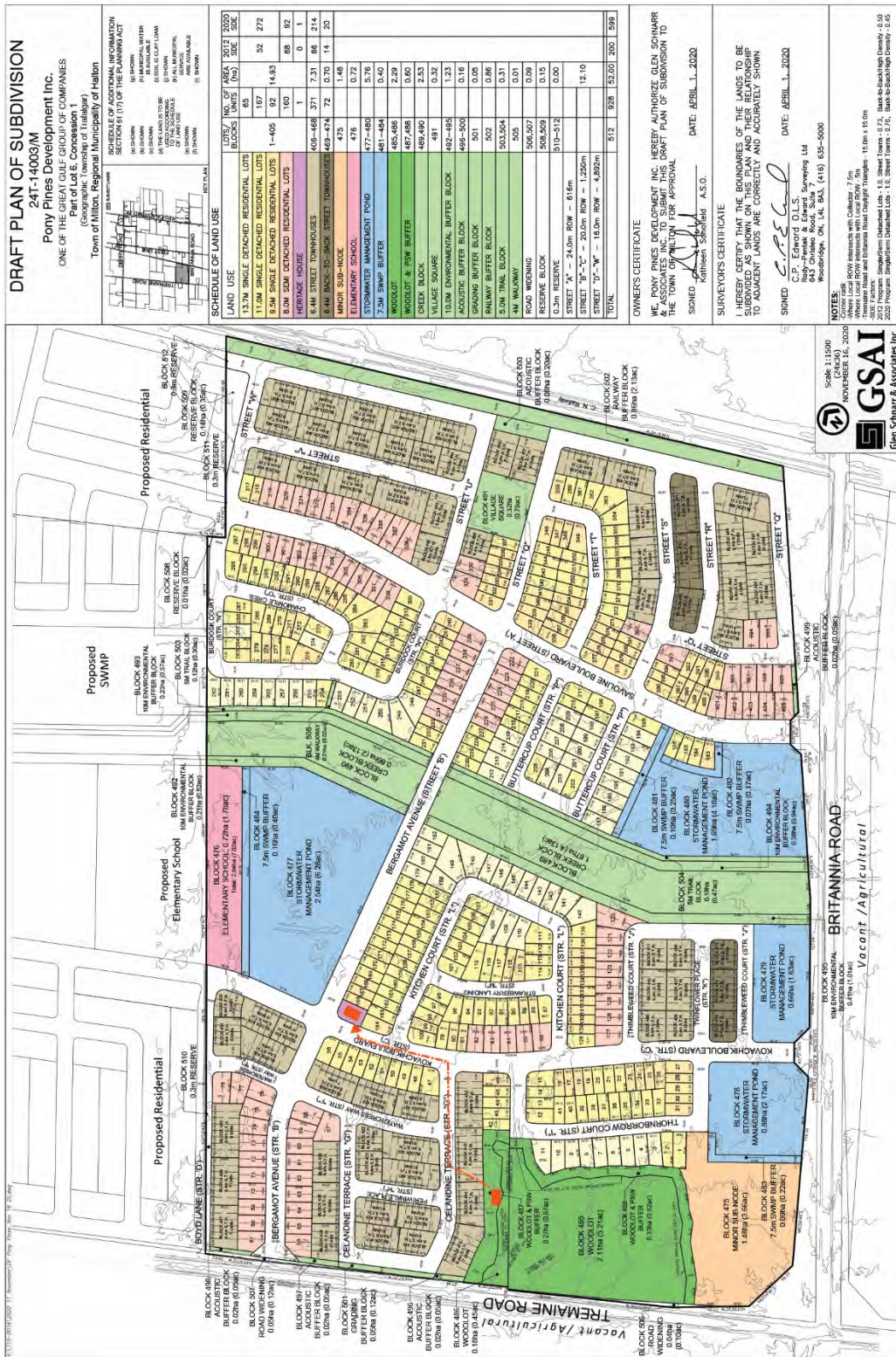
Appendix G. Stage 1-2 Archaeological Assessment for The Proposed Development Of 6081 Tremaine Road Within Part of Lot 6, Concession 1 New Survey Dated 20 September, 2019

Appendix H. Milton Logistics Hub – Technical Data Report Cultural Heritage Assessment (Appendix E.3)

APPENDIX A - TOPOGRAPHICAL SURVEY OF THE SUBJECT SITE



# APPENDIX B – DRAFT PLAN OF SUBDIVISIONS OF THE PONY PINES DEVELOPMENT INC. C/O GREAT GULF GROUP OF COMPANIES, DATED APRIL 1<sup>ST</sup> 2020









## APPENDIX D-STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

### THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

#### General Standards for Preservation, Rehabilitation and Restoration

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 an *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.

### Additional Standards Relating to Rehabilitation

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 any 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.

### Additional Standards Relating to Restoration

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 detailing are based on sufficient physical, documentary and/or oral evidence.



## APPENDIX E - SITE PHOTOS

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APRIL 2020



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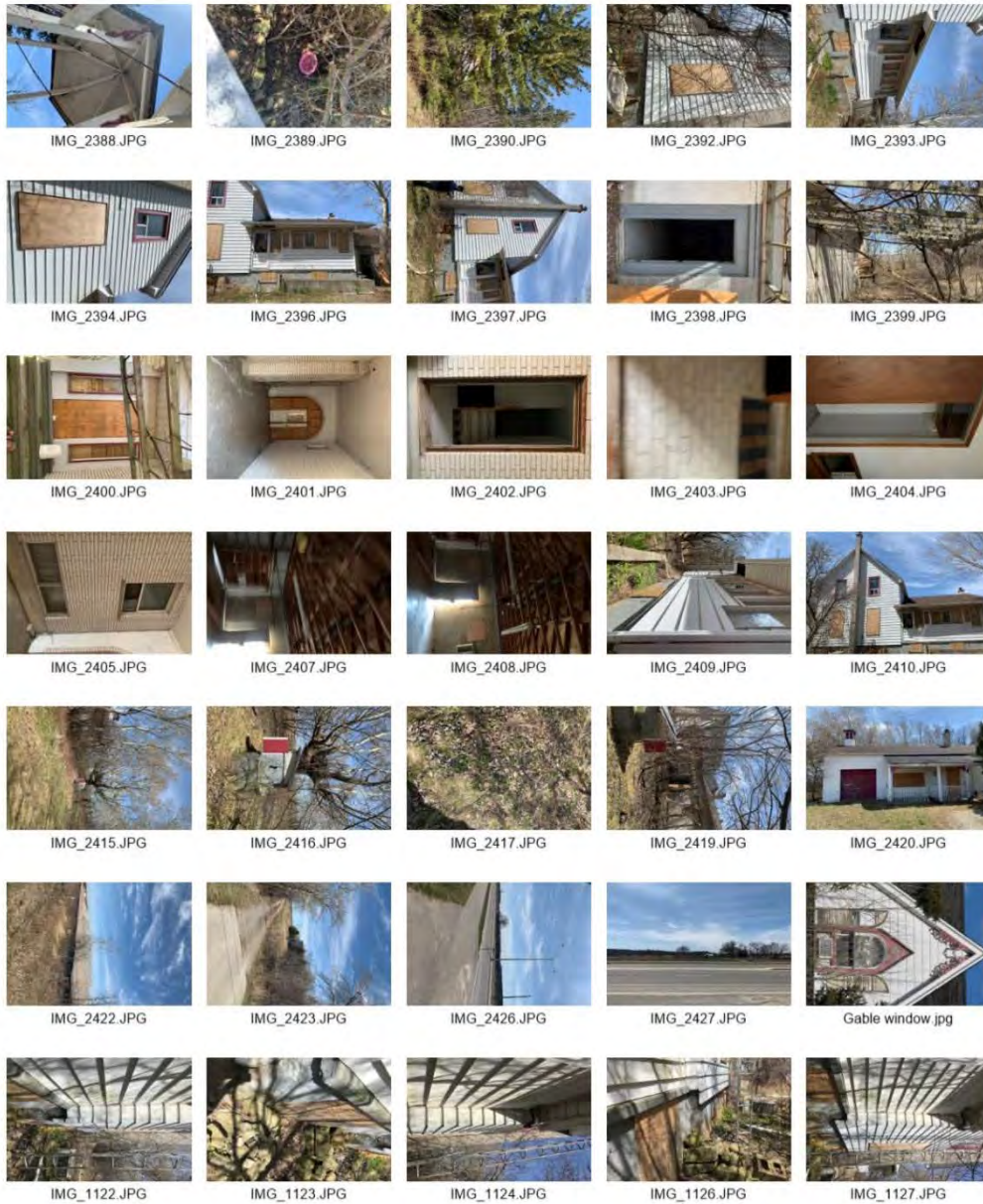
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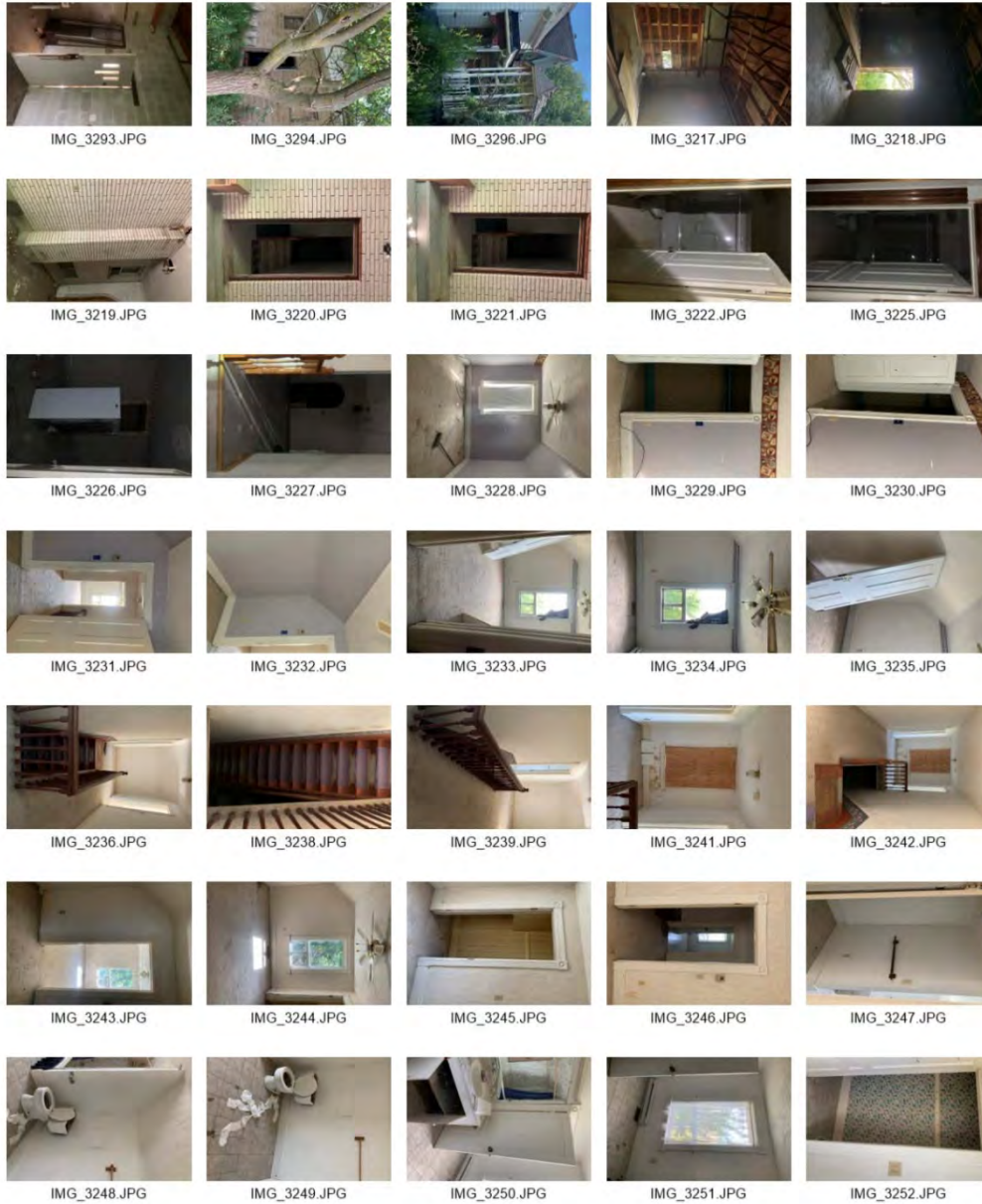


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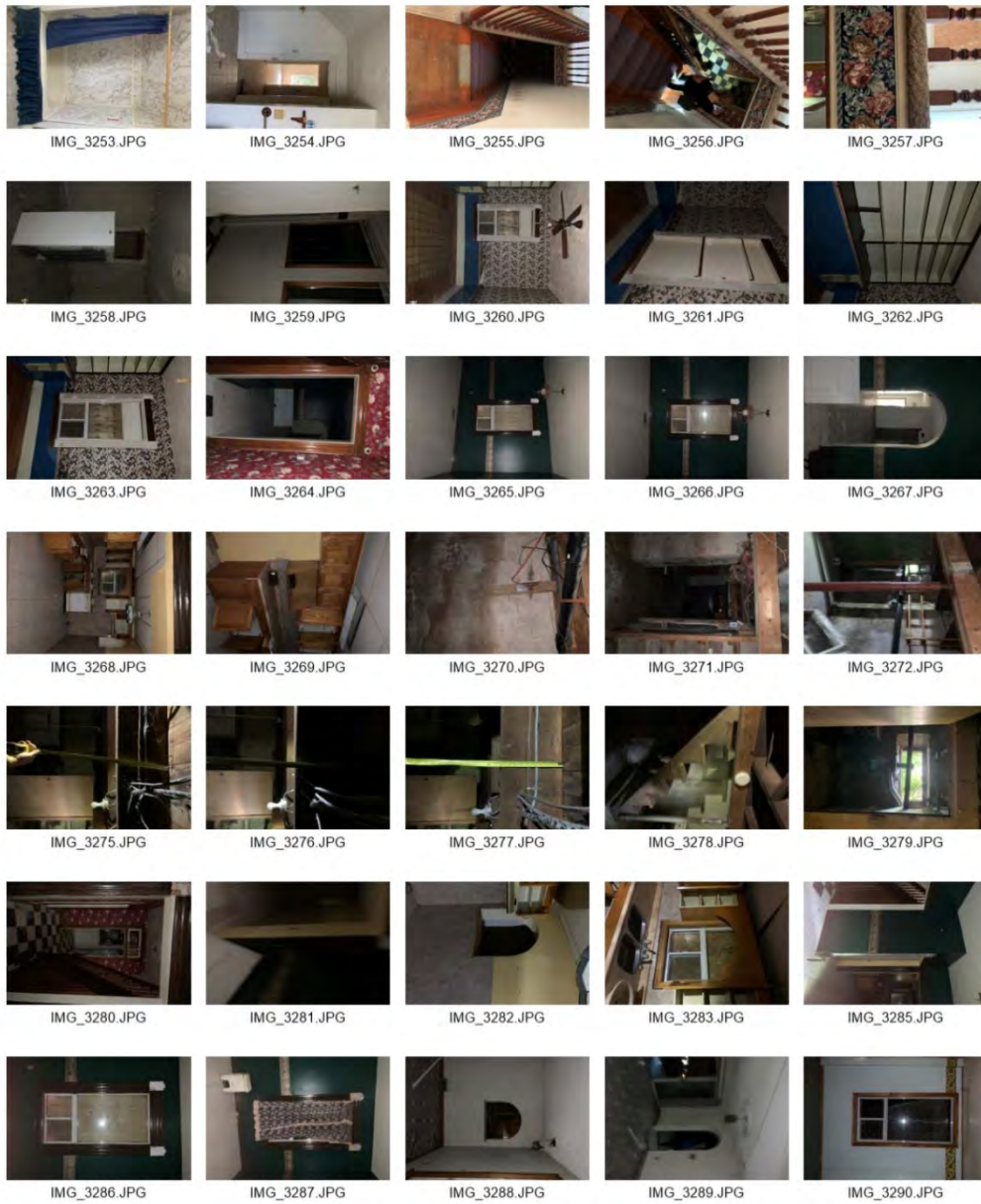




JULY 2020







**APPENDIX F - QUALIFICATIONS OF AREA AND DAVID ECKLER****FIRM PROFILE | HERITAGE & MUSEUM WORK**

**AREA** is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

**AREA** and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

**Historical Façade Improvement Guidelines & Heritage Districts**

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

**Historic Museums, Institutional & Cultural Buildings**

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Oliver Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Cr., Niagara on the Lake
- St. Lawrence Hall (1840) - renovations of town hall to accommodate National Ballet School

**Historic House Restorations**

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

**Converted Historic Residences**

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.

# AREA

## EDUCATION

University of Waterloo  
B.Arch (1985)  
B.E.S. (1982)

## MEMBERSHIPS

Ontario Association of  
Architects  
(Former Councillor & Chair  
Awards Committee)

Royal Architectural Institute of  
Canada

Canadian Standards  
Association (CSA)

Architectural Conservancy of  
Ontario Advisory Board

Society for the Study of  
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

## CAREER SUMMARY

AREA Architects Rasch Eckler  
Associates Ltd.  
President  
2001 to Present

David Eckler Architect  
1991 – 2001

Page & Steele Architects  
1989 – 1991

Arthur Erickson Architects  
1986 – 1989

## DAVID ECKLER B.E.S., B.Arch., OAA, MRAIC AREA, Architects Rasch Eckler Associates Ltd. President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect (DEA)* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive reuse and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

## RELEVANT EXPERIENCE: Toronto location unless indicated

### Heritage Adaptive Re-use

- **Goldring Student Centre (Wymilwood, 1954)** – 150 Charles St. W., Toronto
- **Warwick Office Building (1905)** – 401-409 King St. W.
- **Church of Christ, Scientist (1928)**, Condominium Redevelopment, 70 High Park
- **Eglinton Hunt Club (1929)** – Condominiums, 1355 Kingston Rd.
- **Hutton House (1853)** – Community Centre, Ardmore Park, St. Marys
- **Bellevue Daycare Centre (1887)** – 95 Bellevue Avenue

### Restoration of Institutional Historic Buildings

- **Allan Gardens Conservatory Complex (1910)** – 160 Gerrard St. E.
- **Aurora Historical Society Museum (Church Street School, 1886)**
- **Toronto French School (Sifton Estate, 1924)** – 306 Lawrence Ave. E.
- **Armour Heights Officers' Mess ('Strathrobyn' 1913)** – 215 Yonge Blvd.
- **Medical Arts Building Restoration [circa 1929]**
- **Officers' Barracks (1830)** – Discovery Harbour, Penetanguishene
- **Heliconian Hall (first Olivet Church, 1876)** – 35 Hazelton Ave.

### Heritage Planning, Parks & Streetscape Design

- **Cookstown Heritage Conservation District – Innisfil, ON**
- **Old Pickering Village Planning & Heritage Study, Ajax**
- **Yorkville-Hazelton Avenue Heritage Conservation District**
- **Limehouse Kilns Heritage Masterplan, Halton Hills**
- **Confederation Commemorative Park, Charlottetown, PEI**
- **Gerrard & Bay Historic Houses (1860-1890)**



**APPENDIX G -STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT FOR THE PROPOSED DEVELOPMENT OF 6081 TREMAINE ROAD WITHIN PART OF LOT 6, CONCESSION 1 NEW SURVEY DATED 20 SEPTEMBER, 2019**

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**ARCHAEOWORKS INC.**

**Stage 1-2 Archaeological Assessment (AA) of:  
Pony Pines Development Inc. Property  
Western Half of Lot 6, Concession 1 New Survey  
Town of Milton  
Regional Municipality of Halton  
Ontario**

**Project Numbers: 032-8270-07  
Licencee/#: Kim Slocki/P029  
Licence/CIF#: P029-627-2009**

**November 2009**

**Presented to:  
Great Gulf Group of Companies  
3751 Victoria Park Avenue  
Toronto, Ontario  
M1W 3Z4  
T: 416-774-2175  
F: 416-449-1073**

**Prepared by:  
Archeoworks Inc.  
16715-12 Yonge Street, Suite #1029  
Newmarket, ON  
L3X 1X4  
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F: 416.676.5810**

## APPENDIX H – MILTON LOGISTICS HUB – TECHNICAL DATA REPORT CULTURAL HERITAGE ASSESSMENT (APPENDIX E.3)

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### **MILTON LOGISTICS HUB - Technical Data Report Cultural Heritage Assessment (Appendix E.3)**

Prepared for:  
Canadian National Railway Company  
935 de La Gauchetière Street W  
Montreal, Quebec, H3B 2M9

Prepared by:  
Stantec Consulting Ltd.  
70 Southgate Drive, Suite 1  
Guelph, Ontario, N1G 4P5

File No. 160960844  
December 7, 2015

