



# The Corporation of the Town of Milton

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Report To: Council  
From: Jill Hogan, Commissioner, Development Services  
Date: May 9, 2022  
Report No: DS-034-22  
Subject: 8350 Esquesing Line\_Outbuildings Demolition and Relocation of the Aitken Snow House Recommendation Report

**Recommendation:** THAT Report DS-034-22, be APPROVED and;  
THAT Council APPROVE, the demolition of the Quonset Hut, Grain Silo Complex and Wooden Shed mentioned in report DS-034-22 and;  
THAT Council APPROVE, the relocation of the Aitken Snow House and the Barn timber frames to the new location on the property as discussed in report DS-034-22 and;  
AND THAT Council DIRECT, staff to prepare a Heritage Easement Agreement report for 8350 Esquesing Line to conserve the house and the barn timber frames as part of the conservation strategy in report DS-034-22.

## EXECUTIVE SUMMARY

- The property at 8350 Esquesing Line is currently a listed, but non-designated, heritage property in the Town Heritage Register. It contains the Aitken and Snow House and four outbuildings.
- On January 13, 2022, a demolition application was received from Orlando Corporation to demolish all four outbuildings on the property.
- A Heritage Impact Assessment (HIA) prepared by AREA, Architects Rash Eckler Associated Ltd, concluded that all four outbuildings do not have any significant cultural heritage value or interest and that these structures may be demolished.
- The HIA also confirmed that the existing farm house exhibits substantial cultural heritage value and interest and recommended that it be designated. However, the house's current location is in the way of a future retention pond as part of a proposed industrial development.
- It is recommended that the house be relocated to a new lot to be created on the south east corner of the subject property.
- Heritage Milton is supportive of the demolition of three of the outbuildings, namely the Quonset Hut, Grain Silo Complex and Wooden Shed. However, the committee is not

supportive of the relocation of the house and the demolition of the Barn. Committee members believe that the house and Barn constitute a significant part of the historic Scotch Block area and are an essential part of the Scottish immigrant's settlement history in Milton. Heritage Milton further suggested that the house and barn should be preserved, designated under the *Heritage Act*, and retained at their current location.

- With the support of the HIA and Heritage Milton, Planning staff recommends that the three outbuildings be demolished.
- Planning staff supports the HIA recommendation for the conservation and designation of the house at the proposed new location for the reasons explained in this report.
- Planning staff further recommends that the barn historic timber frame and bends be conserved and preserved and that they be relocated within the subject property as part of the heritage conservation strategy, to the Town's satisfaction.
- It is further recommended that Council direct planning staff to prepare a Heritage Easement Agreement report to conserve the Aitken-Snow House and the barn timber frame and bends as part of the conservation strategy.

## REPORT

### Background

The property at 8350 Esquesing Line is currently a listed, but non-designated, heritage property in the Town Heritage Register. It contains a 1.5 storey 19th-century Georgian style residence resource known as the Aitken Snow House and four outbuildings, namely a Quonset Hut, Grain Silo Complex, Wooden Shed and Barn. The house, built around 1840 by Andrew Aitken, was the birthplace of James W. Snow (1929-2008), a cabinet minister in the governments of William Davis and Frank Miller.

### **Request for the demolition of all four outbuildings.**

In accordance to Section [27\(9\) of the Heritage Act](#),

*If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. [2019, c. 9, Sched. 11, s. 6.](#)*

On January 13, 2022, a demolition permit application was received from Orlando Corporation to demolish all the four outbuildings on the property. The Aitken Snow House did not form part of the demolition application.

In support of the demolition permit application, a Heritage Impact Assessment (HIA) was prepared by AREA, Architects Rash Eckler Associated Ltd, to assess the cultural heritage value and interest of the four outbuildings. The assessment recommended that the four outbuildings have no significant cultural heritage value or interest.

**HIA recommendation for the designation and conservation of the Aitken Snow House through relocation to a new site**

The HIA also concluded that the Aitken Snow House is of significant cultural heritage value or interest and recommended that it be conserved and designated. This dwelling represents a unique example of a 19th-century Georgian-style stone residence, with a high degree of craftsmanship and artistic merit and historical association to the Snow family.

**Local Official Plan Amendment No. 67**

The existing location of the heritage structures on this property will be impacted by a future storm water management pond associated to a proposed industrial development, currently under review by Planning staff. In order to mitigate the impact on the heritage structure, staff, in consultation with the proponent, assessed opportunities to retain the Aitken-Snow House. As a result, Local Official Plan Amendment No. 67 (report to Council [DS-064-21](#)) recommended the creation of a “Business Commercial Area” block of approximately one acre on the south-east corner of the subject property, intended to facilitate the relocation of the house. The proposed new block would introduce an adaptive business and professional office or service commercial use, respectful of the heritage and architectural value of the historical resource(s).

**Development Planning**

One of the main storm water management goals of the North Porta CESS is ‘to maintain/enhance base flow to the receiving regulated watercourses to mimic existing hydrologic function;’ (Sept 2021 CESS: Section 2.5 Storm water Management). The CESS shows that the existing drainage for the subject property and adjacent lands flows from west to east and includes the Sixteen Mile Creek Middle Branch and a tributary of the Sixteen Mile Creek Middle Branch. In order for the applicant to meet the goal identified in

Section 2.5, the location of the eastern storm water management pond (#4) is necessary to provide treatment of runoff before discharging to these existing receiving watercourses.

The storm water management pond, at its proposed location and configuration, will also function as an adequate buffer between the Aitken Snow House and the industrial site. It is anticipated that the pond will feature enhanced landscaping, retaining some character elements of the rural setting.

## **Discussion**

### **Heritage Milton Response**

The HIA was circulated to Heritage Milton and a site visit took place on February 4, 2022. During the site visit, it was noted that the roof of the barn and part of the wall of the barn has been removed. A building inspector was dispatched to investigate the matter and further removal of the barn materials halted.

Heritage Milton is supportive of the demolition of three of the outbuildings namely the Quonset Hut, Grain Silo Complex and the Wooden Shed. However, several Heritage Milton members are not supportive of the relocation of the house and the demolition of the barn. They felt that the house and barn are a major part of the historic Scotch Block area and an important part of the Scottish immigrant's settlement history in Milton. They further pointed out that the house and barn should be preserved, designated and remain at its current location. They also share concerns that the house may not survive the move.

Though the barn is of earlier origin, it was moved to the site in the early 20th century, and does not form an integral part of the original farmstead associated with the c. 1850 Aitken Snow House. Its construction by James Snow's father in the mid-1920s was confirmed in the book "Mr. Jim: The Personal Recollections of James W. Snow: Farmer, Contractor, Businessman, Aviator & Politician" (1990). The timber bents, which form the main structure, appear to date back to an earlier time and were likely re-used from an earlier barn structure.

Members of Heritage Milton dated the timber frame of the barn between 1830 and 1870. It was constructed of hand sawn and hewn wood and is in good condition. The timber frame was robust enough to be deconstructed, reused and adapted for new buildings.

### Staff Recommendation

In reviewing this application, Heritage staff has been seeking a reasonable balance to ensure the implementation of the optimal conservation and protection measures for this heritage property and recommend lasting solutions for addressing the vulnerability of this property.

Staff support the recommendation that the Quonset Hut, Grain Silo Complex and Wooden Shed do not contain significant cultural heritage values and attributes. Together with the support of the HIA and Heritage Milton, it is recommended that these three outbuildings be demolished. All valuable heritage materials shall be salvaged and retrieved for the use of the owners or reused by other historic building material suppliers for future heritage conservation projects.

Although the best conservation approach is to retain the Aitken Snow House at its current location, staff felt that even if the house remains at its current location, the future industrial activities will diminish the setting and rural character of the historic house. Staff felt that the new location offers a better environment for this valuable resource. Relocating the heritage building at the new site will ensure that the heritage value can be enhanced, accessed, preserved, and promote the feasibility of its long-term conservation in perpetuity.

To facilitate the relocation of the house staff recommends that an experienced heritage moving company be hired for the move. The house should not be disassembled but moved in its entirety. The owner will need to enter into a Heritage Easement Agreement (HEA) with the Town. The HEA shall include a heritage conservation plan, a heritage building protection and rehabilitation plan, and a moving plan with the adequate financial securities.

Staff recommends that the timber frame and bends are worthy of conservation and preservation. Staff suggest that these elements are relocated and reassembled as part of the applicant's rehabilitation proposal in their conservation strategy to the satisfaction of the Council. This will help to ensure that the historical legacy and craftsmanship of the barn and its relationship with the Aitken Snow House is preserved.

Staff further recommend that Council direct staff to prepare a Heritage Easement Agreement report to conserve the house and the barn timber frames as part of the conservation strategy.



### Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP  
Commissioner, Development Services

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

### Attachments

Appendix '1" Heritage Impact Assessment\_8350 Esquesing Line

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

### Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.