



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: April 15, 2024

Report No: DS-025-24

Subject: Recommendation Report - Notice of Intention to Designate - 2737, 30 Side Road- Henry Burrows House

Recommendation: THAT Staff Report DS-025-24 entitled: "Notice of Intention to Designate 2737 30 Side Road be received;

THAT Council recognizes the historic house at 2737 30 Side Road in the Town of Milton as being of heritage significance;

THAT Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

EXECUTIVE SUMMARY

- 2737, 30 Side Road is a one-and-a-half storey Ontario Cottage Style stone building with a medium cross gable roof. It is well maintained and retains many of the original exterior and interior elements. Lady Joan Roberts, the second wife and widow of Sir Charles G.D. Roberts who is known as the "Father of Canadian Poetry," owned this house from 1964 to 1972.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated that this historic home is a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage

EXECUTIVE SUMMARY

Act to protect this built heritage resource. (See Appendix '1') This significant heritage resource fulfils more than two of the evaluation criteria in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

This one-and-a-half-storey Ontario Cottage Style stone house was built by Henry Burrows around 1854-56. Its cultural heritage value lies in its physical, historical and contextual value. Physically, it is a contributing example of a one-and-a-half-storey Ontario Cottage Style stone house. It has historical significance, as the house of Lady Robert, widow of the renowned "Father of Canadian Poetry," Sir Charles G.D. Roberts. It is of contextual importance as this property contributes significantly to the history of the first settlement for the early settlers of this rural community.

Discussion

Historically, the original land grant of 100 acres was granted to Henry Burrow in 1858. The Burrows family owned the property until 1886. Henry Burrows was one of the first settlers in the County of Halton, taking up land near Eden Mills, Lot 31, Concession 3, corner of Guelph Line and 30th Sideroad. He was born in Nassagaweya Township in 1831 and died at 76 in June 1907.

From 1908 to 1929, John and Henrietta Wright owned the property. They are buried in the Eden Mills Cemetery. John finished the basement floor in cement, as attested by an inscription that reads "JLWRIGHT 1913". John Wright was a Foreman at Auto Electric. The property was passed on to their children, Wilbert and George Wright, who farmed the property from 1929. George and Wilbert sold their parts of the property in 1945 and 1946.

The most notable owner and resident of this property was Lady Joan Roberts. She was the second wife and widow of Sir Charles G.D. Roberts. G.D. Roberts is sometimes known as the "Father of Canadian Poetry." As such, he inspired the works of other poets of his generation, including Bliss Carman, Archibald Lampman, and Duncan Campbell Scott. Lady Roberts bought the property in 1964 and lived here until 1972. She sold it to Robert and Dorothy Wood in 1972 who then sold it to Robert and Mary Carley in 1978.

The house was named Tantrammar when the current owners first moved here in 1978. While still a university undergraduate, Robert Carley took a course in Canadian Literature. He

Discussion

studied several Canadian poets and writers, such as Bliss Carmen and G.D. Roberts. G.D. Robert's poem "Tantramar Revisited" resonated with him. The poem spoke about how one can return to a place of their youth. At first glance, nothing has changed; however, a further look reveals that change has occurred. The poem speaks of the marshes of Tantramar, which is likened to the pond and marshy area of this property. The description of the Tantramar marshes in the poem was perfect; hence, the Carleys decided to call their place Tantramar. Subsequently they found out (some years later) that Sir Charles G.D. Robert's widow, Lady Joan Roberts, the widow of the poet who wrote Tantramar Revisited, lived at this house. She was well known in the community for her love of animals and cared for quite a menagerie while she was here

Physically, the one-and-a-half-storey building has a random rubble stone exterior, medium cross-gable cedar roof, and three stone chimneys. A stone date indicates the built date as 1856. The gable and gothic window on the tail end of the house were added around 1984. The open porch on the northwest side was constructed in 1996. In 2014, a new cedar shingle roof on the entire house was completed and the central gable and gothic window were added. The wood siding on the existing closed-in porch and rear entrance was built approximately in 2016. Many of the windows on the first floor are original. All new windows are two-sash wood, six over six, to match the original ones. All new exterior wood and trim were made to match the existing trim. The five-panel front door was reproduced with a new pediment surround.

The interior heritage elements include the original splayed windows with decorative wood mouldings and panels. The pine floors in the front and maple floors in the tail of the house are originals. This house retains the original baseboards, the dado rail in the tail end of the house, and the storage pantry. The interior walls are plastered, and some original plasterwork is still evident.

Contextually, the original house contributes to the heritage character of the early settlements and agricultural history of Nassagaweya. The property is depicted as one of the earliest houses that was built in this area as shown in the 1877 Historical Atlas of Halton.

2737, 30 Side Road is a significant heritage resource that conforms to the criteria for designation and is further described in Appendix 1: Reasons for Designation.

Key character-defining elements/heritage attributes vital to the preservation of this house at 2737, 30 Side Road are the following (see also Appendix 3: Photos of Heritage Attributes):

- One-and-a-half-storey random stone Ontario Cottage Style building.
- Medium cross gable roof with projecting eaves and plain fascia
- Three single-stack stone chimneys



Legal Description

Lot 31, Concession 3, NE ½, Nassagaweya

Description of Property

This one-and-a-half-story Ontario Cottage Style stone house was built around 1854-56 by Henry Burrows. The original stone house has been well maintained, with many of the original details still intact. The entire masonry joints of the house were repointed in 2023 with historically accurate lime mortar.

Statement of Cultural Heritage Value and Interest

Physical Value

Physically, the one-and-a-half-storey building has a random rubble stone exterior, medium cross-gable cedar roof, and three stone chimneys. A stone date indicates the built date as 1856. The gable and gothic window on the tail end of the house were added around 1984. The open porch on the northwest side was constructed in 1996. In 2014, a new cedar shingle roof on the entire house was completed and the central gable and gothic window were added. The wood siding on the existing closed-in porch and rear entrance was built approximately in 2016. Many of the windows on the first floor are original. All new windows are two-sash wood, six over six, to match the original ones. All new exterior wood and trim were made to match the existing trim. The five-panel front door was reproduced with a new pediment surround.

The interior heritage elements include the original splayed windows with decorative wood mouldings and panels. The pine floors in the front and maple floors in the tail of the house are originals. This house retains the original baseboards, the dado rail in the tail end of the house, and the storage pantry. The interior walls are plastered, and some original plaster work is still evident.

Historical Value

Historically, the original land grant of 100 acres was granted to Henry Burrow in 1858. The Burrows family owned the property until 1886. Henry Burrows was one of the first settlers in the County of Halton, taking up land near Eden Mills, Lot 31, Concession 3, corner of Guelph Line and 30th Sideroad. He was born in Nassagaweya Township in 1831 and died at 76 in June 1907.

From 1908 to 1929, the property was owned by John and Henrietta Wright. They are buried in the Eden Mills Cemetery. John finished the basement floor in cement, as attested by an inscription that reads "JLWRIGHT 1913". John Wright was a Foreman at Auto Electric. The property was passed on to their children, Wilbert and George Wright, who farmed the property from 1929. George and Wilbert sold their parts of the property in 1945 and 1946.

The most notable owner and resident of this property was Lady Joan Roberts. She was the second wife and widow of Sir Charles G.D. Roberts. G.D. Roberts is sometimes known as the "Father of Canadian Poetry." As such, he inspired the works of other poets of his generation, including Bliss Carman, Archibald Lampman, and Duncan Campbell Scott. Lady Roberts bought the property in 1964 and lived here until 1972. She sold it to Robert and Dorothy Wood in 1972 who then sold it to Robert and Mary Carley in 1978.

The house was named Tantramar when the current owners first moved here in 1978. While still a university undergraduate, Robert Carley, took a course in Canadian Literature. He studied several Canadian poets and writers, such as Bliss Carmen and G.D. Roberts. G.D. Robert's poem "Tantramar Revisited" resonated with him. The poem spoke about how one can return to a place of their youth. At first glance, nothing has changed; however, a further look reveals that change has occurred. The poem speaks of the marshes of Tantramar, which is likened to the pond and marshy area of this property. The description of the Tantramar marshes in the poem was perfect; hence, the Carleys decided to call their place Tantramar. Subsequently they found out (some years later) that Sir Charles G.D. Robert's widow, Lady Joan Roberts, the widow of the poet who wrote Tantramar Revisited, lived at this house. She was well known in the community for her love of animals and cared for quite a menagerie while she was here

Contextual Value

Contextually, the original house contributes to the heritage character of the early settlements and agricultural history of Nassagaweya. The property is depicted as one of the earliest houses that was built in this area as shown in the 1877 Historical Atlas of Halton.

Character Defining Elements/Heritage Attributes

- One-and-a-half-storey random stone Ontario Cottage Style building.
- Medium cross gable roof with projecting eaves and plain fascia
- Three single-stack stone chimneys
- Original two sash, six-over-six windows with plain wood trim, stone lintels and stone lug sills
- Single leaf five, panels wood entrance door with decorated wood pediment
- Interior splayed windows with wood trim, decorative mouldings, and panels
- Original pine floors are in the front of the house, and original Maple floors are in the tail.
- Original baseboards and the dado rail in the tail and storage pantry.
- 1856 Date Stone
- Basement Floor inscription that reads "JLWRIGHT 1913".

Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

Table 6: Evaluation of the Cultural Heritage Value of 2737 30 Side Road

The property has design value or physical value because it,		
	Criteria	Evaluation
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is an excellent example of a one and a half storey Ontario Cottage Style stone house
ii	displays a high degree of craftsmanship or artistic merit	The property does not displays a high degree of craftsmanship or artistic merit but have been carefully maintained by the owner
iii	demonstrates a high degree of technical or scientific achievement	The property does not demonstrate a high degree of technical or scientific achievement
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,	The most notable owner and resident of this property was Lady Joan Roberts. She was the second wife and widow of Sir Charles G.D. Roberts. G.D. Roberts is sometimes known as the "Father of Canadian Poetry." As such, he inspired the works of other poets of his generation, including Bliss Carman, Archibald Lampman, and Duncan Campbell Scott. Lady Roberts bought the property in 1964 and lived here until 1972
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	This property provides some information of the first settlers' community of Milton and their contributions to this rural community.
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property does not demonstrate or reflect that the subject property is associated with any known architect, builder or designer.

The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	The context and location of the original house contribute to the heritage character of the early settlements and agricultural history of Nassagaweya.
ii	is physically, functionally, visually or historically linked to its surroundings	The property is depicted as one of the earliest houses built in this area, as shown in the 1877 Historical Atlas of Halton.
iii	is a landmark	The property is not a landmark.

Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*.



Appendix 3
Photographic Record _ Heritage Attributes _ 2737 30 Side Road



Location Map_ 2737 30 Side Road

Contextual Attributes

Context of the location of the original house contributing to the heritage character of Nassagaweya, as shown in the 1877 Historical Atlas of Halton

NASSAGAWEYA

CON 3 PT LOT 31

Map of Nassagaweya Historical Atlas of Halton County Ontario Illustrated Walker and Miles Toronto 1877 Map



2737 30 Side Road
NASSAGAWEYA
CON 3 PT LOT 31

Story of “Tantramar”

The Lot, East Half of Concession 3 was first granted to Henry Burrows in 1858 and the property remained with the Burrow family until 1886. The house was likely built around 1855-56 for the Henry Burrows family and possibly by John Scott, who owned the West half of this Lot. The property also includes a bank barn that is thought to have been built in the 1850s. The Front rectangular part of the house was built first, and the rear section was added shortly after 1856. The Farm is also known as "Tantramar" because of the present owner tribute to the poem “ **The Tantramar Revisited**” and coincidentally the house of the widow of the Poet Sir G.D. Roberts , Margaret Joan Maude Montgomery or Lady Roberts.

Charles G.D. Roberts’ “The Tantramar Revisited”

by William Strong

“The Tantramar Revisited” is Charles G.D. Roberts’ poetic masterpiece, and it has generally been acknowledged as such.¹ As early as 1905, in his study of *Roberts and the Influence of His Time*, James Cappon not only quotes twenty-eight of the poem’s sixty four lines, but also characterizes it as “a true whole” which, “amongst all the varieties of [the] Canadian idyll” theretofore attempted by Roberts “leaves the strongest impression of originality in tone and treatment.”² The feat accomplished by Roberts in “The Tantramar Revisited,” Cappon thought in 1905, “could not easily be repeated.”³ Nearly half a century later, in *Creative Writing in Canada* (1952), Desmond Pacey refers to Roberts’ poem as “undoubtedly one of the best . . . ever written in Canada.”⁴ In *Ten Canadian Poets* (1958) and in a later paper on “Charles G.D. Roberts” (1961) Pacey would go on to describe “The Tantramar Revisited” as “descriptive poetry of a high order”⁵ and as a poem which, for him, exhibits a “definite and satisfying structure.”⁶ Even more recently, W.J. Keith, while allowing as, in some measure, both Cappon and Pacey had done, that in “thought,” “situation,” “diction,” and “verse form”, “The Tantramar Revisited” is not absolutely original or especially remarkable, admits that the poem provides the reader with a “compelling experience and, moreover, stands alone amongst Roberts’ poems repaying “detailed attention.”⁷ Some five years after making these remarks in his 1969 monograph on *Charles G.D. Roberts* Keith would go further; “The Tantramar Revisited,” he says in his “Introduction” to Roberts’ *Selected Poetry and Critical Prose* (1974) shows the poet “at the height of his power,” and it transcends the poetry of mere “nostalgia and rural description” to be “a sensitive and intelligent inquiry into the nature of memory and change.”⁸ It is not the aim of the present discussion to dispute any of the claims made by Cappon, Pacey, Keith and others on behalf of “The Tantramar Revisited.” On the contrary, the purpose of the following essay is to expand upon the necessarily brief examinations of the poem offered by these critics in an attempt to show that it attains to a fine and complex unity of form and language, imagery and thought, that “The Tantramar Revisited” is, indeed, Charles G.D. Roberts’ poetic masterpiece.

4

Tantramar Revisited

Poem by Sir Charles GD Roberts

Summers and summers have come, and gone with the flight of
the swallow;
Sunshine and thunder have been, storm, and winter, and frost;
Many and many a sorrow has all but died from remembrance,
Many a dream of joy fall'n in the shadow of pain.
Hands of chance and change have marred, or moulded, or
broken,

Busy with spirit or flesh, all I most have adored;
Even the bosom of Earth is strewn with heavier shadows, --
Only in these green hills, aslant to the sea, no change!
Here where the road that has climbed from the inland valleys
and woodlands,

Dips from the hill-tops down, straight to the base of the hills, --
Here, from my vantage-ground, I can see the scattering houses,
Stained with time, set warm in orchards, meadows, and wheat,
Dotting the broad bright slopes outspread to southward and
eastward,
Wind-swept all day long, blown by the south-east wind.

Skirting the sunbright uplands stretches a riband of meadow,
Shorn of the labouring grass, bulwarked well from the sea,
Fenced on its seaward border with long clay dykes from the
turbid

Surge and flow of the tides vexing the Westmoreland shores.
Yonder, toward the left, lie broad the Westmoreland marshes, --

Miles on miles they extend, level, and grassy, and dim,
Clear from the long red sweep of flats to the sky in the distance,
Save for the outlying heights, green-rampired Cumberland
Point;
Miles on miles outrolled, and the river-channels divide them, --
Miles on miles of green, barred by the hurtling gusts.

Miles on miles beyond the tawny bay is Minudie.
There are the low blue hills; villages gleam at their feet.
Nearer a white sail shines across the water, and nearer
Still are the slim, grey masts of fishing boats dry on the flats.

Ah, how well I remember those wide red flats, above tide-mark
Pale with scurf of the salt, seamed and baked in the sun!
Well I remember the piles of blocks and ropes, and the net-reels
Wound with the beaded nets, dripping and dark from the sea!
Now at this season the nets are unwound; they hang from the
rafters
Over the fresh-stowed hay in upland barns, and the wind
Blows all day through the chinks, with the streaks of sunlight,
and sways them
Softly at will; or they lie heaped in the gloom of a loft.

Now at this season the reels are empty and idle; I see them
Over the lines of the dykes, over the gossiping grass.
Now at this season they swing in the long strong wind, thro' the
lonesome
Golden afternoon, shunned by the foraging gulls.
Near about sunset the crane will journey homeward above
them;

Round them, under the moon, all the calm night long,
Winnowing soft grey wings of marsh-owls wander and wander,
Now to the broad, lit marsh, now to the dusk of the dike.
Soon, thro' their dew-wet frames, in the live keen freshness of
morning,
Out of the teeth of the dawn blows back the awakening wind.
Then, as the blue day mounts, and the low-shot shafts of the
sunlight
Glance from the tide to the shore, gossamers jewelled with dew
Sparkle and wave, where late sea-spoiling fathoms of drift-net
Myriad-meshed, uploomed sombrely over the land.

Well I remember it all. The salt, raw scent of the margin;
While, with men at the windlass, groaned each reel, and the
net,
Surging in ponderous lengths, uprose and coiled in its station;
Then each man to his home, -- well I remember it all!

Yet, as I sit and watch, this present peace of the landscape, --
Stranded boats, these reels empty and idle, the hush,
One grey hawk slow-wheeling above yon cluster of haystacks, --
More than the old-time stir this stillness welcomes me home.
Ah, the old-time stir, how once it stung me with rapture, --
Old-time sweetness, the winds freighted with honey and salt!
Yet will I stay my steps and not go down to the marshland, --
Muse and recall far off, rather remember than see, --
Lest on too close sight I miss the darling illusion,
Spy at their task even here the hands of chance and change.

Historical Books record

Land Registry Office

- HALTON COUNTY (20)
- NASSAGAWEYA
- Book 3
- Concession 3
- Lot 31

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
	Patent	16 Dec 1848		Crowe	John Scott		100 ac. W $\frac{1}{2}$
	Patent	07 Jul 1858		Crowe	Henry Burrows		100 ac. E $\frac{1}{2}$
291 B	B & Sale	27 Nov 1858	04 Dec 1858	Henry Burrows & wife	William Burrows		1 ac. Pt. E $\frac{1}{2}$
559 B	B & Sale	22 Jun 1861	25 Jun 1861	Henry Burrows & wife	William Burrows		$\frac{1}{2}$ ac. Pt. E $\frac{1}{2}$
606 B	B & Sale	23 Sep 1862	26 Sep 1862	Henry Burrows & wife	George Burrows		100 ac. NE $\frac{1}{2}$, except 1 $\frac{1}{2}$ ac.
722 B	B & Sale	11 Feb 1863	16 Feb 1863	George Burrows	Henry Burrows		100 ac. NE $\frac{1}{2}$, except 1 $\frac{1}{2}$ ac.
940 F	B & Sale	17 Sep 1864	08 Jan 1873	Henry Burrows & wife	William Burrows & George Burrows		100 ac. NE $\frac{1}{2}$, except 1 $\frac{1}{2}$ ac.
545 E	Annuity Deed	19 Sep 1864	08 Jan 1873	William Burrows & George Burrows	Henry Burrows & Anne Burrows		100 ac. NE $\frac{1}{2}$, except 1 $\frac{1}{2}$ ac. annuity or yearly rent charge also use of dwelling house & garden with certain covenants
659 E	B & Sale	07 Mar 1873	09 Jul 1873	William Burrows & wife George Burrows	William Davidson		100 ac. NE $\frac{1}{2}$, with exception
660 E	B & Sale	07 Mar 1873	09 Jul 1873	William Davidson	William Burrows		48 $\frac{1}{2}$ ac. SE $\frac{1}{2}$ of NE $\frac{1}{2}$ exclusive of 1 $\frac{1}{2}$ ac. at E corner Subj. to certain payments
682 B	B & Sale	07 Mar 1873	13 Sep 1873	William Davidson	George Burrows	\$2,000.	50 ac. NW $\frac{1}{2}$ of NE $\frac{1}{2}$, subj. to certain payments
864 E	B & Sale	17 Feb 1875	11 Mar 1875	George Burrows & wife	Amos S. Gillet	\$700.	NW $\frac{1}{2}$ of NE $\frac{1}{2}$ & OL, Subj. to certain payments
865 E	B & Sale	17 Feb 1875	11 Mar 1875	Amos S. Gillet	Jane Burrows	\$700.	NW $\frac{1}{2}$ of NE $\frac{1}{2}$ & OL, Subj. to certain payments
1078 F	B & Sale	04 Mar 1876	13 Jun 1876	John Scott	Samuel Scott	\$4,000.	100 ac. W $\frac{1}{2}$, Subj. to provisions & conditions expressed in Annuity Deed, made by party of second part to party of 1st part hereto
1079 F	Annuity Deed & Agreement	04 Mar 1876	13 Jun 1876	Samuel Scott	John Scott		100 ac. W $\frac{1}{2}$
1185 F	Certificate Lis Pendens	13 Mar 1877	14 Mar 1877	Edmond Gunther Anton Gunther & others Plaintiffs	George Burrows Jane Burrows, Defendants		50 ac. NW $\frac{1}{2}$ of NE $\frac{1}{2}$
1452 F	B & Sale	25 Feb 1878	14 Mar 1879	Jane Burrows George Burrows	Edmond Gunther		50 ac. NW $\frac{1}{2}$ of NE $\frac{1}{2}$

Historical Books record

Land Registry Office

- HALTON COUNTY (20)
- NASSAGAWEYA
- Book 3
- Concession 3
- Lot 31

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
1453 P	B & Sale	01 Mar 1879	14 Mar 1879	Edmund Gunther & wife	Robert Laing	\$2,500.	50 ac. NW $\frac{1}{4}$ of NE $\frac{1}{4}$ & OL Subj. to certain Annuity Charge
2179 H	Probate	25 Mar 1881	17 Mar 1884	Robert Laing	his wife, Isabella Laing		NE $\frac{1}{4}$ of E $\frac{1}{4}$ & OL Subj. to certain payments & conditions
2180 H	B & Sale	08 Mar 1884	17 Mar 1884	Isabella Laing, devisee & executrix of Robert Laing	John Cameron	\$3,500.	50 ac. NE $\frac{1}{4}$ of E $\frac{1}{4}$ & OL
2511 I	B & Sale	15 Feb 1886	27 Apr 1886	William Burrows & wife	James Erwin	\$4,000.	48 $\frac{1}{2}$ ac. Pt. SE $\frac{1}{4}$ of NE $\frac{1}{4}$ 1 $\frac{1}{2}$ ac. Pt. NE $\frac{1}{4}$
3450 I	QC	21 May 1892	13 Jan 1893	Mary Ramsay James Ramsay Martha Coultas Robert Coultas Robert Scott Eliza McConnell James McConnell Agnes Simpson Thomas Simpson John Scott James Scott	Samuel Scott	\$50.	100 ac. all theirs & each of theirs estate, right, title, interest in NE $\frac{1}{4}$
3538 I	B & Sale	05 Aug 1893	13 Nov 1893	Colin Cameron & wife	John Wright	\$4,100.	50 ac. NE $\frac{1}{4}$ of E $\frac{1}{4}$ & OL Subj. to annuity
4326 M	B & Sale	19 Mar 1901	09 Apr 1901	Samuel Scott	Walter R. Scott	\$6,050.	100 ac. NE $\frac{1}{4}$
4925 N	B & Sale	14 Apr 1906	12 May 1906	Walter R. Scott	John Marshall	\$5,500.	100 ac. NE $\frac{1}{4}$
5028 N	B & Sale	18 Mar 1907	06 Apr 1907	James Erwin & wife	William R. Kitching	\$4,000.	50 ac. SE $\frac{1}{4}$ of NE $\frac{1}{4}$
5196 N	B & Sale	26 Mar 1908	18 Apr 1908	William R. Kitching & wife	John Wright	\$4,000.	50 ac. SE $\frac{1}{4}$ of E $\frac{1}{4}$
7410 O	Grant	01 Nov 1923	29 Nov 1923	John Marshall & wife	Cameron H. Scott	\$9,500.	100 ac. NE $\frac{1}{4}$
7929 O	Grant	31 Jan 1929	21 Feb 1929	Estate of John Wright Henrietta Wright, 2nd part Robert H. Wright Margaret M. Turner Etta F. Boughner John L. Wright Jessie E. Locker, Wilbert E.	George Wright	\$5,500.	50 ac. NW $\frac{1}{4}$ of E $\frac{1}{4}$ & OL

Historical Books record

Land Registry Office

- HALTON COUNTY (20)
- NASSAGAWEYA
- Book 3
- Concession 3
- Lot 31

PAGE NO. 3

LOT 31 CONCESSION 3 NASSAGAWEYA

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
7931 Q	Grant	31 Jan 1929	21 Feb 1929	Estate of John Wright Henrietta Wright Robert W. Wright Margaret M. Turner Etta F. Soughner John L. Wright Jessie E. Locker George Wright	Wilbert E. Wright	Prem. & \$450.	50 ac. SE $\frac{1}{4}$ of E $\frac{1}{2}$ & OI.
9195 R	Grant	30 Mar 1944	01 Apr 1944	Cameron Hill Scott & wife	George W. Anos Wanda F. Anos, jr.	\$6250.	W $\frac{1}{2}$ 100 ac.
9208 R	Grant	20 Mar 1945	31 Mar 1945	George Wright & wife	Wallace A. Lasby	\$5,000.	NW $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. 50 acres
9A20 S	Grant	05 Apr 1946	13 Apr 1946	George W. Anos Wanda E. Anos	Gordon Blacklock Phyllis Blacklock, jr.	\$7,000.	W $\frac{1}{2}$ 100 ac.
9494 S	Grant	25 May 1946	16 Sep 1946	Wilbert E. Wright & wife	The Director, The Veterans' Land Act	\$5,000.	SE $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. 50 ac.
10356 S	Grant	07 Mar 1953	09 Mar 1953	Kenneth G. Watson & wife	Gilbert V. McKersie	\$7,600.	SE $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. 50 ac.
10368 S	Grant	09 Mar 1953	30 Mar 1953	The Director, The Veterans' Land Act	Kenneth G. Watson	\$5,000.	SE $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. 50 ac.
536	By-Law	28 Jul 1955	29 Jul 1955	Re: Planning Act			
44017	Grant	18 Oct 1955	10 Nov 1955	Wilbert V. McKersie & wife	Adrian Jarvis	\$15,000.	SE $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. 50 ac.
94001	Certificate	18 Feb 1959	25 Nov 1959	James N. Allen, Treasurer of Ontario	Estate of Wallace Alexander Lasby		NW $\frac{1}{4}$ of E $\frac{1}{2}$ & OI.
96346	Grant	06 Apr 1959	23 Apr 1959	Estate of Wallace A. Lasby deceased & Joseph W. A. Lasby in his personal capacity	Charles W. Lasby	Prem. & \$2.00	NW $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. 50 ac.
115468	Grant to USRR	19 Jul 1960	16 Sep 1960	Gordon S. Blacklock Phyllis G. Blacklock	Reginald J. T. Tuck	\$12,000.	W $\frac{1}{2}$ lot & OI. 100 ac.
126775	Grant	19 Jul 1961	01 Aug 1961	Adrian Jarvis & wife	Ivan Richardson Annie Richardson, jr.	\$13,000.	SE $\frac{1}{4}$ of E $\frac{1}{2}$ & OI. See recitals
141888	Grant	06 Jul 1962	30 Aug 1962	Ivan Richardson Annie Richardson	Alton J. Becker, Jr. Mary A. Becker, jr.	\$2,500.	Pt. NW $\frac{1}{4}$ lot 10 ac. see plan attached
145211	Grant	18 Oct 1962	03 Dec 1962	Ivan Richardson Annie Richardson	Laverne Secord	\$2. & R	Pt. lot 10.004 acres

Historical Books record

Land Registry Office

- HALTON COUNTY (20)
- NASSAGAWEYA
- Book 3
- Concession 3
- Lot 31

PAGE NO. _____ LOT 31 CONCESSION 3 NASSAGAWEYA

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
166430	Grant	15 Apr 1964	30 Apr 1964	Layvne Secord & wife	Lady Joan Roberts	\$1. & c	Pt. lot See recital
182108	Grant	30 Mar 1965	15 Apr 1965	Ivan Richardson Annie Richardson	George Arthur Lee	\$4,500.	Pt. NE $\frac{1}{4}$ see sketch attached.
187920	Grant	22 Jun 1965	04 Aug 1965	Ivan Richardson Annie Richardson, his wife	Engelbert W. Bormann Lisielotte H. Bormann, jr.	\$2. & c	Pt. NE $\frac{1}{4}$ lot 10.004 acres
217972	Grant	20 Sep 1967	05 Dec 1967	Reginald J. T. Tuck & wife	Gordon K. Tuck Lucille Tuck, jr.	\$2. & c	W $\frac{1}{2}$ lot 100 acres See Plan
292243	Grant	03 Mar 1970	01 May 1970	Lady Joan Roberts	The Corporation Of The County of Halton	\$498.50	Pt. E $\frac{1}{2}$ lot 0.236 acres Reserving right of way
305512	Probate	22 Feb 1965	23 Dec 1970	Estate of Charles William Lasby	my son, Joseph A. Lasby		W $\frac{1}{2}$ of E $\frac{1}{2}$ lot & 06
323848	Certificate	15 Oct 1971	21 Oct 1971	Eric A. Winkler, Minister of Revenue	Estate of Charles William Lasby		NW $\frac{1}{4}$ of E $\frac{1}{2}$
324339	Grant	12 Oct 1971	29 Oct 1971	Estate of Charles W. Lasby, deceased	Joseph A. Lasby Shirley I. Lasby, jr.	Prm & \$1.	NW $\frac{1}{4}$ of E $\frac{1}{2}$ See recitals Subj. to life tenancy of Florence Lasby
344120	Grant	21 Jun 1972	24 Aug 1972	Lady Joan Roberts	Robert A. Wood Dorothy L. Wood, jr.	mort back & \$10,000.	Pt. lot 10.004 acres With exception
344121	Mort	16 Aug 1972	24 Aug 1972	Robert A. Wood Dorothy L. Wood	Lady Joan Roberts	\$40,000.	With right of way 10.004 ac. Pt. lot/ with exception and right of way
349384 #344121	Mort	03 Oct 1972	03 Nov 1972	Lady Joan Roberts	Elizabeth Cera	\$2. & c	Pt. lot 10.004 ac. with exception and right of way
369288	Grant	12 Jul 1973	01 Aug 1973	Alton J. Becker, Jr. Mary A. Becker	Margaret R. McLaine	mort & \$25,000.	Pt. NE $\frac{1}{4}$
376476	Grant to uses	15 Oct 1973	31 Oct 1973	Gordon K. Tuck Lucille Tuck	Paul R. Soles, to uses	\$100,000.	W $\frac{1}{2}$ lot 100 ac.
376477	Mort	23 Oct 1973	31 Oct 1973	Paul R. Soles	Victoria and Grey Trust Company	\$75,000.	W $\frac{1}{2}$ lot (100 ac.) see recital
378293	Deposit	20 Nov 1973	27 Nov 1973				W $\frac{1}{2}$ lot as in 376476
435557	Grant to uses	05 May 1976	28 Jun 1976	Paul R. Soles	William R. Sterne, to uses	\$2. & c	lot (100 ac.) W $\frac{1}{2}$
448808	Mort	23 Jan 1977	25 Jan 1977	William R. Sterne, to uses	The Royal Bank Of Canada	Prm & c	W $\frac{1}{2}$ lot (100 ac.) With provision

Historical Books record

Land Registry Office

- HALTON COUNTY (20)
- NASSAGAWEYA
- Book 3
- Concession 3
- Lot 31

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
448808 474693	Agreement Extending Mort 344121	15 Nov 1977	28 Feb 1978	Elizabeth Cera	Robert A. & Dorothy L. Wood	Prem & \$1.	Pt. lot (10.004 ac.) with exception (0.236 ac.) with right of way see recital
475929	Mtge	20 Mar 1978	22 Mar 1978	William R. Sterne	Mavis L. Rowland	\$10,000.	W $\frac{1}{2}$ lot (100 ac.) With provisions
492083	Grant	23 Oct 1978	15 Nov 1978	Robert A. Wood Dorothy L. Wood	Robert J. & Mary E. Carley, jr.	\$2. & c	Pt. lot 10.004 ac. with exception & right of way subj. to mort.
524141	Mtge	02 Jul 1980	03 Jul 1980	William R. Sterne	Mavis L. Rowland	\$5,000.	W $\frac{1}{2}$ lot (100 ac.)
565528	M		day/month/yr. 29 10 82	McLaine, Margaret E. Hepburn, Donald J., spouse, 3rd part	SINGER, Clara E.	\$16,000.	Pt. NE $\frac{1}{2}$ 10 acres
569006	M		30 12 82	STERNE, William R.	Continental Trust Company	\$95,000.	W $\frac{1}{2}$ (100 acres)
577770	Grant		31 05 83	LASBY, Joseph A. LASBY, Shirley I. LASBY, Florence, party of 3rd part	GEHR, Karl GEHR, Karen, it.	\$2. & c	NW $\frac{1}{4}$ of E $\frac{1}{2}$
580439	M		06 07 83	CARLEY, Robert J. CARLEY, Mary E.	Scotia Mortgage Corporation	\$23,700. DISCHARGED	Pt. Description does not comply. 132674 ASST. DEP. LAND REG. <i>PR</i>
593646	Agreement		26 01 84	CARLEY, Robert J. CARLEY, Mary E.	Scotia Mortgage Corporation		Amending Mort No. 580439
595406	Court Order		28 02 84	In The County Court of the Judicial District of Halton			W $\frac{1}{2}$ lot (100 ac.) Re: 376477
595407	Deposit		28 02 84				as in #435557
595408	Grant		28 02 84	Victoria and Grey Trust Company	TOWNSEND, James A. TOWNSEND, Linda E., jr.		W $\frac{1}{2}$ 100 acres
595409	Mort		28 02 84	TOWNSEND, James A. TOWNSEND, Linda E.	Victoria and Grey Trust Company	\$124,750.	W $\frac{1}{2}$ lot (100 acres)
630884	Mort		18 11 83	TOWNSEND, James A. TOWNSEND, Linda E.	The Royal Bank of Canada	\$10,000. DISCHARGED BY 1682400 ASST. DEP. LAND REG. <i>PR</i>	W $\frac{1}{2}$ lot (100 acres)
680429	Mort		17 11 87	TOWNSEND, James A. TOWNSEND, Linda E.	THE ROYAL BANK OF CANADA	\$100,000. DISCHARGED BY 1682400 ASST. DEP. LAND REG. <i>PR</i>	W $\frac{1}{2}$ (100 acres) (630884)

FORM A-3

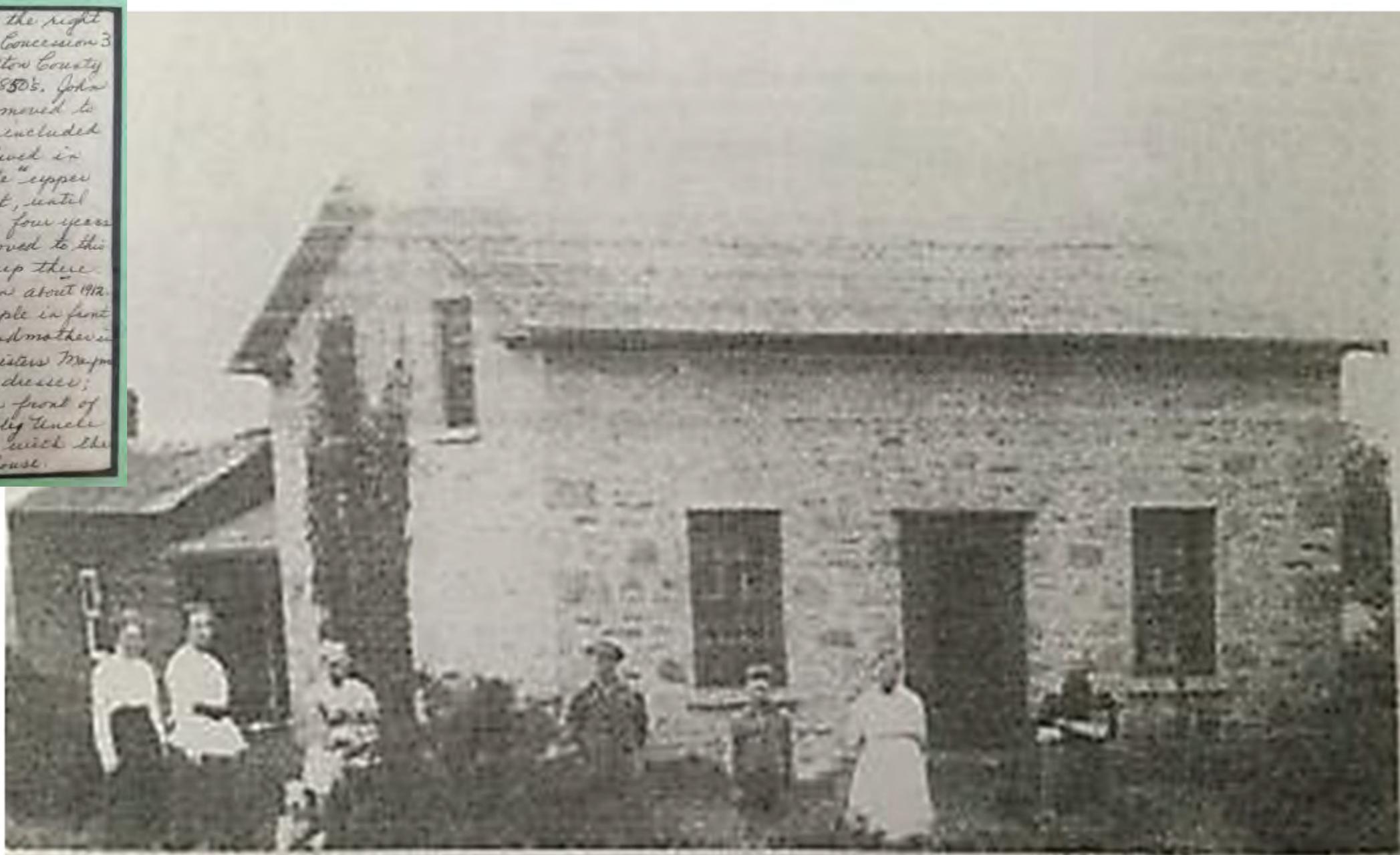
Continued on Page 5

I was born March 13, 1935 at the Passageweys farm. I was the fifth child in a family of 3 girls and 3 boys. The picture shows the house as it is today. The trees have grown so much it is hardly visible from the road. The sign at the road identifies it as "Salamah" built in 1856. I really don't remember much about life there. I do remember scraping frost off my bedroom wall with my finger nail. I was very frightened of thunder storms and spent many nights sitting outside my parents' bedroom door during storms. I knew if they heard me I would be quickly sent back to bed. I remember a Mrs. Nelson who lived across the road. She was a single career woman from Iowa and was there on weekends. She gave me a lot of attention which I soaked up like a sponge. Life on the farm with five children left little time for individual attention. This picture shows my eldest sister Helen, Mary (me) in the middle and my other sister Evelyn to the right. I'm not sure of the occasion but was probably taken about 1937.



2373 30 Side Road - Picture Taken circa 1937

This stone house on the right is located on Lot 30, Concession 3 of Nassagaweya in Hallow County. It was built in the 1850's. John and Henrietta Knight moved to this property, which included Lot 31, in 1895. They lived in the house on Lot 31, the "upper place" as they called it, until my Dad was three or four years old. About 1908 they moved to this house and Dad grew up there. This picture was taken about 1912. It is presumed the people in front are Henrietta, my grandmother in the dark dress; Dad's sisters Mayme and Etta in the light dresses; Dad and Uncle George in front of the buck and possibly Uncle Homer and Uncle Jack with the dog. I was born in this house.



2373 30 Side Road – Picture taken circa 1912-1915

MILTON L.A.C.A.C. HERITAGE INVENTORY

BUILDING TYPE: Rural Residential
ADDRESS: 2737 No. 30 Side Road, NASSAGAWEYA (CON 3, LOT 31 E½)
BUILDING NAME: Tantramar
ORIGINAL USE: Farmhouse
PRESENT USE: House
DESIGNATION:

INVENTORY #:
CONSTRUCTION DATE: 1856
SOURCE: Records of Mary Carley.
 Registry Office

HISTORY

This house was built in 1854 for Henry Burrows and his family, possibly by John Scott who owned the W½ of this lot. Henry acquired this land from the Crown in 1835 and it was in the Burrow family until 1886.

ARCHITECTURAL COMMENTS

WALLS: A one and one half storey cut stone house, broken course, quoins, 3 bays rear addition.

ROOF: A peaked gable roof with cedar shakes, and centre gable, projecting eaves and verges, plain fascia, moulded soffit and frieze, returned eaves.

WINDOWS: Double hung windows with stone lintels, plain stone lug sills, plain wood trim.

DOORWAYS: A centre doorway with moulded wood trim and shaped panel.

PORCHES: A small closed board and batten porch, added by George Carley.

OTHERS: Front rectangular section of house was built first, rear section added shortly after 1856.



MILTON L.A.C.A.C. HERITAGE INVENTORY

BUILDING TYPE: Agricultural
ADDRESS: 2737 No. 30 Side Rd., NASSAGAWEYA (CON 3-LOT 31 E½)
BUILDING NAME: Farm name: " Tantramar "
ORIGINAL USE: Barn
PRESENT USE: Barn (cattle & sheep pens & storage)
DESIGNATION:

INVENTORY #:
CONSTRUCTION DATE: estimate 1850's
SOURCE: Oral source: Mary Carley
 Registry Office
 Ontario Archives Land Record Index

HISTORY

It is believed that this bank barn was built in the 1850's by Henry Burrows, land owner at that time.

ARCHITECTURAL COMMENTS

WALLS: A large bank barn with vertical wood plank walls, stone foundation and wood date sign on gable

ROOF: A peaked metal roof with projecting verges and eaves and plain fascia

WINDOWS:

DOORWAYS:

PORCHES:

OTHERS: Wood frame driveshed with a stone foundation adjoins barnside.



West Elevation _ Porch added 1996



North Elevation _ Cedar Roof Replacement, Cross Gable and Gothic Window added 1984



East Elevation_ Cedar Roof reinstallation, Cross Gable and Gothic window added 2014



South Elevation _ Additions 2016



Comparative Photographs



North East Elevation - Circa 1994



North Elevation - Circa 2006



North East Elevation - 2023



North Elevation 2023

Comparative Photographs



South East Elevation 1994



East Elevation Circa 2006



View from Guelph Line Circa 1994



South East Elevation 2023



East Elevation 2023



View from Guelph Line 2023

- **Physical Attributes:**
 - . One and a half story random stone Ontario Cottage Style building.
 - . Medium cross gable roof with projecting eaves and plain fascia



North Elevation



North West Elevation



West Elevation



South Elevation



South East Elevation



West Elevation

- Physical Attributes:

- . One and a half story random stone Ontario Cottage Style building.
- . Medium cross gable roof with projecting eaves and plain fascia



South Elevation



South East Elevation



"Tantramar " Mailbox along No. 30 Side road



East Elevation



East Elevation



"Tantramar " Sign along Guelph Line

- Comparative Pictures_ Non Heritage Attributes : Wood Barn and House



2011



2011



2011



2023



2023
Page 76 of 393



2023

- Non Heritage Attributes : Wood barn built 2008



North Elevation



West Elevation



South West Elevation



South Elevation



South Elevation



South East Elevation

Physical or Design Attributes

- Single leaf five panels wood entrance door with decorated wood pediment
- 1856 Date Stone



- Date Stone



- Four panel door with moulded trims

Physical or Design Attributes

- Two Sash, six-over-six windows with plain wood trim, stone lintels and stone lug sills



North Elevation Window



North Elevation Gothic Window 1984



North Elevation Window

Physical or Design Attributes

- Two Sash, six-over-six windows with plain wood trim, stone lintels and stone lug sills



South Elevation Upper Window



South North Elevation



South Elevation Lower Window

Physical or Design Attributes

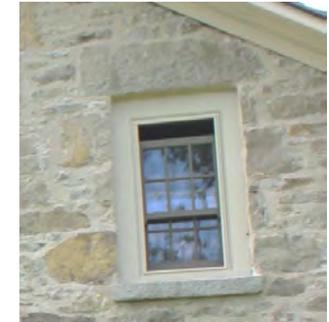
- Two Sash, six-over-six windows with plain wood trim, stone lintels and stone lug sills



East Elevation Gothic and Six over Six Windows



East Elevation



East Elevation Windows

Physical or Design Attributes

- Two Sash, six-over-six windows with plain wood trim, stone lintels and stone lug sills



Second Floor Window



West Elevation



1st and 2nd Floor Windows

Physical or Design Attributes

- Three single stack Stone Chimneys



Chimney East End

Chimneys at East and West End

Chimney West End

Chimney at South End

Physical or Design Attributes

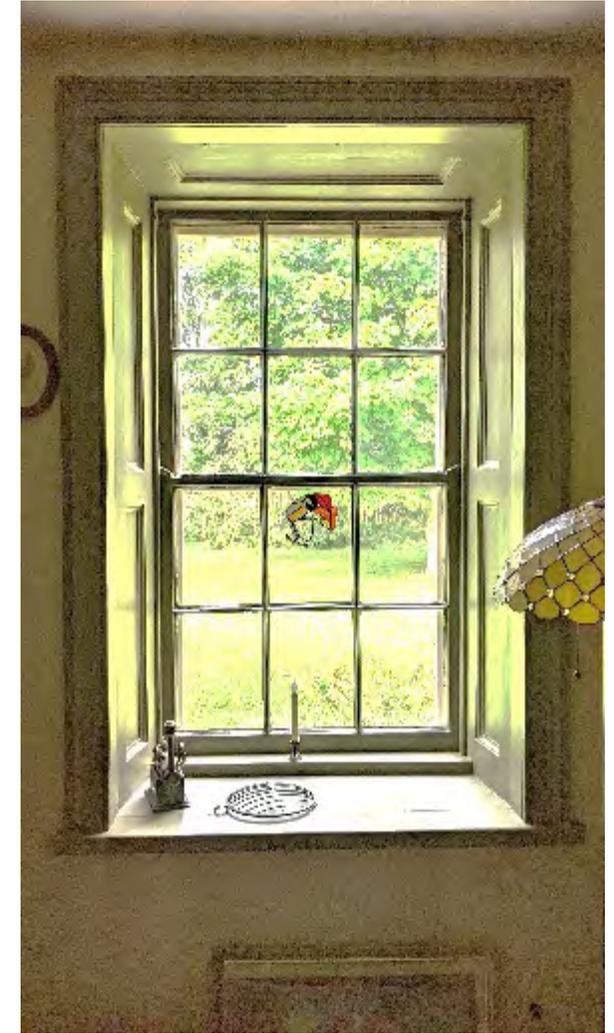
- Interior splayed windows with decorative mouldings and panels



Interior View of Windows



Interior View of Windows



Interior View of Windows

- **Physical or Design Attributes**

- Original Pine floors in the front of the house and original Maple floors in the tail.
- Original baseboards and the dado in the tail and storage pantry.



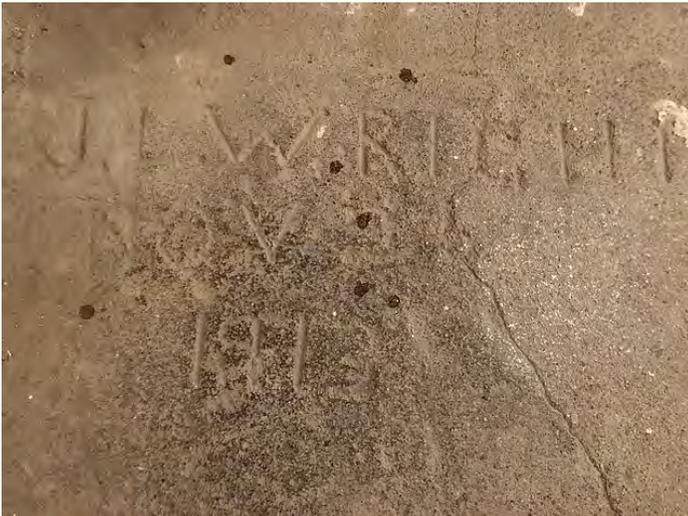
Original Pine Floor



Original Baseboard



Original Maple floor



"J.L.WRIGHT 1913" inscription



Original baseboard



Dado Detail



Subject: Website Delegation Request - Wayne Coutinho - Milteron Developments Limited

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Thursday April 4th 2024 11:19 AM with reference number 2024-04-04-033.

<https://forms.milton.ca/Management/Response/View/ba26f291-2944-41df-a2d1-b148db58c8b1>

Application Information

- **First Name:**
Wayne
- **Last Name**
Coutinho
- **Email Address:**
- **Phone number:**
- **Street Address:**
- **Town**
Oakville
- **Postal Code:**
- **Are you representing a group?**
Yes



- **Group Name**
Milteron Developments Limited
- **Street Address:**
3625 Dufferin Street, Suite 200
- **Town**
Toronto
- **Postal Code:**
M3K 1Z2
- **Council Meeting Date**
4/15/2024
- **Please indicate how you intend to participate during the Council Meeting**
In person
- **Please describe the issue you intend to present:**
Applicant: Milteron Developments Limited
Site Address: 8010-8030, 8110-8150 Derry Road West
Files: LOPA-02/23 & Z-07/2

As the planner (agent) for the applicant, I am prepared to speak to the planning applications submitted and answer any questions Council may have.

- **Please describe specific actions you want Council to take:**
Applicant: Milteron Developments Limited
Site Address: 8010-8030, 8110-8150 Derry Road West
Files: LOPA-02/23 & Z-07/2

As the planner (agent) for the applicant, I am prepared to speak to the planning applications submitted and answer any questions Council may have.

- **Staff Report Number (if known)**
LOPA-02/23 & Z-07/2



- **Please provide your comments in support of or in opposition to the staff recommendation:**

Applicant: Milteron Developments Limited

Site Address: 8010-8030, 8110-8150 Derry Road West

Files: LOPA-02/23 & Z-07/2

As the planner (agent) for the applicant, I am prepared to speak to the planning applications submitted and answer any questions Council may have.

Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?

Yes I give my permission