



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 23, 2025

Report No: DS-034-25

Subject: Recommendation Report - Notice of Intention to Designate_ 11275 First Line_ Peter Little House

Recommendation: **THAT** Staff Report DS-034-25 entitled: "Recommendation Report - Notice of Intention to Designate_ 11275 First Line_ Peter Little House" be received;

THAT Council recognizes the historic house at 11275 First line 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

- This one-and-a-half-storey board and batten, Regency Style house was built in 1870 for Peter Little and family. Peter was the first merchant to open a store in Moffat on the west side of Lot 15 Concession II in 1857.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')
- This significant heritage resource fulfills more than two of the evaluation criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation

EXECUTIVE SUMMARY

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, board-and-batten house was built in 1870 for Peter Little and his family. This property's historical and architectural significance is deeply rooted in its contribution to the history of the Nassagaweya settlement.

Discussion

In 1819, Reuben Sherwood received the Crown patent for this land. Reuben was the Deputy Provincial Land Surveyor who surveyed the lower part of Nassagaweya in 1799. He sold it to James Buchanan in the same year.

Robert Buchanan, the eldest son of James, inherited the property in 1853. After his death, his wife, Elizabeth Whitla, sold 100 acres forming the west half of the property to Peter Little. In 1870, Peter built the historical portion of the house for his family. Peter Little was a farmer and merchant. He opened the first store in Moffat on the west corner of Lot 15, Concession II, in 1857. He was a well-educated man, a Presbyterian and a Liberal, but never sought office. He was married to Jane Little.

The property was passed on to David Little in 1887, who sold it in the same year to George Amos. Between 1887 and 1888, part of the land was deeded to the Guelph Junction Railway Company to accommodate the railroad through the property. George also granted a right to search for oil to a group of men consisting of Robert Dawrie, John Davidson, William James Armstrong, Herbert McCutcheon, and Ernest Carter. George sold the property to the Britannia Securities Corporation Ltd, who then sold it to John Fothergill Mitchell in 1915.

Several owners held the property after John; they included Charles Ridgewell and William Henry Payne (1916), Charles Ridgewell (1918), Isabel Kirkland (1918), Robert Tilley Amos (1919), and William Henry and Mary Adeline Black (1936). William (Bill) came to the Moffat area in 1922. He established a partnership with T.C. (Tommy) Amos, and they developed a prize-winning herd of purebred Shorthorn cattle, which they subsequently exhibited at major cattle shows across Canada. In 1926, their bull, Manor Chief 9th, was the Grand Champion Shorthorn Bull at the Canadian National Exhibition. Bill retired and sold the farm to James David and Nadine Bell in 1964.

Discussion

Other owners after the Bells were Walter C. Jackson (1969), Fred Loeffel Construction Limited and Bruno Campitelli (1970), Rolando Di and Magaret Ann Di Benedetto (1977), John Charles Tilt and Nancy Lee Buckingham (1979).

Physically, the historical Regency-style part of the house is clad with board and batten. It features a medium-sloped gable roof with extended eaves, plain fascia, and soffits. William Black added a wide shed dormer to the rear of the property in the 1950s. Subsequently, a west wing was added to the original house and completed in 1991. A shed permit was issued in 1992.

The open-front verandah features plain timber posts and railings. Windows are double-hung nine-over-nine at the front elevation and six-over-six at the side elevation. A single-flue brick chimney remains intact and is located near the center of the historic house.

Contextually, this early Regency style house served as the home of Peter Little and other pioneers of Moffat, Nassagaweya and reminds us of the settlement history of this area.

Character-Defining Elements / Heritage Attributes:

Key attributes that reflect the cultural heritage value of the property include:

- The original massing of the one-and-a-half-storey board and batten house with projecting eaves, plain fascia, soffit and medium gable roof.
- Single-flue brick chimney
- Double-hung, six over six windows with plain trims and wood slip sill.
- The historical home of Peter Little, who was among the first merchants in Moffat to open a store at the west side of Lot 15, Concession II, Moffat, in 1857
- The historic home's context in preserving the settlement history of Nassagaweya.

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Financial Impact

There is no financial impact associated with this report.



The Corporation of the Town of Milton

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DS-034-25
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Respectfully submitted,

Jill Hogan
Commissioner, Development Services

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

Attachments

Appendix '1'_Reasons for Designation _ 11275 First Line

Appendix '2'_CHVI evaluation of _11275 First Line

Appendix '3'_Photographic Record Heritage Attributes_11275 First Line

Approved by CAO
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.

11275 First Line _ Peter Little House



Legal Description

Concession 2 Part Lot 17, Nassagaweya

Description of Property

In 1819, Rueben Sherwood received the Crown patent for this land. Rueben was the Deputy Provincial Land Surveyor who surveyed the lower part of Nassagaweya in 1799. He sold it to James Buchanan in the same year. This one-and-a-half-story, board-and-batten house was built in 1870 for Peter Little and his family. This property's historical and architectural significance is deeply rooted in its contribution to the history of the Nassagaweya settlement.

Statement of Cultural Value and Interest

Historical Value

Robert Buchanan, the eldest son of James, inherited the property in 1853. After his death, his wife, Elizabeth Whitia, sold 100 acres, the west half of the property, to Peter Little in 1870, who built the historical portion of the house for his family. Peter Little was a farmer and merchant. He opened the first store in Moffat on the west corner of Lot 15, Concession II, in 1857. He was a well-educated man, a Presbyterian and a Liberal, and never sought office. He married Jane Little.

The property was passed on to David Little in 1887, who sold it in the same year to George Amos. Between 1887 and 1888, part of the land was deeded to the Guelph Junction Railway Company to accommodate the railroad through the property. George also granted a right to search for oil to a group of men consisting of Robert Dawrie, John Davidson, William James Armstrong, Herbert McCutcheon, and Ernest Carter. George sold the property to the Britannia Securities Corporation Ltd, who then sold it to John Fothergill Mitchell in 1915.

Several owners held the property after John; they included Charles Ridgewell and William Henry Payne (1916), Charles Ridgewell (1918), Isabel Kirkland (1918), Robert Tilley Amos (1919), and

William Henry and Mary Adeline Black (1936). William (Bill) came to the Moffat area in 1922. He established a partnership with T.C. (Tommy) Amos, and they developed a prize-winning herd of purebred Shorthorn cattle, which they subsequently exhibited at major cattle shows across Canada. In 1926, their bull, Manor Chief 9th, was the Grand Champion Shorthorn Bull at the Canadian National Exhibition. Bill retired and sold the farm to James David and Nadine Bell in 1964.

Other owners after the Bells were Walter C. Jackson (1969), Fred Loeffel Construction Limited and Bruno Campitelli (1970), Rolando Di and Magaret Ann Di Benedetto (1977), John Charles Tilt and Nancy Lee Buckingham (1979).

Physical or Design Value

Physically, the historical Regency-style part of the house is clad with board and batten. It features a medium-sloped gable roof with extended eaves, plain fascia, and soffits. William Black added a wide shed dormer to the rear of the property in the 1950s. Subsequently, a west wing was added to the original house and completed in 1991. A shed permit was issued in 1992.

The open-front verandah features plain timber posts and railings. Windows are double-hung nine-over-nine at the front elevation and six-over-six at the side elevation. A single-flue brick chimney remains intact and is located near the center of the historic house.

Contextually, this early Regency style house served as the home of Peter Little and other pioneers of Moffat, Nassagaweya and reminds us of the settlement history of this area

Contextual Value

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Character Defining Elements/Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- The original massing of the one-and-a-half-storey board and batten house with projecting eaves, plain fascia, soffit and medium gable roof.
- Single-flue brick chimney
- Double-hung, six over six windows with plain trims and wood slip sill.
- The historical home of Peter Little, who was among the first merchants in Moffat to open a store at the west side of Lot 15, Concession II, Moffat, in 1857
- The historic home's context in preserving the settlement history of Nassagaweya.

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 11275 First Line

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	Yes, this one-and-a-half-story Regency Style house was built in 1870 for Peter Little and family and is a good example of an early pioneer home.
ii	displays a high degree of craftsmanship or artistic merit	No, this house does not display a high degree of craftsmanship or artistic merit
iii	demonstrates a high degree of technical or scientific achievement	No, 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	Yes, Peter was the first merchant to open a store in Moffat on the west side of Lot 15 Concession II in 1857.
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, this house has the potential yield information on the settlements and cattle breeding history in Nassageweya
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No, this house does not demonstrate or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Yes, this house is one of the few remaining houses reminding us of

		the settlements history in Nassageweya.
ii	is physically, functionally, visually or historically linked to its surroundings	No, this house is not physically, functionally, visually or historically linked to its surroundings
iii	is a landmark	No, 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*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



Appendix 3
Photographic Record _ Heritage Attributes_ 11275 First line



Location Map_ 11275 First line

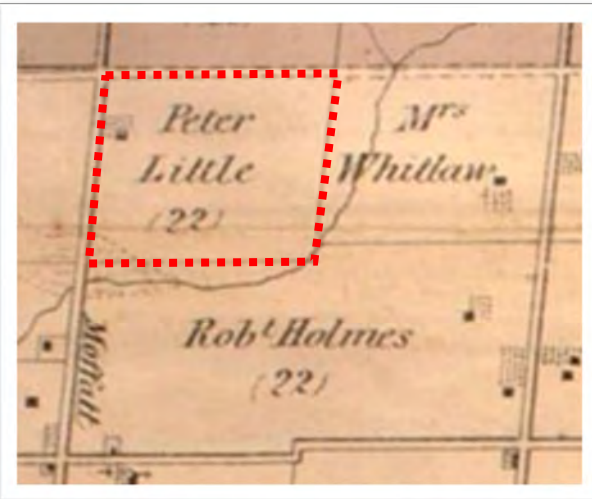


Location Map_ 11275 First line

Contextual Heritage Attributes

Context of the location of
the original house as
depicted in the 1877
Historical Atlas of Halton,
Walker and Miles, Toronto

NASSAGAWEYA,
CONCESSION II ,LOT 17
WEST PARCEL



Milton Heritage Inventory Record

- This property was a Listed heritage resource since 2006.
- CON 2 PT LOT 17
- 113.39AC

MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Rural residential	INVENTORY #:
ADDRESS: 11275 First Line, NASSAGAWEYA	(CON 2-LOT 17 W4)
BUILDING NAME:	CONSTRUCTION DATE: 1870
ORIGINAL USE: Farmhouse	SOURCE: Nassagaweya Centennial 1850-1950
PRESENT USE: Farmhouse	Registry Office
DESIGNATION:	
HISTORY	
<p>It is believed that this house was built in 1870 for Peter Little and his family, owners of the land at that time. In 1819, Rueben Sherwood received the crown patent for this land, only to sell it to James Buchanan in the same year. Rueben was the Deputy Provincial Land Surveyor and surveyed the lower end of Nassagaweya. Peter Little farmed the land and raised livestock. Peter passed the farm onto his son, David in 1882.</p>	
ARCHITECTURAL COMMENTS	
<p>WALLS: A one and one half store wood frame house covered with horizontal pine boards, then plaster and then stucco, with 1</p> <p>ROOF: bays and a full basement. A peaked roof with projecting eaves, panelled soffits, plain metal fascia & corner brackets.</p> <p>WINDOWS: Double-hung windows with plain wood lug sills. Centre gable on addition has semi-circular window.</p> <p>DOORWAYS: A centre doorway that has been enclosed by a porch with plain pediment added in the 1930's.</p> <p>PORCHES: There is a closed porch and an open verandah with posts, open railing and straight stairs.</p> <p>OTHERS: Wide shed dormer added by William Black in the 1950's. Where new addition is now, one storey woodshed formerly existed. There is a bank barn, shed & adjoining outhouse near house.</p>	

Historical Books Record

LOT 17

CONCESSION

2 NASSAGAWEYA

PAGE NO.

PRE-PRODUCTION

MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: NASSAGAWEYA

Book #: 2

Concession: 2

LOT FROM: LOT TO:

Filed: JUNE 1999

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
	Patent	25 Jun 1819		Crown	Reuben Sherwood		All (200 acs)
3445R	B&Sale	08 Jun 1819	29 Jun 1819	Reuben Sherwood	James Buchanan		All (200 acs)
204A	B&Sale	22 Apr 1853	16 May 1853	Robert Buchanan, eldest son & heir at law of James Buchanan and wife	William Whitla		All (200 acs)
10GR	Exemplification of Pro of Will	30 Jun 1851	02 Aug 1866	James Buchanan			
13 GR	P. Att'y	09 Sep 1864	31 Aug 1866	Elizabeth Whitla, widow	Alexander C. Buchanan		
1D	P. Att'y	21 Aug 1868	25 Feb 1869	Elizabeth Whitla, otherwise Buchanan, widow	Hugh Taylor		
143D	B&Sale	07 Feb 1870	23 May 1870	Elizabeth Whitla, widow	Peter Little		W $\frac{1}{2}$ (100 acs)
1798G	B&Sale	28 Jun 1819	24 Sep 1881	Reuben Sherwood	James Buchanan		E $\frac{1}{2}$
	(Registrars Copy)						
1922H	Will	23 May 1881	12 Apr 1882	Peter Little	David Little		SW $\frac{1}{4}$ Subject to certain legacies and conditions
2344I	B&Sale	02 Mar 1885	30 Jun 1885	Elizabeth Whitla, widow	William Elliott	\$2,030.	E $\frac{1}{2}$ (100 acs)
420 GR	Probate	20 Feb 1886	18 Aug 1886	Elizabeth Whitla			
2516I	Release of Legacies & J.C.	14 Jan 1887	17 Feb 1887	Andrew Little, Jemima Little and John Little	David Little	Prem & \$1-	W of SW $\frac{1}{4}$ (100 acs)
2529I	B&Sale	21 Feb 1887	10 Mar 1887	David Little and wife	George Amos	\$3,850.	W $\frac{1}{2}$ (100 acs)
2716I	Deed	15 Sep 1887	09 Dec 1887	George Amos and wife and Robert Amos	The Guelph Junction Railway Company	\$314.	Part W $\frac{1}{2}$ 3 14/100 acs
2807I	Deed	17 Mar 1888	27 Mar 1888	George Amos and wife and Robert Amos	The Guelph Junction Railway Company	\$4.	Part W $\frac{1}{2}$ 4/100 ac
4122M	Probate	19 Mar 1899	21 Jul 1899	William Elliott	Sarah Catherine Elliott George Elliott		E $\frac{1}{2}$ to be sold
4144M	Deed	02 Oct 1899	13 Oct 1899	Estate of William Elliott	William George Elliott	\$2,000.	E $\frac{1}{2}$ (100 acs)
4385K	Grant of right to search for oil etc	25 Oct 1901	28 Oct 1901	George Amos	Robert Dawrie, John Davidson, William James Armstrong, Herbert McCutcheon and Ernest Carter		W $\frac{1}{2}$ (100 acs) Subject to covenants and agreements
6234P	B&Sale	27 Feb 1915	11 Mar 1915	George Amos and wife	The Britannia Securities Corporation Ltd.	\$1AC	W $\frac{1}{2}$ (100 acs) except part sold to railway

Previous

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of 203

Next

Historical Books Record

PRE-PRODUCTION

MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: NASSAGAWEYA

Book #: 2

Concession: 2

LOT FROM: LOT TO:

Filed: JUNE 1999

PAGE NO. 17

LOT

17

CONCESSION

2 NASSAGAWEYA

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
6242P	Basale	16 Mar 1915	24 Mar 1915	The Britannia Securities Corporation Limited	John Fothergill Mitchell	\$1&C	W $\frac{1}{2}$ (100 acs) except railway
6243P	Mort.	23 Mar 1915	24 Mar 1915	John Fothergill Mitchell and wife	Mary R. Kirkland	\$4,000.	W $\frac{1}{2}$ (100 acs) except railway
6356P	Grant	01 Dec 1915	30 Mar 1916	John Fothergill Mitchell	The Britannia Securities Corporation Limited	\$1&C	W $\frac{1}{2}$ (100 acs) except railway Subject to mortgage
6357P	Agreement for Sale	04 Nov 1915	30 Mar 1916	The Britannia Securities Corporation Limited	Charles Ridgewell and William Henry Payne		W $\frac{1}{2}$ (100 acs) except railway
6532P	Oil & Gas Lease	28 Aug 1917	24 Oct 1917	David Wilcox	Trenton Gas and Oil Co. Ltd.	\$1&C	W $\frac{1}{2}$ (100 acs) upon condition
6534P	Oil & Gas Lease	07 Aug 1917	24 Oct 1917	Wm. G. Elliott	Trenton Gas & Oil Co. Ltd.	\$1&C	E $\frac{1}{2}$ (100 acs) and OL
6695P	Mort.	26 Mar 1918	03 Apr 1918	The Britannia Securities Corporation Limited	John Fothergill Mitchell	\$2,500.	W $\frac{1}{2}$ (100 acs) except railway
6697P	Assgnt M.	01 Apr 1918	03 Apr 1918	John Fothergill Mitchell	The Royal Bank of Canada	\$1&C	W $\frac{1}{2}$ (100 acs) except railway
6714P	Assgnt M.	01 Nov 1916	06 May 1918	William Henry Payne, The Britannia Securities Corporation Ltd. of third part	Charles Ridgewell	\$1&C	his right, title and interest in W $\frac{1}{2}$
6715P	Q.C.	21 Apr 1918	06 May 1918	Charles Ridgewell and wife	The Britannia Securities Corporation Limited	\$1&C	W $\frac{1}{2}$ (100 acs) except railway see recitals
6740P	A.M.	06 Aug 1918	18 Sep 1918	Estate of Mary R. Kirkland	Isabel Kirkland	\$4,000.	W $\frac{1}{2}$ (100 acs) except railway
6904P	Grant	31 Oct 1919	14 Nov 1919	Isabel Kirkland	Robert Tilley Amos	Prem & \$4,500.	W $\frac{1}{2}$ (100 acs) except railway
6907P	Notice of Sale	15 Aug 1919	21 Nov 1919	Isabel Kirkland	John Fothergill Mitchell, Trenton Gas & Oil Co. Ltd. The Britannia Securities Corporation Limited The Royal Bank of Canada George Amos		W $\frac{1}{2}$ (100 acs) except railway
8527Q	Grant	14 Nov 1934	18 Jan 1936	Robert Tilley Amos and wife	William Henry Black	\$5,000.	W $\frac{1}{2}$ (100 acs) except railway
9036OR	Probate	02 Apr 1941	30 May 1941	William George Elliott	Cyril Abner Elliott		E $\frac{1}{2}$ (100 acs) and OL
8941R	Grant	10 Apr 1941	30 May 1941	Estate of William George Elliott	Cyril Abner Elliott	Prem & \$1-	E $\frac{1}{2}$ (100 acs)

Historical Books Record

PRE-PRODUCTION

MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: NASSAGAWEYA

Book #: 2

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LOT FROM: LOT TO:

Filed: JUNE 1999

LOT

17

CONCESSION

2 NASSAGAWEYA

PAGE NO. 3

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
See Deposit 1811							
9784R	Grant	01 Oct 1948	02 Oct 1948	Cyril Abner Elliott	The Municipality of The Corporation of The County of Halton	\$1,500.	E $\frac{1}{2}$ (100 acs)
10502R	Grant	30 Dec 1949	23 Mar 1954	Corporation of The County of Halton	William Henry Black and Mary Adeline Black, as JT.	\$400.	Part E $\frac{1}{2}$ (21.55 acs) see plan
536	By-Law	28 Jul 1955	29 Jul 1955	Re: Planning Act			
164549	Agrest	11 Mar 1964	17 Mar 1964	The Honourable A. Kelso	Corporation of The County of Halton	mut Agt etc	E $\frac{1}{2}$ (100 acs) with exception
175179	Grant	27 Oct 1964	30 Oct 1964	William Henry Black and Mary Adeline Black	James David Bell and Nadine Bell	\$1&C	W $\frac{1}{2}$ (100 acs) with exception
252503	Grant	30 Dec 1968	02 Jan 1969	James David Bell and Nadine Bell	Walter C. Jackson	\$2&C	1st'ly- W $\frac{1}{2}$ (100 acs) with exception 2nd'ly- Part E $\frac{1}{2}$ (21.55 acs) see plan on 10502R
See Deposit 283676							
291135	Option to Purchase	17 Mar 1970	10 Apr 1970	Walter C. Jackson	Webb Developments Limited	\$500.	Parts (21.55 acs)
294682	Q.C.	01 May 1970	11 Jun 1970	Webb Developments Limited	Walter C. Jackson	\$1&C	Part W $\frac{1}{2}$ (100 acs) with exception E $\frac{1}{2}$ (21.55 acs) see recitals
294683	Grant	01 Jun 1970	11 Jun 1970	Walter C. Jackson and wife	Fred Loeffel Construction Limited $\frac{1}{2}$ interest and Bruno Campitelli, $\frac{1}{2}$ interest	\$2&C	Part W $\frac{1}{2}$ (100 acs) with exception Part E $\frac{1}{2}$ (21.55 acs)
445557	Agree't	30 Nov 1976	13 Dec 1976	The Minister of Natural Resources	The Regional Municipality of Halton	Promises &C	E $\frac{1}{2}$ (100 acs) with exception A REVISED DESCRIPTION MAY BE REQUIRED IN SUBSEQUENT INSTRUMENTS
452269	Deed	09 Mar 1977	28 Mar 1977	Fred Loeffel Construction Limited and Bruno Campitelli	Rolando Di Benedetto and Margaret Ann Di Benedetto as JT.	\$2-	Part W $\frac{1}{2}$ (100 acs) Part E $\frac{1}{2}$ (21.55 acs) see plan
20R-3740	Plan		15 Jun 1978	A Reference Plan			see plan Re: 452269
438701	Deed	11 Jul 1978	27 Sep 1978	Rolando and Margaret A. Di Benedetto	Angelo Di Benedetto	NLA & \$2-	Part des as part 1 on 20R-3740
20R-4533	Plan		14 Nov 1979	A Reference Plan			See plan Re: 452269
514946	Deed	12 Nov 1979	30 Nov 1979	Rolando DiBenedetto and Margaret A. DiBenedetto	Angelo DiBenedetto	NLA & \$2-	Part des as part 1 on 20R-4533

Historical Books Record

PRE-PRODUCTION

MICROFILMING SUMMARY SHEET

Land Registry Office I.D.: # 20

Registration Type: R

Municipality: HALTON

Township: NASSAGAWEYA

Book #: 2

Concession:

LOT FROM: _____ LOT TO: _____

Filmed: JUNE 1999

NASSAGAWEYA

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
514951	Deed	12 Nov 1979	30 Nov 1979	Rolando and Margaret A. DiBenedetto	John Charles Tilt and Nancy Lee Buckingham	\$280	1st'ly-W $\frac{1}{2}$ (100 acs) with exception 2nd'ly-Part E $\frac{1}{2}$ Com'g W'ly angle Thence NE 743' SE 243'3" SE 182' 3" SE 224'5" SE 253'5" SE 282'7" SE 167' to a post SW 678'10" NW 1308'6" to POC (21.55 acs)
532254	Order		14 Apr 1981	Margaret A. Dibenedetto, Applicant	Rolando Dibenedetto, Respondent		Part des as part 1 on 20R-3740 and part 1 on 20R-4533
547304	Deed		22 June 1981	Angelo Di Benedetto and spouse	David J. and Anthea S. Thomas as JT.	\$280	Part des as parts 1 on 20R-4533 and 20R-3740
572192	Deed		01 02 83	THOMAS, David J. THOMAS, Anthea S.	FREI, Jaroslav V. FREI, Ellen, as JT.	\$280	Part des as part 1 on 20R-3740 and Part 1 on 20R-4533
573731	Deposit		01 02 83				Part W $\frac{1}{2}$ as in 538254
501347	Grant		05 09 84	FREI, Jaroslav V. FREI, Ellen	SEFERIAN, Pablo V.		Part des as part 1 on 20R-3740 and part 1 on 20R-4533
20R-7529	R-Plan		02 06 86				Part 1 RE: 9784 R
656162	Agreement		11 12 86	Ministry of Natural Resources	The Regional Municipality of Halton		Pt des as pt 1 on 20R-7529 (0.135 hectares)
561285	Grant		04 03 87	Region of Halton	Milton Hydro-Electric Commission	\$1,336.76	Pt. NE $\frac{1}{2}$ des as pt 1 on 20R-7529
				<p style="text-align: center;">NOTICE</p> <p>Part of The land in this abstract of index is designated as of</p> <p style="text-align: center;">AUG 2 5 1986</p> <p>Under part B of the L.R.A., all qualified properties are registered under the Land Titles Act pursuant to Sec. 32. The Registrations subsequent to that date are recorded in the paper register set out in Subsection 14(3) of the Land Titles Act.</p>			

Pioneer - LITTLE, Peter

Biographical Sketches of Early Settlers of Wellington County



Information from: *Historical Atlas of the County of Wellington, Ontario.*
Toronto: Historical Atlas Publishing Co., 1906

LITTLE, Peter (d.), b. Dumfriesshire, Scot., about 1815, d. about 1882, at the age of 67. He came to Halton Co., Canada, in 1852, and kept a store at Moffatt for a few years, after which he bought the farm, lot 17, con. 1, Nassa Tp., where he lived the remainder of his life. He was a well educated man; a Presbyterian, and a Liberal, and never sought office. He m. Jane Little. Issue; Mary A., (d. 18); Mrs. David London, Dumfriesshire, Scot.; Mrs. Wm. Menzies, Nassa Tp; Maggie (d. Chicago); Christopher, Mrs. Charles. Little, Colorado; Letitia (d. Chicago); David (d.) Guelph; John gold miner, Nome, Athabasca, and Andrew (d.).

Christopher was two years of age when he came to Canada with his parents. When he married, he rented the homestead in Nassa Tp., and another farm, and went into the cattle business extensively, shipping to N.W.T., N.S., and Eng. In 1901, he moved to front lot 17, con. 10, Puslinch, and has since lived there. He is a life member of the Drovers' Association. In religion he is a Presbyterian, and in politics a strong Liberal. He m. Jane McFarlane, dau. of the late Squire McFarlane., Issue; Jane, at home; Patricia, in B.C.; Maggie, at home; John, at home; Duncan (d. 17); Robert, and Edward (d. infancy).

From: *Historical Atlas of the County of Wellington, Ontario.* Toronto: Historical Atlas Publishing Co., 1906




Photo added by SD Cowan

Peter Little

BIRTH 1824
Dumfries and Galloway, Scotland

DEATH 17 Apr 1888 (aged 63–64)
Puslinch Township, Wellington County, Ontario, Canada

BURIAL Nassagaweya Presbyterian Cemetery
Campbellville, Halton Regional Municipality, Ontario, Canada

MEMORIAL ID 169356386 - [View Source](#)

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Family Members

Children

- 

Margaret Jane Little Hume
1871–1944
- 

Mary Martha Little
1873–1876

The Canadian County Atlas Digital Project	
Full record for Little, Peter	
Last Name	Little
First Name	Peter
Nativity	Scotland
Business	Farmer
Year Settled	1852
Post Office	Moffatt
Township	Nassagaweya
County	Halton
Atlas Date	1877
Concession and Lot	Lot size
11, 17	100

Source:

<https://digital.library.mcgill.ca/countyatlas/showrecord.php?PersonID=6032>



Mary Martha Little

BIRTH 1873
Halton Regional Municipality, Ontario, Canada

DEATH 27 Aug 1876 (aged 2–3)
Halton Regional Municipality, Ontario, Canada

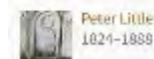
BURIAL Nassagaweya Presbyterian Cemetery
Campbellville, Halton Regional Municipality, Ontario, Canada

MEMORIAL ID 169356389 - [View Source](#)

Her mother was Mary.

Family Members

Parents



Siblings

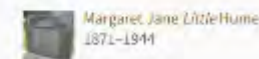




Photo added by DaxML

Margaret Jane Little Hume

BIRTH 7 Dec 1871
Moffat, Halton Regional Municipality, Ontario, Canada

DEATH 26 Feb 1944 (aged 72)
Milton, Halton Regional Municipality, Ontario, Canada

BURIAL Evergreen Cemetery
Milton, Halton Regional Municipality, Ontario, Canada

PLOT R14-144 Lot 7 E 1

MEMORIAL ID 125381143 - [View Source](#)

Family Members

Parents



Spouse



Siblings



Children

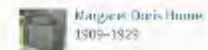




Photo added by SD Cowan

David Little

BIRTH 1853

DEATH 26 Aug 1890 (aged 36–37)

BURIAL [Nassagaweya Presbyterian Cemetery](#)
Campbellville, Halton Regional Municipality, Ontario, Canada

MEMORIAL ID 169356243 · [View Source](#)


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Photo added by johnny

George Amos

BIRTH 1861

DEATH 1944 (aged 82–83)

BURIAL [Crown Cemetery](#)
Morriston, Wellington County, Ontario, Canada

PLOT Sec H Row 3

MEMORIAL ID 174114703 · [View Source](#)




Photo added by johnny

Helen “Nellie” Adams Amos

BIRTH 1854

DEATH 1949 (aged 94–95)

BURIAL [Crown Cemetery](#)
Morriston, Wellington County, Ontario, Canada  Add location

PLOT Sec H Row 3

MEMORIAL ID 174114722 · [View Source](#)

Family Members

Parents



[Robert Veitch Amos](#)
1821–1904



[Margaret Turnbull Amos](#)
1824–1891

Spouse



[Helen "Nellie" Adams Amos](#)
1854–1949

Siblings



[Margaret Rachel Amos Thring](#)
1853–1876



[John Amos](#)
1859–1919



[Harry P Amos](#)
1864–1939

Children



[Robert Tillie Amos](#)
1885–1959



[Thomas Chester Amos](#)
1893–1964



Photo added by Summer Owens

John Fothergill Mitchell

BIRTH 17 Jan 1878
Nelson, Halton Regional Municipality, Ontario, Canada

DEATH 12 Jan 1944 (aged 65)
Toronto, Toronto Municipality, Ontario, Canada

BURIAL [Greenwood Cemetery](#)
Burlington, Halton Regional Municipality, Ontario, Canada

MEMORIAL ID 101811182 · [View Source](#)

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Family Members

Parents



[Richard Mitchell](#)
1841–1926



[Sarah Elizabeth "Libby" Fothergill Mitchell](#)
1845–1929

Spouses



[Mabel May *Filman* Mitchell](#)
1882–1915



[Gladys Beatrice *Shibley* Mitchell](#)
1889–1984

Siblings



[Clara Lorena *Mitchell* McCurdy](#)
1876–1948



[Edward Franklin Mitchell](#)
1880–1958



[Richard Morley Mitchell](#)
1882–1964

Children



[Morley Filman Mitchell](#)
1912–1989



[Mabel Karn Mitchell](#)
1915–1915



[Ivan Fothergill Mitchell](#)
1915–1989

William and Mary Black

Source: Nasagiweya Historical Society_ research by Audrey Allison

- **William Black** was born in Ballinlough County Roscommon, Eire (Republic of Ireland) 1899. He emigrated to Canada in 1920 by means of a program that provided passage to any part of the empire for British ex-servicemen. He had been a young soldier in the Royal Field Artillery during World War I. He initially settled near his sister Bella having emigrated to Toronto earlier. Bill came to the Moffat area about 1922. He establish a partnership with T.C (Tommy) Amos and they developed a prize-winning herd of purebred Shorthorn cattle and proceeded to exhibit at major cattle shows across Canada. 1926 their bull Manor chief 9th was Grand Champion Shorthorn Bull at the Canadian National Exhibition.
- **Mary Black** (nee Buchanan) was born 1904 in Badenoch, nearby Puslinch Township. Her family had originated from Insch Invernesshire Scotland in 1833. Mary and Bill married in September 1932 and purchased the farm and called it "Old Pleasant Valley Farm" around this time. By this time the Amos and Black partnership had dissolved and each continued to build his Shorthorn herd. Bill Black and Tommy Amos had married sisters Mary and Marjorie Buchanan, re the connection. Throughout the 1930's and 40's Bill exhibited his Shorthorns on "show circuit" at major exhibitions across Canada and the International Exhibition in Chicago.
- During the 40's they had welcomed John into the world. However, he failed to follow in his parent's footsteps but was led astray into an academic career. Bill, being away for long periods of time with the cattle, much of the day to day running of the farm fell to Mary who was responsible for not only the home but much of the work of the farm including preparing produce for sale at the Guelph Farmer's market. The years of the great depression were difficult ones for all farmers in the area and the prize money from the cattle was an important source of revenue along with basic sales of livestock and sustained participation in the Guelph farmers' market (chickens, eggs, butter, garden produce and handcrafts) through 1950.
- During the 40's tuberculosis hit the Buchanan family, and a niece was sent to live with Black's and the nephew was sent to live with the Amos' next door until it was safe for them to return home
- In 1949 the Black's were joined by a farm helper, Arijs Dagavietis, a refugee from Latvia. He continued to live on the farm even though he worked at the Milton Manor seniors home and was able to provide the care and support that enabled the Blacks to continue to live on the farm until their deaths. In the 50's Bill expanded the farm by purchasing land at the east side of the original farm and 150 acres directly across the road on the east side of Concession 1.
- From the time that Mary and Bill moved to the farm **they played a very active part in the community life and were fully engaged in all types of local activities.** With receiving a television set as a gift from an old friend their living room became a community gathering point especially on a Saturday night.
- William Black and his wife Mary (Buchanan) registered a Grant to James and Nadine (Zuest) Bell and family in 1968. In 1964 Bill retired and sold the farm to Jim and Nadine Bell and he and Mary built a retirement home on 50 acres located across the road at Concession 1 Lot 17.
- Bill died in 1985 and Mary died in 1994.



1890 Picture



1910 Picture



1994 Picture of Barn



1994 Picture

2006 Photos



2024 Photos



Front Elevation



Front Elevation



Front Elevation



Side (East) Elevation



Side (East) Elevation



Side (East) Elevation

2024 Pictures



Rear (North) Elevation



2024 Pictures



Side (West) Elevation



Side (West) Elevation



Bank Barn and Silo



Garage/Shed



Garage/Shed



Bank Barn

Physical Attributes

Front Elevation (West)

- The original massing of the one-and-a-half-storey board and batten house with projecting eaves, plain fascia, soffit and medium gable roof
Stucco was applied to the historical portion of the house in the 1940s



Physical Attributes

Windows at Front Elevation (West)

Double hung six over six windows second floor
Windows at ground floor were replaced



Physical Attributes

Rear Elevation (West)

The original massing of the one-and-a-half-storey board and batten house with projecting eaves, plain fascia, soffit and medium gable roof
Stucco was applied to the historical portion of the house in the 1940s

1991 Addition

Historical



Physical Attributes

Windows at West elevation (Rear)

Double hung six over six windows second floor
Windows at ground floor were replaced



Physical Attributes

Windows at Side Elevation (South)

Double hung six over one windows at ground floor were part of additions in 1940s
Windows at ground floor were replaced



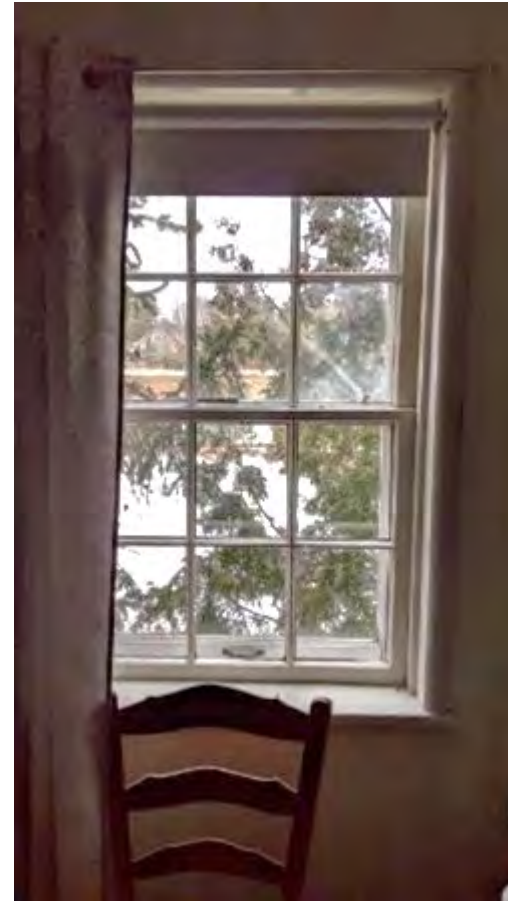
Physical Attributes

- Single-flue brick chimney



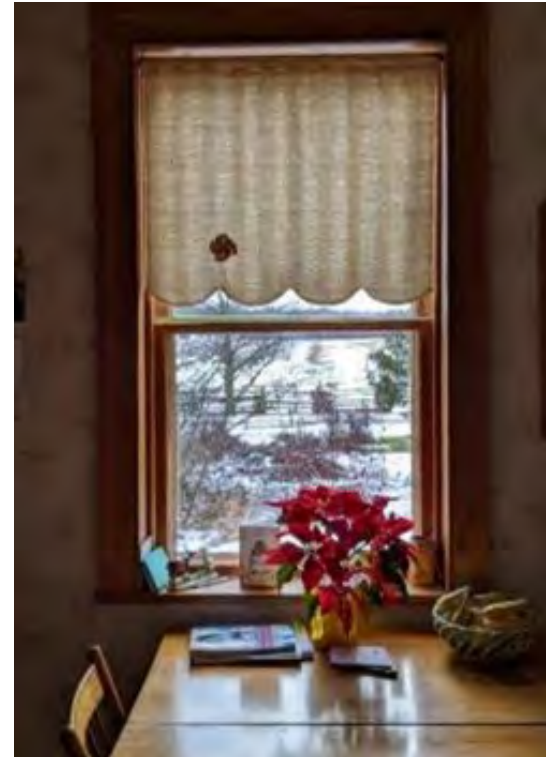
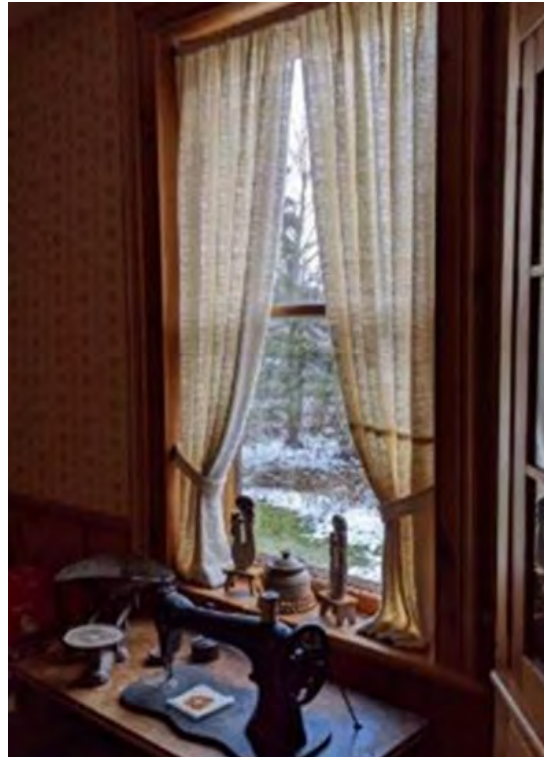
Physical Attributes

- Six over six windows with plain trims _ Interior view



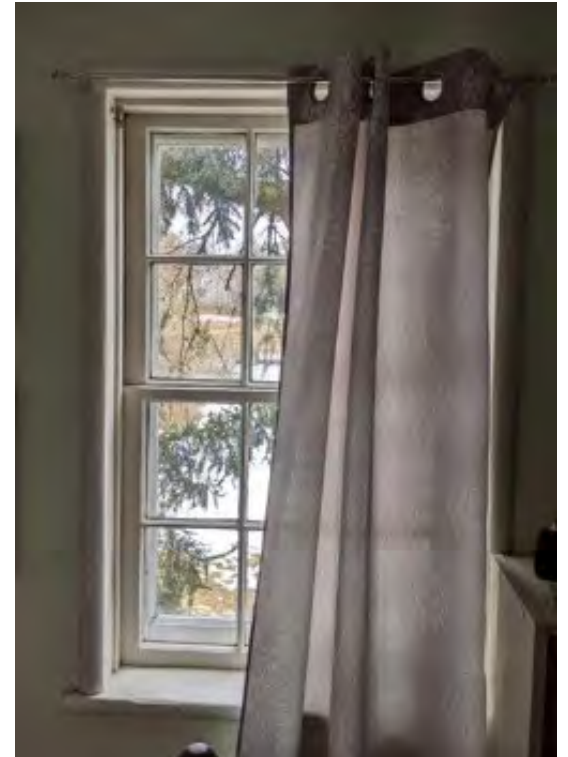
Physical Attributes

View of windows _ Interior



Physical Attributes

View of windows _ Interior



Non Physical Attributes

- Sympathetic addition to match historical design
- Double-hung, nine over nine windows with plain trims and wood slip sill.
 - Semis arch window at dormer



Non Physical Attributes

- Double-hung, nine over nine windows with plain trims and wood slip sill._ Interior View



Non Physical Attributes

- Double-hung, six over six windows with plain trims and wood slip sill at Side (North) elevation



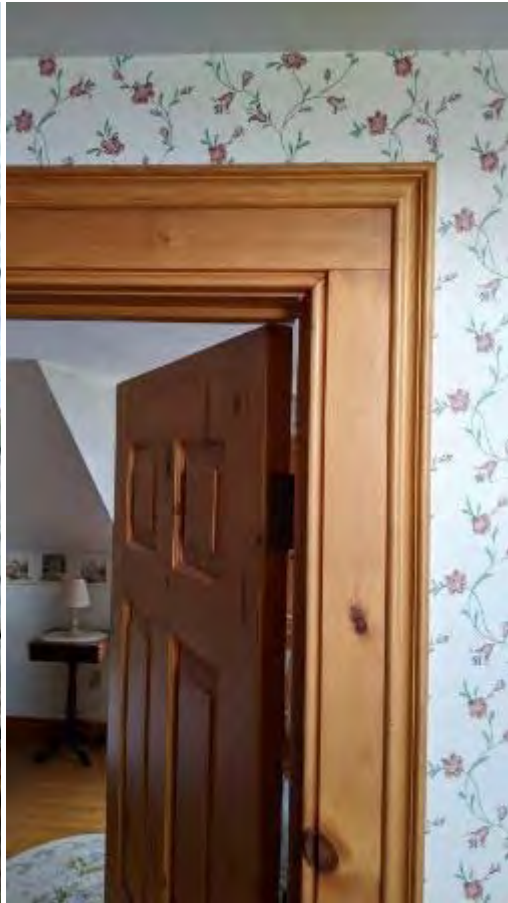
Non-Physical Attributes

- Interior Stairs



Non-Physical Attributes

- Interior Details _Doors



Non-Physical Attributes

- Interior Details

