

# HERITAGE IMPACT ASSESSMENT

16469 10 Side Road, Norval, Town of Halton Hills, ON



## FINAL REPORT

Date: 19 March 2025

Project #: LHC0492

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## **REPORT LIMITATIONS**

The qualifications of the heritage consultants who authored this report are provided in Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the condition of any buildings on the property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts of the proposed impacts on the cultural heritage value or interest and heritage attributes of the property and the surrounding area. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.



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## EXECUTIVE SUMMARY

*The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.*

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by Russell Pines Property Corp (**the Owner**) on 19 November 2024 to prepare a Heritage Impact Assessment (**HIA**) to assess potential impacts for a proposed redevelopment of the property at 16469 10 Side Road (**the Property**), Norval, in the Town of Halton Hills (**the Town**).

A portion of the Property –the Russell Farm –was previously subject to an evaluation against *Ontario Regulation 9/06 (O. Reg. 9/06)*. The Statement of Cultural Heritage Value or Interest (SCHVI) from that evaluation is provided in Section 5.3, with additional analysis of the heritage attributes outlined in Section 5.4.

The portion of the Property known as 35 Adamson Street South was evaluated against criteria from *O. Reg. 9/06* and was determined not to meet any criteria.

A Draft Plan of Subdivision for the Property proposes a total of 744 residential units, including 274 detached units and 470 townhouse units, a Commercial Mixed-Use Block, a storm water management pond, and two parks. The pine grove at the northwest portion of the Property, known as Russell's Hill of Pines, is proposed to be retained within Greenbelt Lands (Natural Area) zone, Greenbelt Lands (Table Lands) zone, and a Natural Feature Limit.

LHC finds that there is potential for direct and indirect adverse impacts on the heritage attributes of the Property. This includes potential impacts related to alteration, isolation, and obstruction of views. Alternatives and mitigation measures to reduce or avoid these impacts as project planning progresses were considered. No adverse impacts are anticipated for the adjacent and nearby heritage properties.

Retention of the farmhouse *in situ* within a new park is the preferred alternative (Option 2). However, in the event a new use and tools for the ongoing maintenance and care of the structure cannot be identified and implemented, relocation of the farmhouse to a new lot in the proposed Draft Plan of Subdivision (Option 3) would be preferred to ensure the continuing use of the building.

Regardless of whether the farmhouse is retained *in situ* within the park or if it is relocated to a new residential lot, LHC recommends the following mitigation measures:

- That a structural assessment be prepared by a qualified engineer with heritage experience to:

- 
- Identify any immediate concerns and/or short to medium term interventions required for the conservation of the building and its heritage attributes; and,
    - Assess the viability of relocation.
  - As design progresses, the scale, design and materiality of buildings adjacent to the farmhouse should be compatible with, subordinate to, and distinguishable from the retained farmhouse.
  - A Documentation Plan should be prepared for the overall Property prior to any additional removals or alteration. This HIA and the previous WSP CHRA can form part of this package. Additional photographs and measured drawings and mapping for the remaining features of the property should be compiled.
  - a Commemoration and Interpretation Plan should be prepared and integrated into comprehensive landscape planning for the park in order to support the understanding of Cultural Heritage Value or Interest (CHVI) associated with the retained attributes and overall Property and to help mitigate the partial loss of other heritage attributes.
  - A Conservation Plan is recommended to be prepared:
    - It should outline any required short-, medium- and long-term conservation measures. Conservation strategies should be guided by the MCM's *Eight Guiding Principles* and should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
    - The Conservation Plan should include any temporary protection measures to be implemented during construction of the proposed surrounding residential development; including guidance on site access, laydown areas, signage, fencing around the heritage building, and specific noise and vibration constraints.

In the event the farmhouse is retained *in situ* in a new park:

- A comprehensive landscape plan for the park will need to take into consideration the CHVI of the Property and its heritage attributes, including the significant views and relationships between the farmhouse and Russell's Hill of Pines as well as the historic alignment of Green Street.
- Regular use/programming, maintenance, and management of the building is required to ensure its conservation.

- An Adaptive Reuse Plan and Conservation Plan is recommended to be prepared by a qualified heritage conservation architect to identify an appropriate use and plan for required interventions and ongoing conservation.

In the event the farmhouse is relocated to a new lot:

- Lot selection and fabric should be informed by proximity and views to/from Russell's Hill of Pines, prominence of the new lot (i.e., a corner lot, a lot next to open space, or a lot that is larger than surrounding lots).
- Design of structures on adjacent lots (e.g., scale, massing, materials) will need to consider compatibility with the farmhouse.
- In the event that the farmhouse cannot be relocated on the east side of the proposed bypass due to density requirements and incompatibility with the unit type, a detached lot on the west side of the proposed bypass could be considered. Because this would result in impacts related to isolation and obstruction of views, mitigation measures with respect to Commemoration and Interpretation would be required.
- An Addendum to this HIA is recommended to be prepared once a preferred new lot has been identified, or once the preferred new location has been narrowed to two or three preferred options.
- A Relocation Plan –on its own or part of a complete Conservation Plan for the relocation and rehabilitation of the farmhouse – would be required to inform the relocation methodology.

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## 1 INTRODUCTION TO THE DEVELOPMENT SITE

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained by Russell Pines Property Corp (**the Owner**) on 19 November 2024 to prepare a Heritage Impact Assessment (**HIA**) to assess potential impacts for a proposed redevelopment of the property at 16469 10 Side Road (**the Property**), Norval, in the Town of Halton Hills (**the Town**) (Figure 1 and Figure 2).

The Property is listed as a non-designated property on the Town's Municipal Heritage Register (**the Register**) under Part IV Section 27 of the *Ontario Heritage Act* (**OHA**). The Property was added to the Register through Council resolution on 9 January 2012 (Resolution No. 2012-0003).

This HIA was completed in accordance with the Town of Halton Hills *Official Plan* (**OP**). It follows cultural heritage best practices drawing upon applicable frameworks, such as the Ministry of Citizenship and Multiculturalism (**MCM**) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. This HIA was prepared in accordance with the Town of Halton Hills' *Heritage Impact Assessment Terms of Reference* (the **TOR**).<sup>1</sup> This HIA also considers the applicable planning frameworks and identifies if the project complies and is consistent with the frameworks.

### 1.1 PROPERTY DESCRIPTION

The Property is in the geographic Esquesing Township in the Town of Halton Hills on the north side of 10 Side Road and Tenth Line and the west side of Adamson Street (Figure 1). The legal description is PT. LOTS 11 & 12 CONCESSION 11 ESQ; PART 1, 20R21398 (PIN: 25050-2997).

The Property comprises both the Russell Pines farmstead known municipally as 16469 10 Side Road and the property known municipally as 35 Adamson Road South.

The Property is an irregular triangle-shaped lot (Figure 2). It is bound by 10 Side Road to the southeast, Tenth Line to the southwest, Adamson Street to the east, 15 Adamson Street South, 5 Green Street, 9 Green Street, 472 King Street, 480 King Street, 482 King Street, 484 King Street, 490 King Street, 492 King Street, 494 King Street, 498 King Street, 502 King Street, 506 King Street, and 507 King Street to the north.

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<sup>1</sup> Town of Halton Hills, *Heritage Impact Assessment Terms of Reference*, May 2020, accessed 25 November 2024, <https://www.haltonhills.ca/en/business/resources/documents/HIA%20Terms%20of%20Reference%20May%202020.pdf>.

## 1.2 PROPERTY OWNER

The Owner of the Property is Russell Pines Property Corp. Their contact information is:

Russell Pines Property Corp  
5400 Yonge Street, Fifth Floor  
Toronto, ON M2N 5R5

## 1.3 PREVIOUS STUDIES

A *Cultural Heritage Resource Assessment for the Southeast Georgetown Secondary Plan* was prepared by WSP Canada Inc. (formerly Wood Group PLC) dated 25 February 2021; a revised draft is dated 17 September 2024. The Cultural Heritage Resource Assessment (**CHRA**) reviewed and inventoried five cultural heritage resources within and adjacent to the Secondary Plan Study Area: CHR-1: Russell Farm (15 Green Street / 16469 10 Side Road); CHR-2: 35 Adamson Street South; CHR-3: Hillcrest Cemetery; CHR-4: St. Paul's Anglican Church Cemetery; and CHR-5: J.W.L. Forester House.

An *Ontario Regulation 9/06 (O. Reg. 9/06)* evaluation was undertaken for one of the properties –the Russell Farm property (16469 10 Side Road) –and it was determined to exhibit cultural heritage value or interest (**CHVI**). The portion of the Property known as 35 Adamson Street South was identified as a potential heritage property, but not formally evaluated.

The CHRA provided recommendations related to the conservation of the heritage attributes of the Russell Farm property and recommended retention *in situ* of Green Street and Russell's "Hill of Pines". The CHRA recommended retention *in situ* of the 35 Adamson Street property and –if retention is not feasible –evaluation against *O. Reg. 9/06* criteria to determine whether it exhibits CHVI and warrants conservation.<sup>2</sup>

## 1.4 ARCHAEOLOGICAL ASSESSMENTS

A Stage 1-2 Archaeological Assessment (AA) was completed in July 2015 under PIF number P379-0014-2015 by This Land Archaeology Inc. The assessment resulted in the identification of six mid- to late-19<sup>th</sup> century Euro Canadian archaeological sites and four isolated Indigenous findspots. Stage 3 AA was required for four of the registered archaeological sites: Norval Site 1 (AjGx-261); Norval Site 2 (AjGx-262); Norval Site 3 (AjGx-263); and Norval Site 6 (AjGx-264).<sup>3</sup>

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<sup>2</sup> WSP, *Cultural Heritage Resource Assessment for the Southeast Georgetown Secondary Plan*, 17 September 2024, Project No. WW20101060.

<sup>3</sup> This Land Archaeology Inc. 31 July 2015. *Report on the Stage 1 and 2 Archaeological Assessment of Fieldgate Developments Land, Part of Lots 11 and 12, Concession 11, Town of Halton Hills, Regional Municipality of Halton, Ontario*. PIF #: P379-0014-2015.<sup>4</sup> This Land Archaeology Inc. 12 May 2016. *Report on the Stage 3 Archaeological*

The Stage 3 AA was completed in May 2016 by This Land Archaeology Inc. under PIF number P379-0028-2015, P379-0029-2015, P379-0035-2015, and P379-0036-2015. Additional Stage 4 AA was recommended for each of the four sites.<sup>4</sup>

The four Stage 4 Archaeological Assessments were completed in October and November 2021 by This Land Archaeology Inc. under PIF numbers P059-0940-2020, P059-0933-2020, P059-0934-2020, and P059-0939-2020). All four sites were subject to full site excavation and documentation in accordance with the 2011 *Standards and Guidelines for Consultant Archaeologists* and were determined to no longer hold further cultural heritage value or interest. No further archaeological work is required.<sup>5678</sup>

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*Assessment of: Norval Site 1 (AjGx-261) Norval Site 2 (AjGx-262) Norval Site 3 (AjGx-263) Norval Site 6 (AjGx-264) Located on Russell Pines Property Corp's Property, Part of Lots 11 and 12, Concession 11, Town of Halton Hills, Regional Municipality of Halton, Historic Halton Region, Geographic Township of Esquesing North, Ontario. PIF #: P379-0028-2015; P379-0029-2015; P379-0035-2015; P379-0036-2015.*

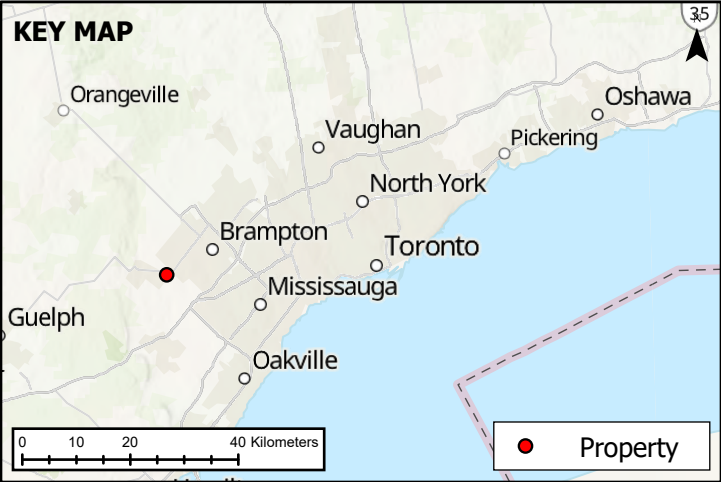
<sup>4</sup> This Land Archaeology Inc. 12 May 2016. *Report on the Stage 3 Archaeological Assessment of: Norval Site 1 (AjGx-261) Norval Site 2 (AjGx-262) Norval Site 3 (AjGx-263) Norval Site 6 (AjGx-264) Located on Russell Pines Property Corp's Property, Part of Lots 11 and 12, Concession 11, Town of Halton Hills, Regional Municipality of Halton, Historic Halton Region, Geographic Township of Esquesing North, Ontario. PIF #: P379-0028-2015; P379-0029-2015; P379-0035-2015; P379-0036-2015.*

<sup>5</sup> This Land Archaeology Inc. 22 November 2021. *Final Report on the Stage 4 Mitigation of Norval Site 1 (AjGx-261) located on Part of Lot 11, Concession 11, Geographic Township of Esquesing, Now in the Town of Halton Hills, Regional Municipality of Halton, Ontario. PIF #: P059-0940-2020.*

<sup>6</sup> This Land Archaeology Inc. 27 October 2021. *Final Report on the Stage 4 Mitigation of Norval Site 2 (AjGx-262) located on Part of Lot 11, Concession 11, Geographic Township of Esquesing, Now in the Town of Halton Hills, Regional Municipality of Halton, Ontario. PIF #: P059-0933-2020.*

<sup>7</sup> This Land Archaeology Inc. 27 October 2021. *Final Report on the Stage 4 Mitigation of Norval Site 3 (AjGx-263) located on Part of Lot 11, Concession 11, Geographic Township of Esquesing, Now in the Town of Halton Hills, Regional Municipality of Halton, Ontario. PIF #: P059-0934-2020.*

<sup>8</sup> This Land Archaeology Inc. 27 October 2021. *Final Report on the Stage 4 Mitigation of Norval Site 6 (AjGx-264) located on Part of Lot 11, Concession 11, Geographic Township of Esquesing, Now in the Town of Halton Hills, Regional Municipality of Halton, Ontario. PIF #: P059-0939-2020.*



**Legend**

 Property

NOTE(S) 1. All locations are approximate.  
REFERENCE(S) 1. Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community  
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**TITLE**  
**Location of the Property**

**CLIENT**  
Russell Pines Property Corp.

**PROJECT**  
Heritage Impact Assessment, 16469 Side Road 10, Norval,  
Town of Halton Hills, ON

**PROJECT NO.** LHC0492

**LHC**  
HERITAGE PLANNING  
& ARCHAEOLOGY

YYYY-MM-DD

2025-01-09

**FIGURE #**

**1**





Legend

Property

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REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar  
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TITLE Current Conditions of the Property	
CLIENT Russell Pines Property Corp.	
PROJECT Heritage Impact Assessment, 16469 Side Road 10, Norval, Town of Halton Hills, ON	PROJECT NO. LHC0492

## 1.5 HERITAGE RECOGNITION

The Property, located at 16469 10 Side Road, is currently included on the Town's Municipal Heritage Register (**MHR**) as a listed property under Part IV Section 27 of the *Ontario Heritage Act* (**OHA**).<sup>9</sup>

The Town's MHR contains the following description of the heritage value of the Property:

Good example of an early farmhouse in Halton Hills; Associated with the Russell Family, prominent locals; Also known as Russell's Pines.<sup>10</sup>

## 1.6 ADJACENT AND NEARBY HERITAGE PROPERTIES

The Halton Hills *OP* has a definition for adjacency with respect to cultural heritage. Section G13.7 gives the definition as, "those lands contiguous to a protected heritage property".<sup>11</sup> The PPS defines adjacent as "those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan".<sup>12</sup> Using the Halton Hills *OP* definition, there are zero adjacent protected heritage properties.

Table 1 and Figure 3 describe nearby properties included on the *Halton Hills Heritage Register* within an approximately 50 m area surrounding the Property. Images are sourced from Google Maps. There are three properties listed on the MHR under Part IV Section 27 of the *OHA*. There are no properties designated as Provincial Heritage Properties (**PHP**) or as National Historic Sites of Canada (**NHSC**).

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<sup>9</sup> Town of Halton Hills, "Heritage Register", accessed 25 November 2024, <https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx>.




<sup>10</sup> Town of Halton Hills, "Heritage Register", accessed 25 November 2024.

<sup>11</sup> Town of Halton Hills, *Town of Halton Hills Official Plan*, 2006, office consolidation 30 April 2024, <https://www.haltonhills.ca/en/business/resources/Documents/OfficialPlan/OfficialPlanConsolidationDec310-2020-Apr30-2024-FINAL-Compressed.pdf>.

<sup>12</sup> Province of Ontario, *Provincial Planning Statement*, 2024, 39.



Table 1. Nearby Heritage Properties.

Municipal Address	Heritage Recognition	Notes	Image
<b>28 Adamson Street South (St. Paul's Anglican Cemetery)</b>	Listed  Part IV Section 27 of the <i>OHA</i> .	General Peter Adamson, who served in the Peninsular War against Napoleon Bonaparte, settled in Norval in 1838 & donated land for the cemetery.	
<b>9995 Winston Churchill Boulevard (Hillcrest Cemetery)</b>	Listed  Part IV Section 27 of the <i>OHA</i> .	Includes decorative metal entrance arch, frame lodge building with stone veneer siding. Established in 1839 as a Presbyterian burial ground. Cemetery expanded in 1862, 1889 & 1909.	
<b>9948 Winston Churchill Boulevard (Former J. W. L. Forster House)</b>	Listed  Part IV Section 27 of the <i>OHA</i> .	Former home of renowned Canadian portraitist and Norval native, J. W. L. Forster (1850-1938); Good example of Gothic Revival farmhouse including gable roof, projecting center entrance bay with lancet window and keystone voussoir in	

Municipal Address	Heritage Recognition	Notes	Image
		gable peak, bargeboard along all eaves, dichromatic brick (now painted) pattern under eaves, six-over-six windows with large stone lintels and sills, and main entry with transom, sidelights and large stone lintel above.	





## Legend



Property



Adjacent Heritage Properties

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## TITLE

Adjacent and Nearby Listed Properties

## CLIENT

Russell Pines Property Corp.

## PROJECT

Heritage Impact Assessment, 16469 Side Road 10, Norval,  
 Town of Halton Hills, ON

PROJECT NO. LHC0492



YYYY-MM-DD

FIGURE #

2025-01-15

3

## 1.7 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Tool Kit*.<sup>13</sup> Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5: Heritage Impact Assessments and Conservation Plans*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.

A glossary of terms used in this HIA is provided in Appendix B.

### 1.7.1 TOWN OF HALTON HILLS HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

This HIA was completed in compliance with the Town's *Heritage Impact Assessment Terms of Reference* (Appendix C).<sup>14</sup>

### 1.7.2 LEGISLATION AND POLICY REVIEW

This HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property (Section 2).

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<sup>13</sup> Canada's Historic Places, *Standards and Guidelines for the Conservation of Historic Places in Canada*, Last modified 2010. Accessed 5 December 2024, 3, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>; Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Property Evaluation", *Ontario Heritage Tool Kit*, 2006, 18.

<sup>14</sup> Town of Halton Hills, *Heritage Impact Assessment Terms of Reference*, May 2020, accessed 2 December 2024, <https://www.haltonhills.ca/en/business/resources/documents/HIA%20Terms%20of%20Reference%20May%202020.pdf>.



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### 1.7.3 HISTORICAL RESEARCH

Historical research for this HIA included local history research. LHC consulted primary and secondary research sources including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

Online sources consulted included but were not limited to:

- The Archives of Ontario;
- Library and Archives Canada;
- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project;
- Town of Halton Hills;
- Lucy Maud Montgomery Museum Norval;
- University of Toronto Library;
- McMaster University Library; and,
- The Internet Archive.

### 1.7.4 ENQUIRIES

LHC contacted:

- Caylee MacPherson, Planner Development Review & Heritage, Town of Halton Hills on 28 November 2024 to inquire about heritage research related to the Property.
- The Lucy Maud Montgomery Museum Norval on 28 November 2024 to inquire about heritage research related to the Property including the pine grove known as Russell's Hill of Pines.

### 1.7.5 SITE VISIT

A site visit was conducted on 15 January 2025 by Principal, Christienne Uchiyama. The purpose of this site visit was to document the current conditions of the Property, adjacent and nearby properties, and their surrounding context. Interiors were not accessed on 15

January 2025. A second site visit was undertaken on 30 January 2025 by Intermediate Heritage Planner, Ben Daub, at which time interiors were accessed. Unless otherwise attributed all photographs in this HIA were taken during the site visits. A selection of photographs from the site visits that document the properties at the time of the site visits are included in Section 4.

### 1.7.6 IMPACT ASSESSMENT

This HIA is based on guidance from the MCM *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*.<sup>15</sup> Information Sheet #5 outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and,
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

This HIA also includes a consideration of direct and indirect adverse impacts on the Property the seven impacts identified above and against the heritage planning and policy context for Halton Hills.

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<sup>15</sup> Ministry of Citizenship and Multiculturalism. "Heritage Impact Assessments and Conservation Plans, Info Sheet #5." in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Planning Statement, 2005*, Queen's Printer for Ontario, 2006.

## 2 LEGISLATIVE AND POLICY CONTEXT

### 2.1 PROVINCIAL CONTEXT

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Ontario Heritage Act (OHA)*, *Planning Act*, the *Provincial Planning Statement (PPS)*, and the *Environmental Assessment Act*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province.

### 2.2 ONTARIO HERITAGE ACT, R.S.O. 1990, C. O.18

The *OHA* (consolidated on 4 December 2024) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.<sup>16</sup>

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. A municipality may designate individual properties under Part IV Section 29 of the *OHA* if the property meets two or more of the criteria of *O. Reg. 9/06*. Section 27(1) requires the clerk of a municipality to keep a register of property in the municipality that is of cultural heritage value or interest—often known as a Municipal Heritage Register (**MHR**). A property that meets one (or more) of the prescribed criteria for determining cultural heritage value or interest from *O. Reg. 9/06* may be listed on a MHR. A property that meets 2 or more of the prescribed criteria may be designated under Part IV Section 29 of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

The Property is listed under Part IV Section 27 of the *OHA*.

#### 2.2.1 ONTARIO REGULATION 9/06

*O. Reg. 9/06* identifies the criteria for determining cultural heritage value or interest under Part IV Section 27(3), 29(1)(a) and Part V Section 41(1)(b) of the *OHA*.<sup>17</sup> A Statement of Cultural Heritage Value or Interest (**SCHVI**) is created based on evaluation using these criteria. These

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<sup>16</sup> Province of Ontario, *Ontario Heritage Act*, R.S.O. 1990, c. O.18, last modified 4 December 2024, accessed 6 February 2025, <https://www.ontario.ca/laws/statute/90o18>.

<sup>17</sup> Province of Ontario, *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*, last modified 1 January 2023, accessed 30 October 2024, <https://www.ontario.ca/laws/regulation/060009>.

criteria are used in determining if an individual property or potential Heritage Conservation District (**HCD**) has CHVI. The regulation has nine criteria for evaluation of individual properties and nine criteria for evaluation of properties in HCDs. The two sets of criteria are substantially similar. The criteria for evaluation of individual properties under Part IV of the *OHA* are:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.<sup>18</sup>

As discussed in Section 1.3, a previous evaluation identified that the Russell Farm property (16469 10 Side Road) met five of the nine criteria. The portion of the Property known as 35 Adamson Street South has not previously been evaluated.

An evaluation of the Property using *O. Reg. 9/06* under the *OHA* is outlined in Section 5 of this HIA.

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<sup>18</sup> Province of Ontario, *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*, last modified 1 January 2023.

## 2.3 PLANNING ACT, R.S.O. 1990

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2025. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.<sup>19</sup>

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS*, which is used under the authority of Part 1 (3).

## 2.4 PROVINCIAL PLANNING STATEMENT (2024)

The *PPS* provides further direction for municipalities regarding provincial requirements. The *PPS* addresses cultural heritage in Section 4.6.<sup>20</sup>

Section 4.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 4.6.1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
- 4.6.2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
- 4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
- 4.6.4. Planning authorities are encouraged to develop and implement:
  - a) archaeological management plans for conserving archaeological resources; and
  - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

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<sup>19</sup> Province of Ontario, *Planning Act, R.S.O. 1990, c. P.13*, last modified 1 January 2025, accessed 6 February 2025, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

<sup>20</sup> Province of Ontario, *Planning Act*, Section 1.7.1e.

- 4.6.5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.<sup>21</sup>

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

A HIA may be required by a municipality in response to Section 4.6.1 and 4.6.3 of the *PPS*. Conservation may be achieved by the implementation of recommendations set out in a HIA that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. A HIA can include mitigative measures and/or alternative development approaches.

## 2.5 PROVINCIAL PLANNING CONTEXT SUMMARY

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As directed by the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

A HIA is one of the tools the province recognizes to manage the conservation of cultural heritage resources in Ontario following provincial policy direction. The HIA has been prepared to demonstrate that cultural heritage has been considered in compliance with provincial policy.

## 2.6 LOCAL FRAMEWORK

### 2.6.1 HALTON REGION OFFICIAL PLAN (1995)

The *Halton Region Official Plan (ROP)* was first adopted by the Council of the Regional Municipality of Halton on 30 March 1995 under by-law 49-94 and was most recently consolidated in November 2022. The purpose of the *ROP* is to “ensure that it continues to meet the needs of our community and develop a strategy to accommodate growth in Halton to 2051.”<sup>22</sup>

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<sup>21</sup> Province of Ontario, *Provincial Planning Statement, 2024: Under the Planning Act, 2024*, accessed 28 October 2024, 28, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

<sup>22</sup> Halton Region, *Official Plan*, 1995. last modified November 2022, accessed 29 November 2024, <https://www.halton.ca/Repository/ROP-Office-Consolidation-Text, Explanatory Notes>.



Policies related to the evaluation and conservation of cultural heritage resources are outlined in Part IV of the *ROP*. In general, the management of cultural heritage resources is the responsibility of local area municipalities. Cultural heritage policies relevant to this project are outlined in Appendix D.<sup>23</sup>

### **2.6.2 TOWN OF HALTON HILLS OFFICIAL PLAN (2006)**

The Town of Halton Hills *Official Plan* (**OP**) was adopted by Town Council in September 2006, approved by Halton Region in March 2008, and was last consolidated on 30 April 2024.<sup>24</sup> The purpose of the *OP* is to “guide the decisions of public authorities and private interests until 2031.”<sup>25</sup> Section 2.6 of the *OP* has the following cultural heritage goal, “to identify, conserve and enhance the Town’s cultural heritage resources and promote their value and benefit to the community”.

Policies related to cultural heritage resources are outlined in Section F5 of the *OP*. Policies most relevant to the Property and proposed development have been included in Appendix D. This HIA was conducted as required and outlined in Policy F5.1.2.

### **2.6.3 REGIONAL AND LOCAL CONTEXT SUMMARY**

The Region and Town have acknowledged the identification and conservation of cultural heritage resources as important processes. Accordingly, the Town has identified the need for heritage impact assessments and has developed guidelines for the management of built heritage resources.

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<sup>23</sup> Halton Region, *Official Plan*.

<sup>24</sup> Town of Halton Hills, *Town of Halton Hills Official Plan*, 2006, office consolidation 30 April 2024, <https://www.haltonhills.ca/en/business/resources/Documents/OfficialPlan/OfficialPlanConsolidationDec310-2020-Apr30-2024-FINAL-Compressed.pdf>.

<sup>25</sup> Town of Halton Hills, “Introduction,” in *Town of Halton Hills Official Plan*, II-4.

### 3 HISTORICAL RESEARCH, SITE ANALYSIS, AND EVALUATION

#### 3.1 EARLY INDIGENOUS HISTORY

The Town of Halton Hills website includes the following Indigenous Land Acknowledgment Statement:

The Town of Halton Hills is located on the Treaty Lands and Territory of the Mississaugas of the Credit, as well as the traditional territory of the Huron-Wendat and the Haudenosaunee peoples.<sup>26</sup>

The following section provides a brief overview of early Indigenous history of the general area, followed by a general overview of early Euro-Canadian settlement.

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo, Archaic, and Woodland.

##### 3.1.1 PALEO PERIOD (9500-8000 BCE)

The earliest human occupation of Southern Ontario dates to around 11,000 BCE. These early populations consisted of small groups of hunter gatherers who ranged long distances, relying on caribou and other resources available in forests dominated by Spruce trees. Archaeologists identify this as the Paleo period and the stone tools are characterized by lanceolate (a narrow oval pointed at the ends like the head of a lance) shaped points with a channel or flute extending from the base. There is substantial evidence of early Paleo Period occupation in Southwestern Ontario, however evidence in Eastern Ontario is largely limited to reported finds from the Rideau Lakes<sup>27</sup> and along the north shore of Lake Ontario.<sup>28</sup>

Archaeological evidence suggests that people in the latter half of the Paleo Period still covered large areas but were more restricted in their movements. This suggests that food resources were more readily available. People in the Late Paleo Period made smaller non-fluted points produced from a broader range of lithic materials. Late Paleo sites have been identified along the north shore of Lake Ontario.<sup>29</sup>

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<sup>26</sup> Town of Halton Hills, "Truth and Reconciliation," accessed 26 November 2024, <https://www.haltonhills.ca/en/truth-and-reconciliation.aspx#Land-and-Treaty-Recognition>.

<sup>27</sup> Gordon Watson, "Prehistoric Peoples of the Rideau Waterway" (Ontario Archaeology 1982), 5-26, accessed 26 November 2024, <https://ontarioarchaeology.org/Resources/Publications/oa50-1-watson.pdf>.

<sup>28</sup> Arthur Roberts, "Paleo-Indian on the North Shore of Lake Ontario", *Archaeology of Eastern North America*, No. 8, 1984, 28-45.

<sup>29</sup> Arthur Roberts, Paleo-Indian, "Preceramic Occupations Along the North Shore of Lake Ontario", National Museum of Man, *Archaeological Survey of Canada*, Mercury Series, Paper 132, 1985.

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### 3.1.2 ARCHAIC PERIOD (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although they lived in larger groups and over time occupied smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.<sup>30</sup>

### 3.1.3 WOODLAND PERIOD (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – 1650 CE) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).<sup>31</sup> The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.<sup>32</sup> During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).<sup>33</sup> Princess Point Complex (AD 500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario. Large Princess Point village sites have been found at Coote's Point and in the Credit River valley.

The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas,

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<sup>30</sup> Toronto Region Conservation Authority, "Chapter 3: First Nations", 2001.

<sup>31</sup> EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

<sup>32</sup> EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

<sup>33</sup> EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).<sup>34</sup>

### **3.2 SEVENTEENTH- AND EIGHTEENTH-CENTURY HISTORIC CONTEXT (1600S AND 1700S)**

French explorers and missionaries began arriving in southern Ontario during the first half of the seventeenth-century, bringing with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged war on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.<sup>35</sup>

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomí, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.<sup>36</sup> Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.<sup>37</sup> A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.<sup>38</sup> Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.<sup>39</sup>

Throughout the 18<sup>th</sup> century, the Mississaugas who settled in between Toronto and Lake Erie were involved in the fur trade. Although they did practice agriculture of domesticated food crops, they continued to follow a seasonal cycle of movement for resource harvesting.

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<sup>34</sup> Six Nations Elected Council, “About,” *Six Nations of the Grand River*, accessed 12 May 2022, <https://www.sixnations.ca/about>; University of Waterloo, “Land acknowledgment,” *Faculty Association*, accessed 10 May 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, “History,” accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

<sup>35</sup> Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>.

<sup>36</sup> Mississaugas of the Credit First Nation, “History,” 3-4.

<sup>37</sup> Mississaugas of the Credit First Nation, “History,” 3-4.

<sup>38</sup> Mississaugas of the Credit First Nation, “History,” 3-4.

<sup>39</sup> Toronto Region Conservation Authority, “Archaeology Opens a Window on the History of Indigenous Peoples in the GTA,” News, 2018, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>.

Families were scattered across the wider hunting territory during winter months, hunting deer, small game, birds and fur animals. In spring, groups moved to sugar bushes to harvest sap prior to congregating at the Credit River.<sup>40</sup> The Credit River was an important site in the spring for Salmon and was also the location where furs and pelts were brought to trade.

### 3.3 SURVEY AND EARLY EURO-CANADIAN SETTLEMENT

The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The British Royal Proclamation of 1763 defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.<sup>41</sup> In 1774, British Parliament passed including land that would become much of Ontario and several midwestern states in the United States.<sup>42</sup> Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to open land for more settlement. The Crown rushed to purchase land and signed Treaties with local Indigenous groups. In 1788, the area formed a part of the Nassau District, which then was renamed to the Home District in 1792.<sup>43</sup>

### 3.4 AJETANCE TREATY (TREATY 19)

The Property is located within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario.<sup>44</sup>

As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty, and, by the end of October, the

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<sup>40</sup> The name for the Credit River and by extension the Mississaugas of the Credit, derives from the practice of French, and later English, traders providing credit to the Mississaugas at that river location.

<sup>41</sup> Randall White, 1985, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 51.

<sup>42</sup> Randall White, 1985, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 51; Archives of Ontario, 2015a, The Changing Shape of Ontario, “The Evolution of Ontario’s Boundaries 1774-1912”, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>.

<sup>43</sup> J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto, ON: Walker & Miles, 1877, 84.

<sup>44</sup> Donna Duric, “Ajetance Treaty, No. 19 (1818),” *MCFN*, last modified 4 November 2020, accessed 23 April 2024, <https://mncfn.ca/ajetance-treaty-no-19-1818/>; Peel Art Gallery, Museum, and Archives, “About Peel.”

Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.<sup>45</sup>

### 3.5 ESQUESING TOWNSHIP

The British government divided these new lands (known as Halton County) into three townships using the same names that the Mississauga used: Chinguacousy, Nassageweya, and Esquesing. Survey of Esquesing Township began in 1819 by Charles Kennedy and Richard Bristol. Settlement soon followed.<sup>46</sup> Esquesing Township, which translates to either 'Last Creek Out' or 'Land of the Tall Pines' was originally surveyed by Richard Bristol and had a population of 424 inhabitants by 1821.

The Credit River was the main draw for settlers with the earliest mill having been established in Georgetown in 1823 by George Kennedy. The hamlet of Glen Williams was similarly established for its proximity to the Credit River. In 1832, the first post office was opened with Henry Fyfe serving as the first postmaster.<sup>47</sup> In 1849, the Township was incorporated under the 1849 Municipal Corporations Act with its capital at Stewarttown. In 1853, Halton County and Wentworth County became separate municipalities. In 1856, the construction of the Grand Trunk Railway through the Township encouraged the development of many rural hamlets into industrial centres. Established in 1854, Barber Paper Mills was one of the major industrial employers within the Township for over 130 years.

In the 1960s, Halton County's population continued to grow, leading to many small towns and rural areas to amalgamate to form municipal governments to take on responsibilities like infrastructure, healthcare, and emergency services. In 1972, Halton County Council established four municipalities: Burlington, Oakville, Milton, and North Halton. Two years

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<sup>45</sup> Donna Duric, "Ajetance Treaty, No. 19 (1818)," *MCFN*, last modified 4 November 2020.

<sup>46</sup> J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto, ON: Walker & Miles, 1877, 84.

<sup>47</sup> Nick Mika, *Places in Ontario: Their Name Origins and History, Part II*, Belleville, ON: Mika Publishing Company, 1977, 686-687.

later, the Town of Halton Hills was formed from the amalgamation of Action, Georgetown, and Esquesing Township. This amalgamation encompassed several hamlets including Norval.<sup>48</sup>

### 3.6 THE HAMLET OF NORVAL

The hamlet of Norval was founded by James McNabb who arrived alongside his parents John and Janet McNabb.<sup>49</sup> In 1820, James McNabb erected a dam across the Credit River and in 1825, he established flour, saw and flax mills in the area. Throughout the 1830s, the hamlet was known as McNabbsville. An 1837 article in the *Montreal Gazette* notes that the village began to be known as Norville or Norval. Norval was likely named after Norval Creek in Vermont, USA where many early settlers came from.

Norval was a flourishing village of 300 to 400 inhabitants containing a schoolhouse, a grist mill, a sawmill, a distillery, and a brewery.<sup>50</sup> The mills would later be sold to General Peter Adamson in 1838. In 1836, the first post office was opened by Colonel William Clay in his general store, and he served as the first postmaster. Norval declined in the 1850s when the Grand Trunk Railway (**GTR**) was introduced by-passing the village. Norval Station was erected near the town line where the rails crossed and enabled the village to handle various shipments and remained in operation until 1926.<sup>51</sup>

The village of Norval at one point was home to several businesses including: a bakeshop, a saddlery, a broom factory, a harness shop, a carriage manufactory, two cobbler shops and three blacksmiths. In 1878, a new Presbyterian church replaced the earlier building which was erected outside the village in 1839. Other notable churches found within the Village of Norval include St. Paul's Anglican Church, built in 1846 and a Methodist brick church, originally built in 1853 and later replaced in 1889 by a Gothic brick building, which was renamed Norval United Church in 1925.<sup>52</sup> A drawing of Norval in 1926 depicts places of interest including the Property (#43) and the Hill of Pines (#44) (Image 1).

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<sup>48</sup> Morrison and Young, "Halton Hills."; Visit Halton Hills, "Historical Halton Hills."; GeorgetownON Magazine, "Halton Hills Celebrates 50<sup>th</sup> Birthday. Do You Know the History?" accessed 28 November 2024, <https://www.georgetownon.ca/halton-hills-celebrates-50th-birthday-history>.

<sup>49</sup> Nick Mika, *Places in Ontario: Their Name Origins and History, Part II*, Belleville, ON: Mika Publishing Company 1977, 89-90.

<sup>50</sup> "Travels in Upper Canada No. XXI", *The Montreal Gazette*, 4 March 1837; Esquesing Historical Society Newsletter, November 1996, No. EHS-N1996-11-P002, accessed 27 November 2024, <https://vitacollections.ca/HaltonHillsImages/81093/page/4?n=>.

<sup>51</sup> Nick Mika. *Places in Ontario: Their Name Origins and History, Part II*, Belleville, ON: Mika Publishing Company 1977, 89-90.

<sup>52</sup> Nick Mika. *Places in Ontario: Their Name Origins and History, Part II*, Belleville, ON: Mika Publishing Company 1977, 89-90.



Lucy Maud Montgomery, author of *Anne of Green Gables*, lived in Norval from 1926 to 1935. While living there she published six novels and wrote three of the ten volumes of her journals. She frequently wrote about the pine grove, known as Russell's Hill of Pines in those journals.<sup>53</sup> In May 1927, she wrote, "Norval is so beautiful now that it takes my breath. Those pine hills full of shadows -those river reaches- those bluffs of maple and smooth-trunked beech-with drifts of wild white blossom everywhere. I love Norval as I have never loved any place save Cavendish".<sup>54</sup>

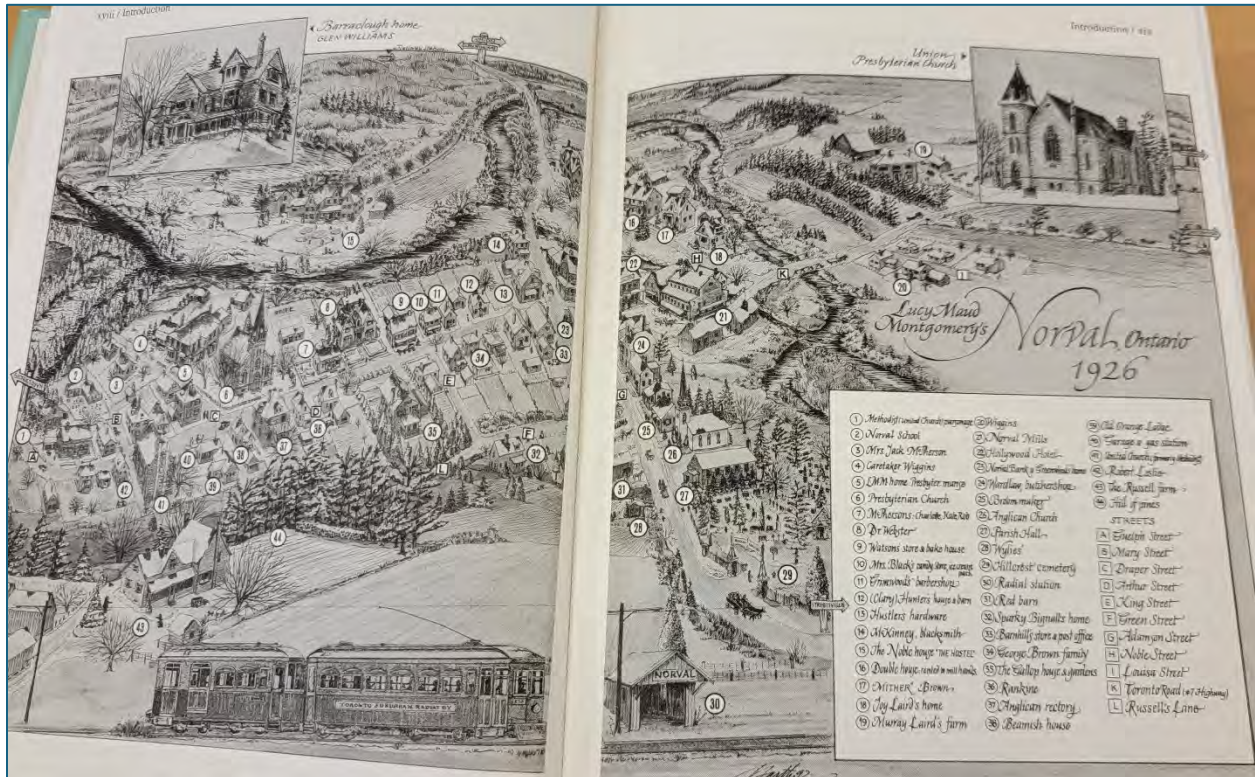


Image 1. Drawing of Norval as depicted in 1926.<sup>55</sup>

### 3.7 THE TORONTO SUBURBAN RAILWAY, GUELPH LINE

In 1894, the Toronto Suburban Railway (**TSR**) was incorporated from the acquisition of the City and Suburban Electric Railway Company and the Davenport Street Railway Company. Two prominent Canadian steam railway developers, Sir William MacKenzie and Sir Donald

<sup>53</sup> Nick Mika. *Places in Ontario: Their Name Origins and History*, Part II, Belleville, ON: Mika Publishing Company 1977, 89-90.

<sup>54</sup> L.M. Montgomery, *The Selected Journals of L.M. Montgomery*, Vol. III: 1921-1929, Edited by Mary Rubio and Elizabeth Waterston, Toronto, ON: Oxford University Press, 1992, 334-335.

<sup>55</sup> Eric Barth, 1992; L.M. Montgomery, *The Selected Journals of L.M. Montgomery*, Vol. III: 1921-1929, Edited by Mary Rubio and Elizabeth Waterston, Toronto, ON: Oxford University Press, 1992, xviii-xix.



Mann played the prime roles in the early financing, construction and operation of the TSR system.

In 1904, it was authorized to extend its operations towards Hamilton, Brampton, Guelph, and the Niagara Peninsula. The surveying for the Guelph Line to Georgetown was completed in 1911 and construction commenced in 1912 with grading completed the following year.<sup>56</sup> Between 1914 and 1915, the steel tracks were laid for the Guelph Line.<sup>57</sup> A standard wood-frame, open-facing passenger shelter flag station was constructed for Norval (Image 2). A brick station was constructed at Georgetown, a two-storey wood frame station was constructed at Acton, and a stone station constructed at Guelph.<sup>58</sup> Work was undertaken by general contractor Ewen Mackenzie with H.T. Hazen serving as the chief engineer.

On 14 April 1917, the Guelph Line was opened with electric interurban trains running from Keele and St. Clair in the Junction to Guelph Station on a single track. In 1918, the TSR was nationalized under the Canadian National Railways Company (**CNR**).<sup>59</sup> In 1923, the routes within the City of Toronto were purchased by the Toronto Transit Commission and the Guelph Line was renamed as the Canadian National Electric Railways (**CNER**).

On 14 July 1928, a fatal accident occurred at the Norval CNER flag station when an automobile collided with a passing train (Image 3).<sup>60</sup> A second accident occurred on 19 December 1929 when a snowplough collided with a passing train.<sup>61</sup> In 1931, the CNER left TSR bond interest unpaid, and the Guelph Line went into receivership. It was promptly abandoned on 15 August 1931. The TSR right-of-way land was sold at low prices to landowners along the former line

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<sup>56</sup> “The Toronto Suburban Railway’s Line to Guelph Opened.”, *Canadian Railway and Marine World*, Electric Railway Department, May 1917, accessed 27 November 2024, [https://www.canadiana.ca/view/oocihm.8\\_06968\\_58/29](https://www.canadiana.ca/view/oocihm.8_06968_58/29).

<sup>57</sup> “New Electric Railway-Toronto to Guelph.”, *The Canadian Engineer*, Vol. 29, 23 December 1915, 710, accessed 27 November 2024, [https://www.canadiana.ca/view/oocihm.8\\_04084\\_585/11](https://www.canadiana.ca/view/oocihm.8_04084_585/11).

<sup>58</sup> “The Toronto Suburban Railway’s Guelph Extension and Other Lines”, *Canadian Railway and Marine World*, Electric Railway Department, August 1917, 322, accessed 27 November 2024, [https://www.canadiana.ca/view/oocihm.8\\_06968\\_61/24](https://www.canadiana.ca/view/oocihm.8_06968_61/24).

<sup>59</sup> Donald E. Coulman, “By Streetcar to Toronto... Commuting from Guelph the Electric Way”, *Wellington County History*, Vol. 4, Fergus, ON: Wellington County Historical Research Society, 1991, accessed 27 November 2024, [https://eservices.wellington.ca/Museum.JournalAndEssays/FileUploads/Volume%2004\\_text\\_images.pdf](https://eservices.wellington.ca/Museum.JournalAndEssays/FileUploads/Volume%2004_text_images.pdf).

<sup>60</sup> “Death Stalked Three at Norval Crossing”, *Toronto Daily Star*, 16 July 1928, 4, accessed 28 November 2024, <https://ezproxy.torontopubliclibrary.ca/login?url=https://www.proquest.com/hnptorontostar/newspapers/page-4/docview/1437292682/sem-2?accountid=14369>.

<sup>61</sup> “Radial and Snow-Plow Crash Thirteen Met With Injuries”, *Toronto Daily Star*, 20 December 1929, 36, accessed 28 November 2024, <https://ezproxy.torontopubliclibrary.ca/login?url=https://www.proquest.com/hnptorontostar/newspapers/page-36/docview/1437356112/sem-2?accountid=14369>.

and the railway tracks were dismantled by 1935.<sup>62</sup> In 1936, the right-of-way in Norval was purchased by the Hydro-Electric Corporation of Ontario.<sup>63</sup>



Image 2. View of Norval TSR/CNER Station with Russell's Farm in the background, 1920s.

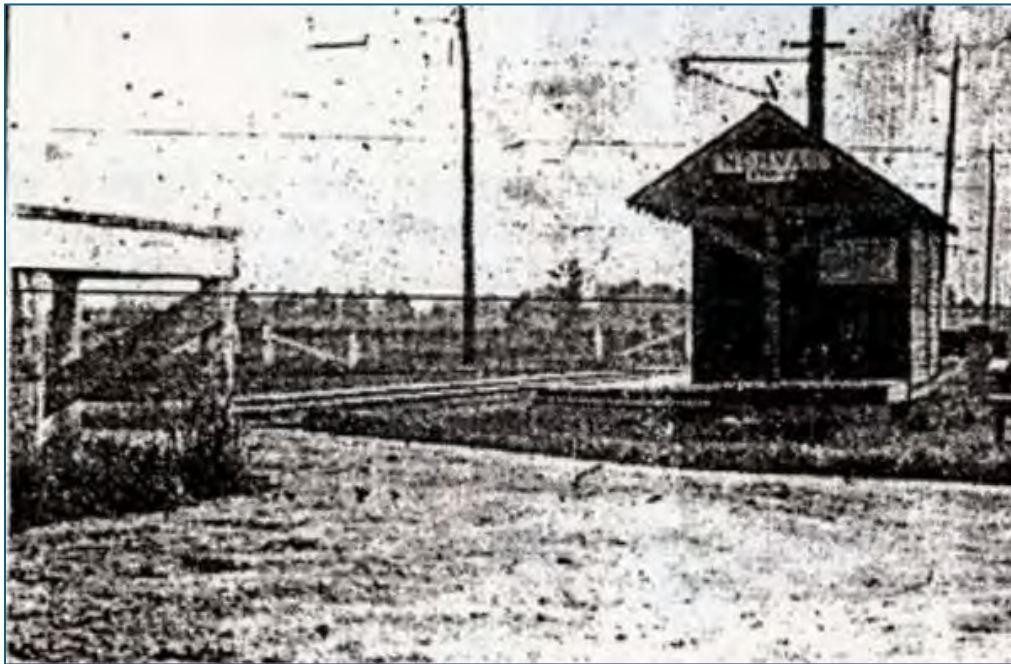


Image 3. Norval TSR/CNER Station, 1928.<sup>64</sup>

<sup>62</sup> Donald E. Coulman, "By Streetcar to Toronto... Commuting from Guelph the Electric Way", *Wellington County History*, Vol. 4, Fergus, ON: Wellington County Historical Research Society, 1991, accessed 27 November 2024, 47.

<sup>63</sup> Land Registry Ontario, Halton County (LRO 20), 1936, Inst. EW14993.

<sup>64</sup> "Three Children Dead and Father Injured in Motor Crash", *The Georgetown Herald*, 18 July 1928, 2, accessed 27 November 2024, <https://vitacollections.ca/claringtonnews/89864/page/2/>.

### 3.8 THE PROPERTY

Table 2 contains the chain of property ownership for Lot 11, Concession 11. Table 3 contains the chain of property ownership for Lot 12, Concession 11. See also Figure 4 to Figure 6 for changes to the Property over time.

Table 2. Chain of Property Ownership for the Property at 16469 10 Side Road (Lot 11, Concession 11).

Property Owner	Years of Ownership	Instrument	Remarks
<b>James Byrnes</b>	1819-1827	Inst. Crown Patent.	W 100 acres.
<b>James McNabb</b>	1827-1835	Inst. 364.	SW 100 acres.
<b>Hon. William Allan</b>	1835-1839	Inst. 680.	All with exceptions.
<b>Hon. Peter Adamson</b>	1839-1864	Inst. 356.	All with exceptions.
<b>Ontario Bank</b>	1867-1869	Inst. 138 (Deed Poll).	All of Peter Adamson's Interest.
<b>William Clay</b>	1869-1881	Inst. 143.	132 acres; parts of Lot 11 and Lot 12 not therefore sold to one Robert Noble; \$2,960.
<b>William Russell</b>	1881	Inst. 3437.	105 acres, parts of W & E ½ of Lot 11 & part of W ½ of Lot 12; \$7,500.
<b>Donald Robert Russell</b>	1980	---	---
<b>Robert B. Russell</b>	1982	---	105.25 acres, Part & OL as in 529452.

Table 3. Chain of Property Ownership for the Property at 16469 10 Side Road (Lot 12, Concession 11).

Property Owner	Years of Ownership	Instrument	Remarks
<b>John McNabb</b>	1822-1824	Inst. Crown Patent.	W 100 acres.
<b>James McNabb</b>	1824-1835	Inst. 364.	SW 100 acres.
<b>Hon. William Allan</b>	1835-1839	Inst. 680.	All with exceptions.
<b>Hon. Peter Adamson</b>	1839-1864	Inst. 356.	All with exceptions.
<b>Ontario Bank</b>	1864-1869	Inst. 138 (Deed Poll).	All of Peter Adamson's Interest.
<b>William Clay</b>	1869-1881	Inst. 143.	132 acres; parts of Lot 11 and Lot 12 not therefore sold to one Robert Noble; \$2,960.
<b>William Russell</b>	1881-1917	Inst. 3437.	105 acres, parts of W & E ½ of Lot 11 & part of W ½ of Lot 12; \$7,500.
<b>Donald Robert Russell and Dorothy Verna Russell</b>	1980	---	---
<b>Robert B. Russell and Margaret K. Russell</b>	1980-1982	Inst. 529452.	105.20 acres, Part E & W ½ lot; \$27,500.
<b>Robert B. Russell</b>	1982		105.20 acres, Part & OL as in 529452.

### 3.8.1 16469 10 SIDE ROAD (RUSSELL FARM)

The Crown Patent for the west half of Lot 11, Concession 11 was granted to James Byrnes in 1819. The Crown Patent for the west half of Lot 12, Concession 11 was granted to John McNabb in 1822. Lot 11 was sold to James McNabb in 1827. Lot 12 was sold to James McNabb in 1824. This land owned by James McNabb was consolidated and purchased by the Honourable William Allan in 1835, who owned the Property for a period of four years. In 1839, the property was sold to the Honourable Peter Adamson. The 1858 map of Esquesing shows the street layout for Norval extending across the Property (Figure 4); however, the 1861 Census notes that the 200 acres owned by Peter Adamson on Lot 11 and Lot 12 were valued at \$7,500 but were not cultivated or used for pasture and left in a natural state.<sup>65</sup> The Property was purchased by William Clay in 1869. The 1877 map of Esquesing and the 1877 map of Norval both show the village lots and streets extending across the Property (Figure 4).

In 1881, William Russell purchased the Property. The 1884 tax assessment roll notes that he owned 130 acres of land valued at \$5,400.<sup>66</sup> The 1891 Census indicates that William Russell was living with his children, Rachel Russell and David Russell, a housekeeper Elizabeth Shook, and a farm labourer George Ismond, in a one-and-a-half storey, wood-frame, nine-room house.<sup>67</sup>

A 1902 Georgetown Herald article notes that bricklayers in Norval had begun work on constructing a new brick house for William Russell;<sup>68</sup> the brick house is first depicted on a 1909 topographic map (Figure 5). In 1903, William Russell leased 1 acre of land on Lot 11 to the Corporation of the Township of Esquesing for a period of 99 years for a sum of \$250.<sup>69</sup> The 1921 Census indicates that Margaret Russell was living with her children, William James Russell, Donald Russell, John Russell, Margaret Russell, and Rachel Russell in a six-room brick house and working as farmers.<sup>70</sup> On 18 December 1929, a major accident involving a CNER train and a snow plough left passengers with serious injuries and the Russell Farm was used

<sup>65</sup> Library and Archives Canada, *Agricultural Census*, 1861. Enumeration District No. 2 Esquesing Township, 49, Line 23, accessed 28 November 2024, <http://central.bac-lac.gc.ca/.redirect?app=census&id=45987534&lang=eng>.

<sup>66</sup> Tax Assessment Roll for the Municipality of Esquesing, 1884, Image 27, Line 432, accessed 28 November 2024, <https://www.familysearch.org/ark:/61903/1:1:6XM9-W7CL>.

<sup>67</sup> Library and Archives Canada, *Census of Canada*, 1891. Enumeration Sub-District Esquesing, 28, Line 20, accessed 27 November 2024, <http://central.bac-lac.gc.ca/.redirect?app=census&id=25511897&lang=eng>.

<sup>68</sup> "Norval", *The Georgetown Herald*, 11 June 1902, 3, accessed 28 November 2024, <https://images.ourontario.ca/Partners/HHPL/HHPL000089288p0003f.pdf>.

<sup>69</sup> Land Registry Ontario, (LRO 20), 1903, Inst. 8262.

<sup>70</sup> Library and Archives Canada, *Sixth Census of Canada*, 1921. Enumeration Sub-District No. 2 Esquesing Township, 5, Line 8, accessed 27 November 2024, <https://www.ancestry.ca/sharing/26898162?mark=7b22746f6b656e223a225955597066746b5574344738336c365a672b2f536f686e6c494f4c375858616c7937782f706c45545a453d222c22746f6b656e5f76657273696f6e223a225632227d>.



as a makeshift hospital. Reverend Ewen McDonald-the husband of Lucy Maud Montgomery-was a passenger on the train and sustained a minor injury.<sup>71</sup>

The 1931 Census indicates that Margaret Russell was living with her son William James Russell and a farm labourer Leonard Hill in an eight-room brick house.<sup>72</sup> In 1980, the Property, being a total of 105.20 acres was sold from Dorothy Verna Russell (the executor of the Last Will and Testament of Donald Robert Russell) to Robert Bruce Russell for a sum of \$27,500. In 1982, the Property, being a total of 105.20 acres was conveyed from Margaret Russell to Robert Bruce Russell. A 1992 photograph depicts the barn and outbuildings on the Property (Image 4).



Image 4. View of the barn and outbuildings of Russell's Farm, 1992.<sup>73</sup>

<sup>71</sup> "Smash on Radial at Norval", *The Georgetown Herald*, 25 December 1929, 2, accessed 28 November 2024, <https://images.ourontario.ca/Partners/HHPL/HHPL000089938p0002f.pdf>.

<sup>72</sup> Library and Archives Canada, *Seventh Census of Canada*, 1931. Enumeration District No. 3 Esquesing Township, 2, Line 41, accessed 27 November 2024, [https://www.ancestry.ca/imageviewer/collections/62640/images/1931\\_112-e011643687?pid=610749](https://www.ancestry.ca/imageviewer/collections/62640/images/1931_112-e011643687?pid=610749).

<sup>73</sup> Keith Strike, "16469 Ten Sideroad, at Winston Churchill Blvd. - the barns and out buildings.", Esquesing Historical Society, No. EHS25976, accessed 27 November 2024, <https://vitacollections.ca/HaltonHillsImages/3713046/data>.

### 3.8.2 35 ADAMSON ROAD SOUTH

The 1915 topographic map illustrates the Property with the red brick farmhouse visible in the centre and the pine grove known as Russell's Hill of Pines visible adjacent to the north. The 1918 topographic map illustrates the construction of the Guelph Line of the TSR along the south side of the Property with a small railway siding (Figure 5). It also illustrates the construction of two buildings marked on the north side and the south side of the railway tracks. The building at the municipal address of 35 Adamson Road South appears to have been constructed between 1915 and 1918. The 1931 Census indicates that Robert Baker, Rose Baker, and their children rented a single-detached, wood-frame, five-room building valued at \$1,000. His occupation was noted as a railway foreman for the CNER.<sup>74</sup> Real estate listing photographs from 2011 depict the building (Image 5).

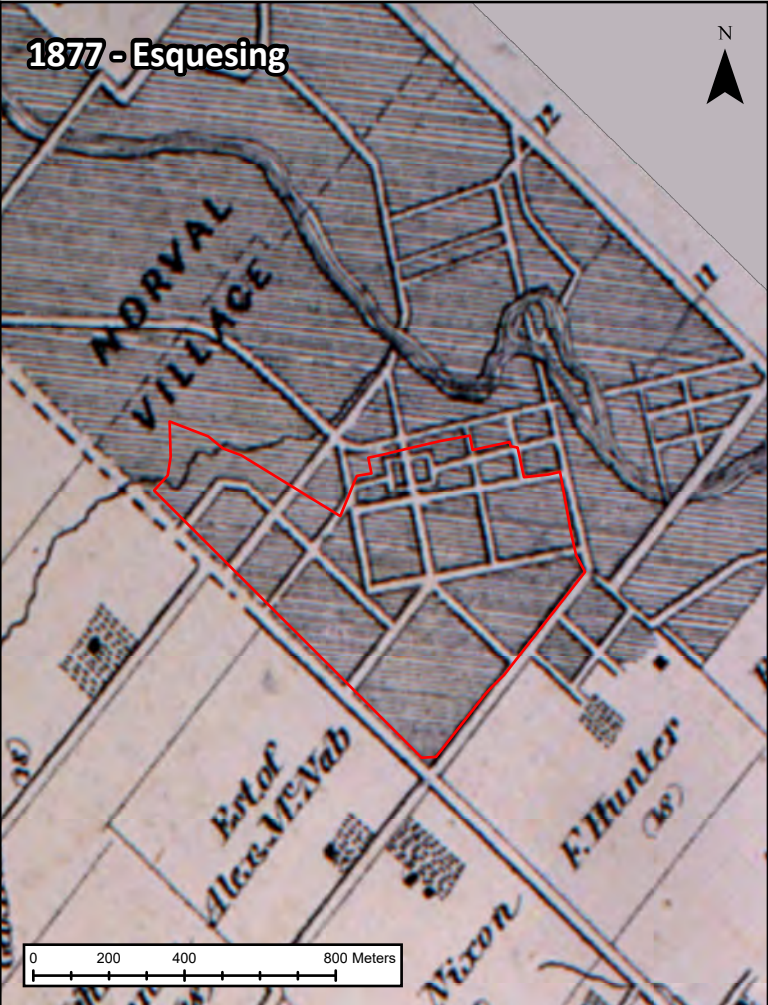


Image 5. View east elevation of the building, 2011.<sup>75</sup>

<sup>74</sup> Library and Archives Canada, *Seventh Census of Canada*, 1931. Enumeration District No. 3 Esquesing Township, 2, Line 47, accessed 27 November 2024.

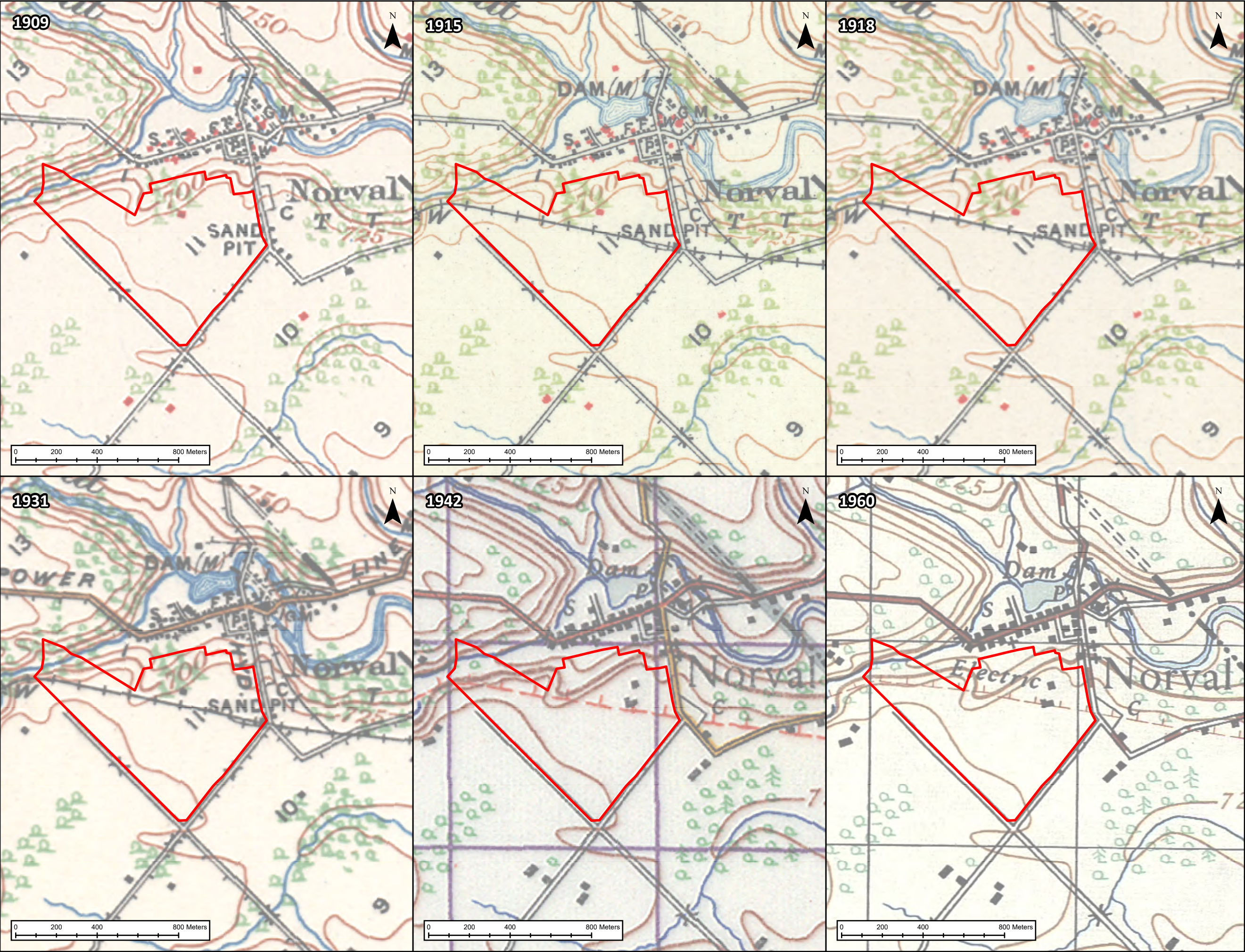
<sup>75</sup> HouseSigma, "35 Adamson St", Listing ID: W2017388, 2011, accessed 27 November 2024, [https://housesigma.com/on/halton-hills-real-estate/35-adamson-st/home/b1DBW7RqLvAyqIap?id\\_listing=6VLaGyGaNvK3W1ZD&utm\\_campaign=listing&utm\\_source=user-share&utm\\_medium=desktop&ign=](https://housesigma.com/on/halton-hills-real-estate/35-adamson-st/home/b1DBW7RqLvAyqIap?id_listing=6VLaGyGaNvK3W1ZD&utm_campaign=listing&utm_source=user-share&utm_medium=desktop&ign=).






<p><b>Legend</b></p> <p><span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px;"></span> Property</p>	
<p><b>TITLE</b> 1858, 1877 Esquesing, and 1877 Norval Historic Maps Showing the Property</p>	
<p><b>CLIENT</b> Russell Pines Property Corp.</p>	
<p><b>PROJECT</b> Heritage Impact Assessment, 16469 Side Road 10, Norval, Town of Halton Hills, ON</p>	<p><b>PROJECT NO.</b> LHC0492</p>
<p><b>NOTE(S)</b> 1. All locations are approximate. <b>REFERENCE(S)</b> Pope, J.H. 1877. Esquesing South. Scale 40 chains per inch. "The Canadian County Atlas Digital Project." Digitized map. Accessed January 16, 2025. <a href="https://digital.library.mcgill.ca/countyatlas/searchmapframes.php">https://digital.library.mcgill.ca/countyatlas/searchmapframes.php</a> 1877. Plan of Norval, Esquesing Township. Scale 5 chains to 1 inch. The Historical and Illustrated Atlas of Halton County. Toronto, ON: Walker and Miles. Tremaine, Geo.R. 1858. Tremaine's Map of the County of Halton Canada West. Scale forty chains to one inch. "Ontario Historical County Maps." Digitized map. Accessed January 16, 2025. <a href="https://maps.library.utoronto.ca/hgis/countymaps/halton/halton1.jpg">https://maps.library.utoronto.ca/hgis/countymaps/halton/halton1.jpg</a> Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>	
<p><b>LHC</b> HERITAGE PLANNING &amp; ARCHAEOLOGY</p>	<p>YYYY-MM-DD</p> <p>2025-01-20</p>
<p><b>FIGURE #</b></p>	<p>4</p>





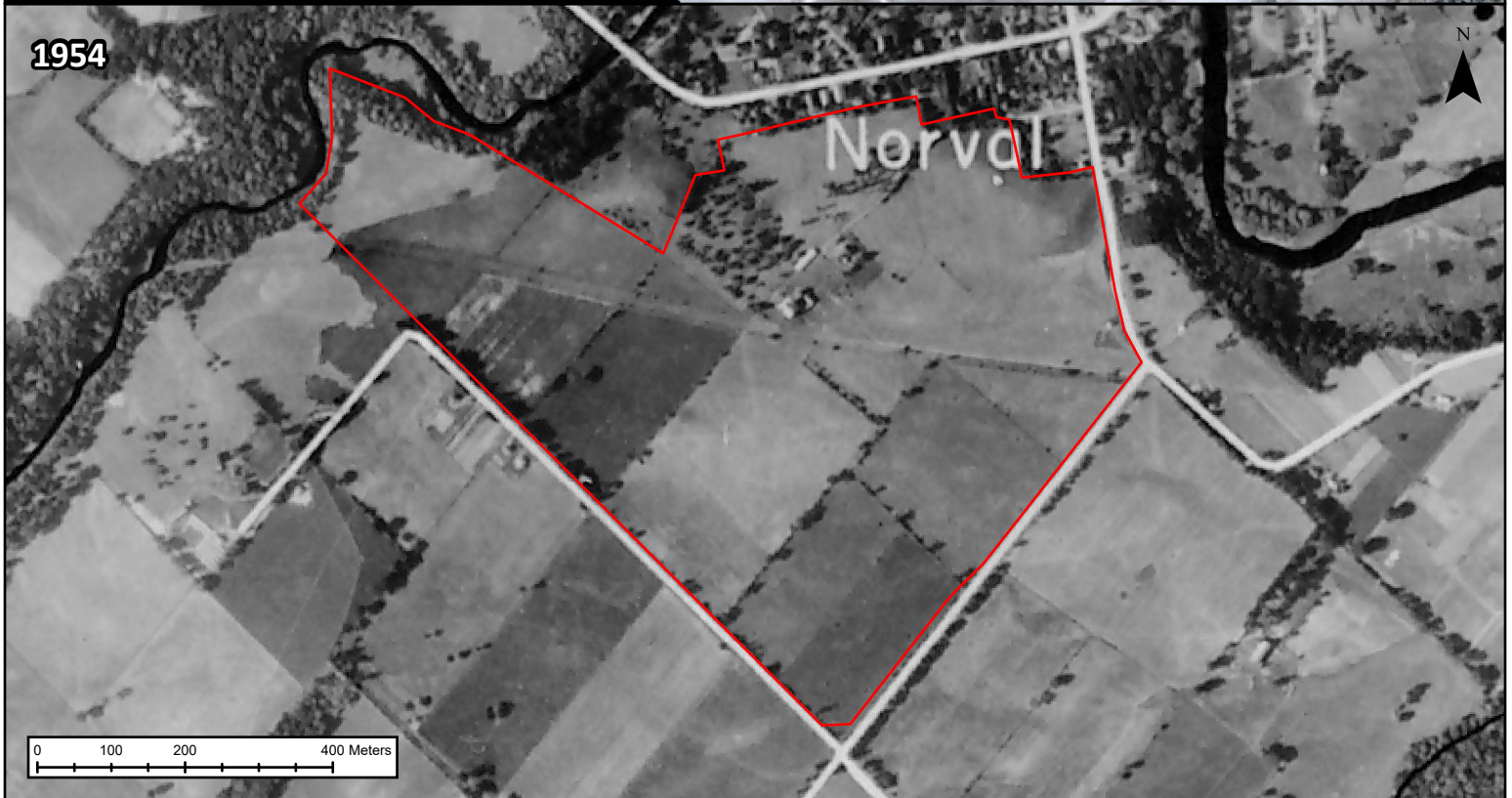
<b>TITLE</b> 1909, 1915, 1918, 1931, 1942, and 1960 Topographic Maps Showing the Property					
<b>CLIENT</b> Russell Pines Property Corp.					
<b>PROJECT</b> Heritage Impact Assessment, 16469 Side Road 10, Norval, Town of Halton Hills, ON	<b>PROJECT NO.</b> LHC0492				
<b>Legend</b> <div><div></div> Property</div>					
<p>NOTE(S) 1. All locations are approximate.</p> <p>REFERENCE(S) Department of Militia and Defence. 1909. Topographic Map, Ontario, Brampton Sheet. Sheet 30 M/12, Edition 1. Scale 1:63,360. "Scholars Geoportal." Digitized map. Accessed January 16, 2025. <a href="https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1909TIFF&amp;_add:true_nozoom:true">https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1909TIFF&amp;_add:true_nozoom:true</a> 1915. Topographic Map, Ontario, Brampton Sheet. Sheet 30 M/12. Edition 2. Scale 1:63,360. "Scholars Geoportal." Digitized map. Accessed January 16, 2025. <a href="https://geo.scholarsportal.info/#/details/_uri@=4277462659&amp;_add:true_nozoom:true">https://geo.scholarsportal.info/#/details/_uri@=4277462659&amp;_add:true_nozoom:true</a> 1918. Topographic Map, Ontario, Brampton Sheet. Sheet 30 M/12. Edition 3. Scale 1:63,360. "Scholars Geoportal." Digitized map. Accessed January 16, 2025. <a href="https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1918TIFF&amp;_add:true_nozoom:true">https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1918TIFF&amp;_add:true_nozoom:true</a> Department of National Defence. 1931. Topographic Map, Ontario, Brampton Sheet. Sheet 30 M/12. Edition 6. Scale 1:63,360. "Scholars Geoportal." Digitized map. Accessed January 16, 2025. <a href="https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1931TIFF&amp;_add:true_nozoom:true">https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1931TIFF&amp;_add:true_nozoom:true</a> 1942. Brampton, Ontario. Sheet 30 M/12. Edition 9. Scale 1:63,360. "Scholars Geoportal." Digitized map. Accessed January 16, 2025. <a href="https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1942_UTMTIFF&amp;_add:true_nozoom:true">https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1942_UTMTIFF&amp;_add:true_nozoom:true</a> Natural Resources Canada. 1960. Brampton. Sheet 30 M/12 west half. Edition 3. Scale 1:50,000. "Scholars Geoportal." Digitized map. Accessed January 16, 2025. <a href="https://geo.scholarsportal.info/#/details/_uri@=NTS50K030M12_1960ed3WTIFF&amp;_add:true_nozoom:true">https://geo.scholarsportal.info/#/details/_uri@=NTS50K030M12_1960ed3WTIFF&amp;_add:true_nozoom:true</a> Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>					
 HERITAGE PLANNING & ARCHAEOLOGY	<table><tr><td>YYYY-MM-DD</td><td>2025-01-16</td></tr><tr><td>FIGURE #</td><td>5</td></tr></table>	YYYY-MM-DD	2025-01-16	FIGURE #	5
YYYY-MM-DD	2025-01-16				
FIGURE #	5				



1952



1954



### Legend

 Property

NOTE(S) 1. All locations are approximate.

#### REFERENCE(S)

University of Toronto.

1952. Sheet 1434-237-5. "Halton Hills Air Photos." Digitized air photo. Accessed January 20, 2025. <https://mdl.library.utoronto.ca/collections/geospatial-data/halton-hills-air-photos>

1954. 436.794. "1954 Air Photos of Southern Ontario." Digitized air photo. Accessed January 16, 2025. <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>

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#### TITLE

1952 and 1954 Aerial Photos Showing the Property

#### CLIENT

Russell Pines Property Corp.

#### PROJECT

Heritage Impact Assessment, 16469 Side Road 10,  
Norval, Town of Halton Hills, ON

PROJECT NO. LHC0492



HERITAGE PLANNING  
& ARCHAEOLOGY

YYYY-MM-DD

2025-01-20

FIGURE #

6



### 3.8.3 SIGNIFICANT PEOPLE ASSOCIATED WITH THE PROPERTY

#### 3.8.3.1 WILLIAM RUSSELL (1845-1917)

William Russell was born in Erin Township to parents James Russell (1803-1872) and Rachel Russell (*née* Russell) (1803-1863). The 1861 Census notes that the Russell family lived in a one-storey log building and worked as farmers.<sup>76</sup>

In 1880, he moved to Esquesing Township, settling in Norval on Lot 11 and Lot 12, Concession 11.<sup>77</sup> He married Margaret J. Russell (*née* Anderson) (1862-1890) in 1882 and had two children: Rachel Russell (1883-1932) and David Alexander (1885-1917). In 1899, he married Margaret Russell (*née* McEachern) (1871-1940) and they had four children: John Norman (1899-1971), William James (1901-1975), Margaret Katie (1903-1996), and Donald Robert (1906-1971).<sup>78</sup> The 1891 Census notes that he lived with his two children, a housekeeper Elizabeth Shook, and a farm labourer George Ismond, in a one-and-a-half storey, wood-frame, nine-room house.<sup>79</sup> Between 1892 and 1898, he served on the Esquesing Township Board of Health.<sup>80</sup> After his marriage to Margaret in 1899, he had a large brick house constructed for him in 1902.<sup>81</sup> He died in 1917 and was buried at Hillcrest Cemetery.

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<sup>76</sup> Library and Archives Canada, *Personal Census*, 1861, Enumeration District No. 1, Erin Township, accessed 16 January 2025,

[https://www.ancestry.ca/search/collections/1570/records/795418661?tid=&pid=&queryId=233a2939-0a5f-4305-8e68-1d768454c549&\\_phsrc=awl15&\\_phstart=successSource](https://www.ancestry.ca/search/collections/1570/records/795418661?tid=&pid=&queryId=233a2939-0a5f-4305-8e68-1d768454c549&_phsrc=awl15&_phstart=successSource).

<sup>77</sup> "Obituary", *The Georgetown Herald*, 23 May 1917, 3, accessed 28 November 2024, <https://vitacollections.ca/HaltonHillsNews/89358/page/3>.

<sup>78</sup> Find-a-Grave, "William Russell (1845-1917)", n.d., accessed 28 November 2024, <https://www.findagrave.com/memorial/174218403/william-russell>.

<sup>79</sup> Library and Archives Canada, *Census of Canada*, 1891. Enumeration Sub-District Esquesing, 28, Line 20, accessed 27 November 2024, <http://central.bac-lac.gc.ca/.redirect?app=census&id=25511897&lang=eng>.

<sup>80</sup> "Township Board of Health", *The Georgetown Herald*, 21 April 1892, 3, accessed 28 November 2024, <https://vitacollections.ca/HaltonHillsNews/89270/page/3>; "Health Officers Visit the Tanneries", *Acton Free Press*, 5 May 1898, 3, accessed 28 November 2024, <https://vitacollections.ca/HaltonHillsNews/page.asp?ID=85402>.

<sup>81</sup> "Norval", *The Georgetown Herald*, 11 June 1902, 3, accessed 28 November 2024, <https://images.ourontario.ca/Partners/HHPL/HHPL000089288p0003f.pdf>.

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## 4 ASSESSMENT OF EXISTING CONDITIONS

### 4.1 SURROUNDING CONTEXT

The Property is located near the hamlet of Norval within the Town of Halton Hills. It is situated 4.1 kilometres (km) from downtown Georgetown and 12 km from downtown Brampton. In relation to nearby watersheds and watercourses, the Credit River and its watershed runs in a north-to-south direction approximately 200 metres (m) east of the Property.

The surrounding area is predominantly agricultural fields with residential farmhouses, and one-to-two-storey single detached buildings of wood and brick construction are found within the hamlet of Norval to the north.

Two cemeteries (the St. Paul's Anglican Cemetery and the Hillcrest Cemetery) are located to the east of the Property fronting Adamson Road South (Winston Churchill Boulevard) (Photo 1).

Green Street is a two-lane road which runs in an east-west direction. There are no concrete sidewalks, however there are concrete curbs on the north side of the street (Photo 2 and Photo 3).

Adamson Road South (Winston Churchill Boulevard) is a major two-lane arterial road which runs in a north-south direction. It is recognized as Regional Road 19. There are no concrete sidewalks or concrete curbs, however, the shoulders are paved on east and west sides of the road. Utility poles are situated on the west side of the road.

10 Side Road is a major two-lane arterial road which runs in an east-west direction. It is recognized as Regional Road 10. There are no concrete sidewalks or concrete curbs, however, the shoulders are paved on the north and south sides of the road. Hydro poles are situated on the north and south sides of the road.



Photo 1. View east from the Property towards Adamson Street South and Hillcrest Cemetery.



Photo 2. View north towards Green Street.





Photo 3. View north towards Green Street.

## 4.2 THE PROPERTY

The Property is a large triangular parcel. The Property is bisected on the south side by a road (the former right-of-way) from Adamson Road South. A gravel road leads from Green Street on a slope into the Property. There is a metal signpost which reads “The Russell Farm No. 15” which references the former address of 15 Green Street (Photo 4). The slope into the Property provides views of the village of Norval including Norval Presbyterian Church (Photo 5 and Photo 6). It contains a mix of mature coniferous and deciduous trees with coniferous trees being predominantly found along the northern edge of the Property (Photo 7 and Photo 8). The rest of the Property is composed of large roughly flat agricultural fields (Photo 9 and Photo 10).

There is a cluster of two barn structures and remnants (Photo 11). The superstructure of the former bank barn has been removed, although the fieldstone foundations and silo remain (Photo 12 and Photo 13). The other barn structure is composed of vertical wood siding with a gable roof (Photo 14). Other structures on the Property include two small wooden outbuildings (Photo 15 and Photo 16), a long wooden shed structure (Photo 17), and a one-and-a-half storey Victorian-era vernacular red brick farmhouse.





Photo 4. View of the Russell Farm signpost.



Photo 5. View north towards the village of Norval and Norval Presbyterian Church from the Property.





Photo 6. View north along the gravel road towards the village of Norval.



Photo 7. View north along the gravel driveway extending from Green Street, towards “Russell’s Hill of Pines”





Photo 8. View south towards the Property.



Photo 9. View east towards the red brick farmhouse.





Photo 10. View south towards 10 Side Road.



Photo 11. View northwest towards the barn complex.





Photo 12. View south towards the fieldstone barn foundations and silo remains.



Photo 13. View of the fieldstone barn foundations.





Photo 14. View northwest towards the wooden barn.



Photo 15. View of a wooden outbuilding.





Photo 16. View of a wooden outbuilding.



Photo 17. View of a long wooden shed structure.



### 4.2.1 RED BRICK FARMHOUSE

The one-and-a-half storey Victorian-era vernacular red brick farmhouse is located at the north end of the Property and is constructed on an L-shaped plan. The foundation is fieldstone. The exterior walls are red brick in a stretcher bond pattern. The building has a medium-pitched gable roof with rectangular red brick chimneys found at the gable ends.

The north elevation features symmetrical two-bay fenestration with sash windows on the second storey, and six-over-six pane sash windows on the first storey with plain wooden trim, stone lintels and stone sills. There is a small vestibule with an entranceway and a gable roof. A porch with a hipped roof, decorative wooden trellis, and wooden brackets is supported by five decorative wooden pillars (Photo 18).

The east elevation features asymmetrical fenestration with four windows of varying sizes positioned in different arrangements. There is a circular window with plain wooden trim positioned at the second storey (Photo 19).

The south elevation features symmetrical two-bay fenestration with six-over-six sash windows with plain wooden trim, brick voussoirs, and stone sills. A large entranceway contains a door with a sidelight window and a transom window with wooden trim. Decorative brick voussoirs are found above the transom window. There is an enclosed porch with white vinyl siding and an attached large wooden carport structure (Photo 20 and Photo 21).

The west elevation features symmetrical fenestration at the second storey with two sash windows with decorative brick voussoirs and stone sills. The external red brick chimney is visible.

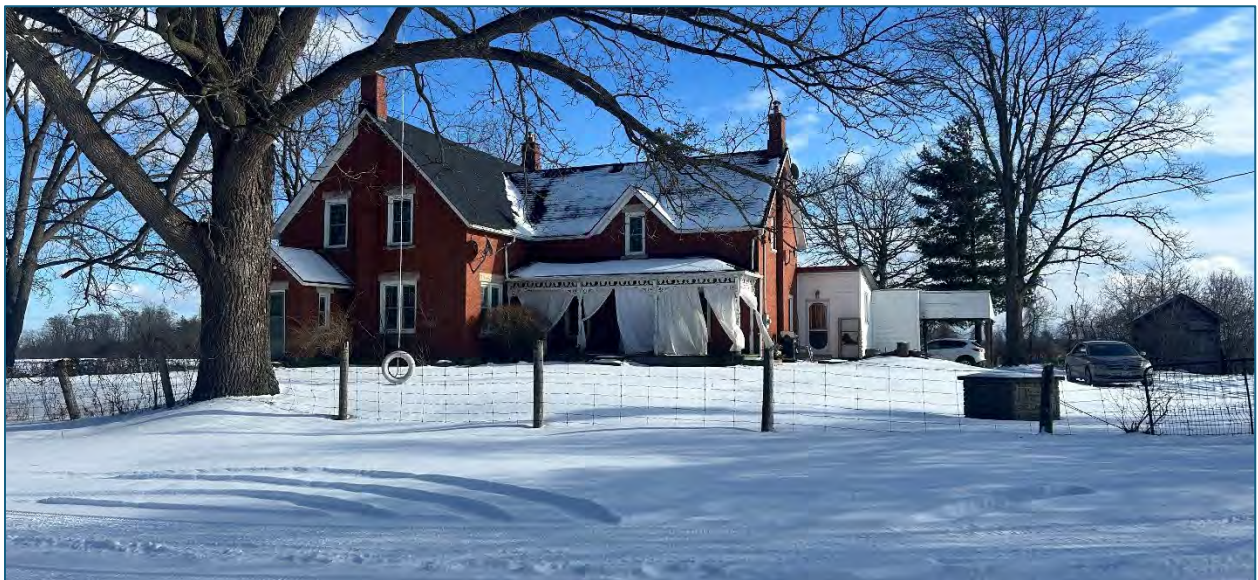


Photo 18. View south of the north elevation.





Photo 19. View west of the east elevation.



Photo 20. View north of the south elevation.





Photo 21. View east of the west and south elevations, including the carport structure.

#### **4.2.2 35 ADAMSON STREET SOUTH**

35 Adamson Street South contains a vernacular one-and-a-half storey wood-frame building on an irregular plan. It features a gable roof with projecting eaves. The exterior of the building is clad in vinyl siding. The east (front) elevation features two sash one-over-one windows with no sills or trim and an offset entranceway with a single light door with moulded lower panels and a glass screen door. There is a shed-style portico supported by four wooden beams and a lattice railing (Photo 22 and Photo 23). Two exterior rectangular red brick chimneys are found at the north and west elevations. The west elevation features a rear wing with a gable roof (Photo 24). The foundation appears to be concrete (Photo 19).

There is a one-storey detached garage building and addition with a gable roof clad in clapboard siding (Photo 26 and Photo 27).





Photo 22. View northwest of the south and east elevations.



Photo 23. View east of the east and north elevations.





Photo 24. View northeast of the south and west elevations.



Photo 25. View of the foundation.





Photo 26. View of the garage.



Photo 27. View of the garage and addition.

## 5 CULTURAL HERITAGE VALUE OR INTEREST

### 5.1 16469 10 SIDE ROAD (RUSSELL FARM)

As discussed in Section 1.3, the portion of the Property known locally as the Russell Farm was previously evaluated. The WSP Canada Inc. CHRA determined that 16469 10 Side Road meets criteria 1, 4, 5, 8 and 9 from *O. Reg. 9/06*. A draft SCHVI was prepared. It is reproduced verbatim, below, in Section 5.3.

### 5.2 35 ADAMSON STREET SOUTH

The Property at 35 Adamson Street South has not previously been evaluated against *O. Reg. 9/06*. Table 4 provides an overview of LHC's evaluation using research and analysis presented in Sections 3.6, 3.7, 3.8, and 4 of this HIA.

As outlined below, LHC finds that the two-storey, wood-frame vernacular building on the Property, municipally addressed as 35 Adamson Street South **does not meet** any criteria of *O. Reg. 9/06*. A SCHVI was not prepared.

Table 4. Ontario Regulation 9/06 Evaluation for the Property at 35 Adamson Street South.

Criteria	Criteria Met	Justification
<b>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South is not a rare example of a style, type, expression, material, or construction method. Vernacular buildings are common in Ontario.</p> <p>35 Adamson Street South is not a unique example of a style, type, expression, material, or construction method. There is no evidence to suggest that this house has elements that are unique for a house of its style, type, and construction.</p> <p>35 Adamson Street South is not a representative or early example of a style, type, expression, material, or construction. Although it is probable that the building was constructed between 1915 and 1918 for</p>

Criteria	Criteria Met	Justification
		the Toronto Suburban Railway as a section foreman worker's house, there appear to be gradual additions and modifications to the building. The building appears to be a vernacular and simple wood-frame structure which would have easily been constructed using a standard plan not associated with the railway.
<b>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South does not display a high degree of craftsmanship or artistic merit. There is no evidence to suggest that the one-and-a-half storey wood-frame building has greater craftsmanship than a standard building at its time of construction.</p>
<b>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the one-and-a-half storey building meets this criterion. It is a standard wood-frame building.</p>
<b>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South does not have historical or associative value because it does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>



Criteria	Criteria Met	Justification
<b>significant to a community.</b>		Although the 1931 Census notes that the building may have been occupied by Robert Baker-a CNER foreman- and its proximity to the location of the former TSR/CNER Norval flag stop station, there is no evidence to suggest a direct association with the TSR/CNER.
<b>5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. There is no evidence to suggest that 35 Adamson Street meets this criterion.</p>
<b>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p>
<b>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South is not important in defining, maintaining, or supporting the character of the Norval area.</p>

Criteria	Criteria Met	Justification
<b>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South does not have contextual value because it is not physically, functionally, visually or historically linked to its surroundings.</p>
<b>9. The property has contextual value because it is a landmark.</b>	No	<p>The building on the Property municipally addressed as 35 Adamson Street South does not meet this criterion.</p> <p>35 Adamson Street South is not a landmark. The MCM defines landmark as:</p> <p>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.<sup>82</sup></p>

<sup>82</sup> Ministry of Citizenship and Multiculturalism, "Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process."

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### **5.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST (THE RUSSELL FARM)**

The following SCHVI is reproduced, verbatim, from the 2024 WSP CHRA.

#### **5.3.1 DESCRIPTION OF THE PROPERTY**

The Russell Farm (15 Green Street/16469 10 Side Road) consists of an irregular parcel approximately 131 acres in size and is bounded by Tenth Line on the west, 10 Side Road on the south, Adamson Street South on the east, and Silver Creek to the north and encompasses the agricultural fields and properties located at 35 Adamson Street South and 15 Green Street (also referred to as 16469 10 Side Road). All three addresses fall under the same ownership however the properties are physically divided by both fence and tree lines within the property.

#### **5.3.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The Russell Farm (15 Green Street/16469 10 Side Road) has cultural heritage value or interest for design/physical, historical/associative, and contextual reasons. The property was owned by the Russell family who first took ownership in 1881 when William Russell purchased portions of the western and eastern halves of Lot 11 and part of the west half of lot 12. The property was commonly called ‘the Russell Farm’.

The design/physical value of the property is founded on the heritage value of the main house, barn, Outbuildings 1 and 2, and the concrete silo. The main residence is a representative example of a one-and-a-half-storey Victorian style residence and is an example of an early farmhouse in Halton Hills. The barn, Outbuildings 1 and 2, and the associated silo form the core of the farm complex along with the house.

The historical/associative value of the property relates to its direct associations with the Russell family, Russell Hills of Pines and Lucy Maud Montgomery. The property was purchased by William Russel in 1881 and it is the Russell’s family house and barns that are historically associated with the property today and is also the location of the Russell’s Hill of Pines, described by Lucy Maud Montgomery as one of her favorite walking spots along the Credit River. The road to the Russell farm seen today on 10 Side Road is the old railway track route to the West Branch of the Credit River. The radial train, a station for which was located adjacent to the Russell’s farm, travelled from this location to Georgetown.

The contextual value of the property is founded on its physical and historical links to its setting. The physical location of this property, and the locations of remaining original buildings, and landscape elements, are historically significant. The presence of Russell’s Hill of Pines in relation to the Russell Farm and Village of Norval adds contextual value to the



property. Accordingly, the presence of the remaining buildings and landscape elements creates a broad physical and historical link to the Norval historical community and the Town of Halton Hills and the view of the and Russell's Hill of Pines from the Green Street driveway acts as a historical landmark.

### 5.3.3 HERITAGE ATTRIBUTES

The heritage attributes that contribute to the design/physical value of the property:

- Main Residence Exterior:
  - One-and-a half-storey Victorian style residence
  - Brick exterior laid out in a stretcher bond
  - Semi-elliptical windows with a brick voussoir and drip molding with either stone or moulded lug sill
  - Square windows with stone lintels either stone or moulded lug sill
  - Three exterior brick chimneys
  - One circular single light window with voussoir trim
  - Two gable style dormers,
  - Open porch with gingerbread style trim supported by five turned porch columns.
- Landscape:
  - Russell's Hill of Pines
  - Historical alignment of Green Street
  - Historical railway alignment
  - Sumac lined driveway that follows the historic railway alignment for approximately 325 m
  - Tree lines in the vicinity of the main residence
- Other Buildings and Structures:
  - Barn
  - Outbuildings 1 and 2
  - Concrete silo
- Historical Farming Equipment:

- Horse trough
- Scattered remnants of farming equipment
- Bell
- Well

Heritage attributes that contribute to the historical/associative value of the property:

- Title of the property as ‘the Russell Farm’, which directly relates to the historical association of the property with the Russell family and Russell’s Hills of Pines
- Potential to yield archaeological material

Heritage attributes that contribute to the contextual value of the property:

- Trees, topography, and location of Russell’s Hills of Pines in relation to the Russell Farm and Village of Norval
- View from the Village of Norval to Russell’s Hills of Pines from the Green Street driveway

The heritage attributes are depicted in a figure, reproduced in this HIA as Figure 7.

## 5.4 REVISIONS TO THE HERITAGE ATTRIBUTES

LHC’s review of the heritage attributes identified that not all of the attributes described in the CHRA’s SCHVI continue to exist on the Property and others would be inappropriate to list as heritage attributes in a designation by-law under the OHA. This includes chattels which may contribute to the CHVI of the Property, but are not part of the real property (e.g., equipment), built features which are no longer extant (e.g., the bank barn), constructs (e.g., archaeological potential<sup>83</sup> and the “Russell Farm” name), and features that are outside of the boundaries of the Property (e.g., views from the village of Norval).

As such, this HIA will address the following heritage attributes:

- Main Residence Exterior:
  - One-and-a half-storey Victorian style residence
  - Brick exterior laid out in a stretcher bond
  - Semi-elliptical windows with a brick voussoir and drip molding with either stone or moulded lug sill

<sup>83</sup> See Section 1.4 (above) for a description of archaeological assessments completed for the Property.

- 
- Square windows with stone lintels either stone or moulded lug sill
    - Three exterior brick chimneys
    - One circular single light window with voussoir trim
    - Two gable style dormers
    - Open porch with gingerbread style trim supported by five turned porch columns.
  - Landscape:
    - Russell's Hill of Pines
    - Historic alignment of Green Street within the Property
    - Historical railway alignment
    - Driveway that follows the historic railway alignment for approximately 325 m
    - Tree lines in the vicinity of the main residence as depicted in Figure 7
  - Other Buildings and Structures:
    - Bank barn foundations
    - Outbuildings 1 and 2
    - Remnant concrete silo base

Based on the WSP evaluation and further review, as outlined above in Sections 3, 4, and 5, no new heritage attributes have been identified. LHC has also identified the following features that do not contribute to the CHVI of the Property:

- The two-storey residence and garage that form the property known as 35 Adamson Street South;
- Outbuildings 2, 3, 4, 5 and 6, the doghouse, outhouse and hunting blind described in WSP's CHRA;
- The fence line depicted in WSP's CHRA; and,
- The carport and enclosed porch along the south elevation of the farmhouse.



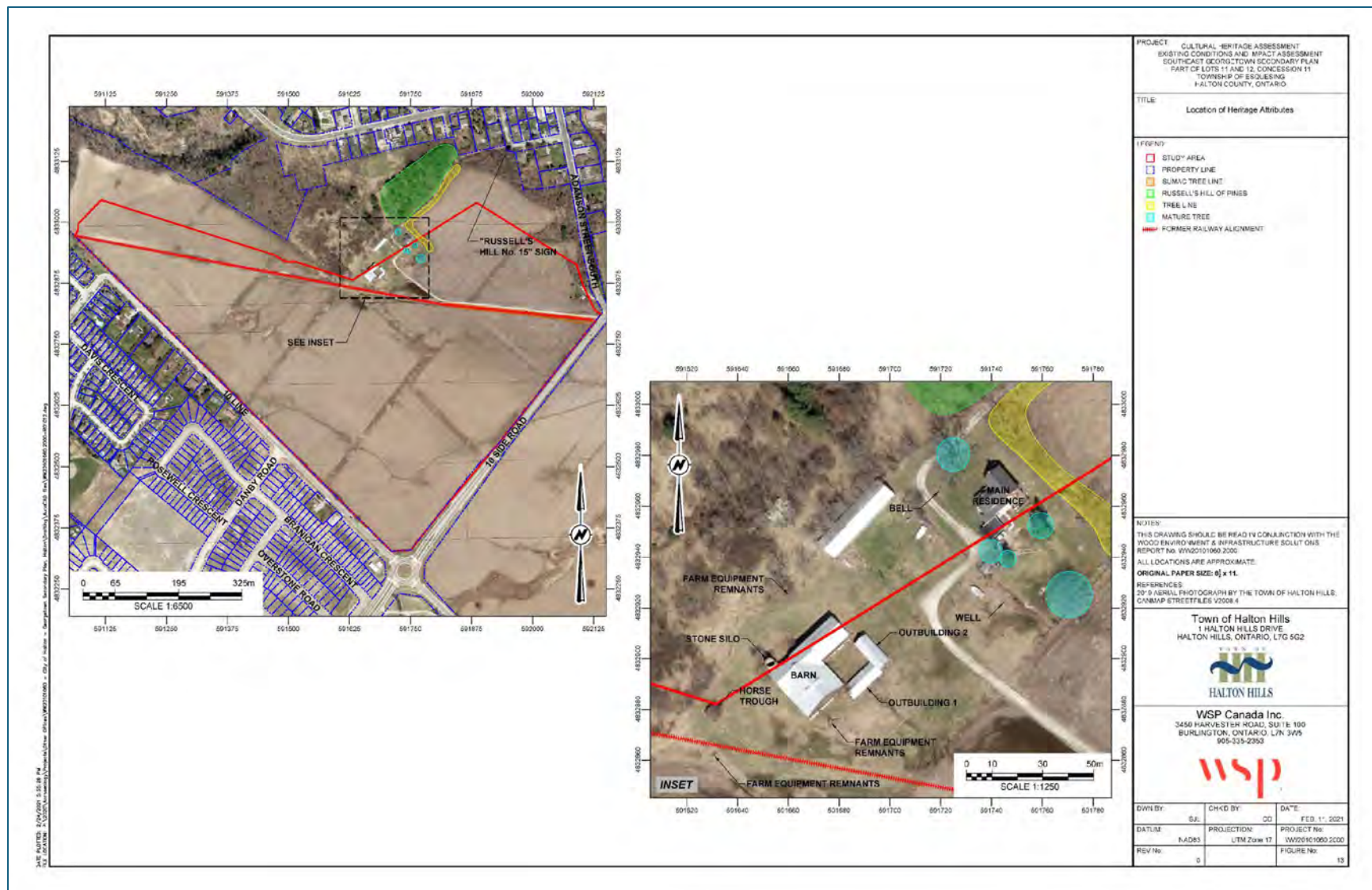


Figure 7. Illustrated Heritage Attributes from WSP CHRA

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## 6 DESCRIPTION OF THE PROPOSED DEVELOPMENT OR SITE ALTERATION

### 6.1 PROPOSED SITE ALTERATIONS

The Draft Plan of Subdivision for the Property proposes to construct 744 residential units, including 274 detached units and 470 townhouse units (Figure 8). A 1.37-hectare (ha) Commercial Mixed-Use Block and storm water management pond are also proposed along with two parks. The parks are proposed to be 1.72 ha and 0.26 ha.

The extant one-and-a-half-storey red brick farmhouse is currently situated in Block 363, a 1.85-ha area within Greenbelt Lands (table lands). The farmhouse is proposed to be retained either *in situ* as an amenity space within the Block 347 park or relocated to a single detached residential lot.

A further 4.11 ha of the Property comprises Block 360 –Greenbelt Lands (natural area). Also situated within the Greenbelt Lands are the Russell's Hill of Pines, portions of the historic alignment of Green Street (within the Property), and the tree line depicted on Figure 7, above.

Concurrent to the proposed development, the Region is undertaking an Environmental Assessment Study to review a proposed new four-lane road (the Norval West Bypass). The bypass is proposed to separate the Property into two residential subdivision sections, connecting a new two-lane large roundabout at Adamson Street and 10 Side Road through to Guelph Street. Based on the current alignment, the bypass will result in the removal of a number of the Property's heritage attributes; specifically, the bank barn foundations, remnant silo, driveway, and outbuildings 1 and 2. The impact assessment that follows will review only potential impacts related to the proposed Draft Plan of Subdivision and will not review potential impacts related to the proposed bypass, which is outside the scope of this review and is to be addressed through the EA Study.

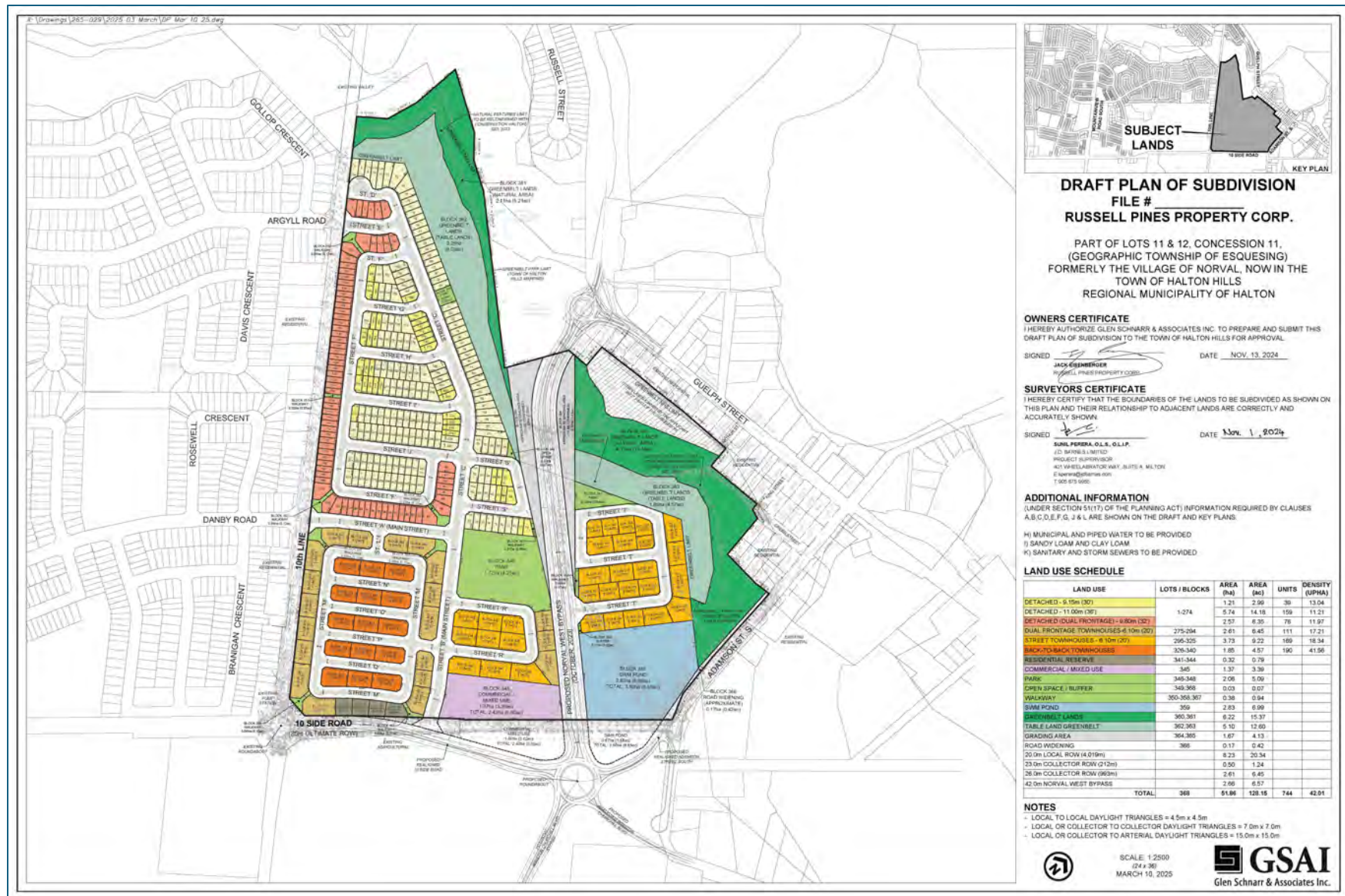


Figure 8. Draft Plan of Subdivision, Glen Schnarr &amp; Associates Inc. (March 2025)



## 6.2 LANDSCAPE PLAN

A Landscape Plan was prepared by NAK Design Strategies dated 10 March 2025. Boulevard deciduous street trees are proposed to be planted along all streets proposed in the residential subdivision development, along walkways, and around the proposed storm water management pond. Coniferous trees are proposed around the proposed storm water management pond. Chain-link fencing will separate the residential lots from the Table Land Greenbelt and Greenbelt Lands. Noise fencing will separate the residential lots from the proposed Norval West Bypass and the Commercial Mixed-Use Block.<sup>84</sup>

## 6.3 TREE INVENTORY AND PRESERVATION PLAN

A Tree Inventory and Preservation Plan (**TIPP**) was prepared by Kuntz Forestry Consulting Inc. dated 6 February 2025 (Figure 9). A tree inventory was conducted on 29 August 2024 and 1 October 2024. It documented a total of 289 trees and six tree polygons including trees measuring 10cm diameter by breast height (**DBH**) on and within six metres of the southern subject property boundaries, trees measuring 10cm DBH on and within six metres of the Greenbelt Table Lands Limit, and trees of all sizes within the adjacent road rights-of-way. Tree species include White Spruce, Red Oak, Manitoba Maple, Black Walnut, Eastern Red Cedar White Elm, White Pine, and European Beech.

The removal of 100 trees and four polygons is proposed in order to accommodate the proposed development. This involves the removal of Trees 44, 157-162, 164-170, 201, 209, 229, 230, 232-234, 236-238, 240-242, 246-275, 293, 2962, 2970, 2971, 2973, 2996, 2997, 30001, 3175, A-L, Al-Az, Ba-Bc, Bk-Bo, P1-P3 and P5.

The removal of Trees 158-162, 164, 165, 167-169, 250, 251, 250, 2971, 2996, 2997, and 3175 will be required as part of the proposed Norval West Bypass and associated regrading. These trees have been identified for removal outside of the development application for the Property.

The preservation of the remaining 186 trees and two polygons will be possible with the use of appropriate tree protection measures including tree protection barriers and fencing.<sup>85</sup>

<sup>84</sup> NAK Design Strategies, *16469 10 Side Road – Russell Farms Landscape plan*, 10 March 2025.

<sup>85</sup> Kuntz Forestry Consulting Inc. 6 February 2025. *Tree Inventory and Preservation Plan 16469 10 Sideroad Halton Hills, Ontario*. Project P4323.



Figure 9. Tree Inventory and Preservation Plan from Kuntz Forestry Consulting Inc.

## 7 MEASUREMENT OF DEVELOPMENT OR SITE ALTERATION IMPACT

The proposed Draft Plan of Subdivision was assessed for potential direct and indirect impacts on the identified heritage attributes of the Property. As described in Section 1.7.6, MCM guidance on impact assessment was applied. The impact assessment considers the heritage attributes of the Property as outlined, above, in Section 5.3.3. Potential impacts on the adjacent and nearby heritage properties described in Table 1 are also considered.

The results of the impact assessment are outlined in Table 5.

Table 5. Assessment of Project Impacts on the Property using the Ontario Heritage Tool Kit.

Potential Adverse Impacts Ontario Heritage Tool Kit	Impact (Yes/No)	Discussion
<b>Destruction of any part of any significant heritage attribute or features.</b>	Yes	<p>The Property:</p> <p>The Draft Plan of Subdivision proposes to retain:</p> <ul style="list-style-type: none"> <li>all of the heritage attributes of the one-and-a-half-storey red brick farmhouse; and,</li> <li>Russell's Hill of Pines.</li> </ul> <p>The proposed development has the potential to result in the removal of part or all of the following heritage attributes:</p> <ul style="list-style-type: none"> <li>Portions of the historic railway alignment and extant driveway that follows the historic railway alignment;</li> <li>The southernmost trees in the tree lines in the vicinity of the main residence (as depicted in Figure 7); and,</li> <li>Mature trees depicted on Figure 7.</li> </ul> <p>Adjacent Heritage Properties:</p> <p>The proposed development will be confined to the Property limits and no impacts related to destruction are anticipated for adjacent heritage properties.</p>



Potential Adverse Impacts Ontario Heritage Tool Kit	Impact (Yes/No)	Discussion
<b>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</b>	Yes	<p>The Property:</p> <p>Without mitigation measures in place, there is a potential for the proposed development to result in alterations that are not sympathetic to the one-and-a-half-storey farmhouse and its setting.</p> <p>Adjacent Heritage Properties:</p> <p>The proposed development will be confined to the Property limits and no impacts related to alteration are anticipated for adjacent heritage properties.</p>
<b>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden.</b>	No	<p>The proposed development is not likely to create shadows that will negatively impact the heritage attributes of the Property or adjacent heritage properties.</p>
<b>Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.</b>	Yes	<p>The Property:</p> <p>Without mitigation measures in place, there is a potential for the proposed development to result in isolation of the one-and-a-half-storey farmhouse from significant relationships its setting. Specifically, should retention <i>in situ</i> not be possible, relocation will need to consider proximity and views to and from Russell's Hill of Pines.</p> <p>Adjacent Heritage Properties:</p> <p>The proposed development will not isolate any adjacent or nearby heritage properties.</p>

Potential Adverse Impacts Ontario Heritage Tool Kit	Impact (Yes/No)	Discussion
<b>Direct or indirect obstruction of significant views or vistas within, from, or built and natural features.</b>	Yes	<p>The Property:</p> <p>Without mitigation measures in place, there is a potential for the proposed development to result in obstruction of significant views. Specifically, should retention <i>in situ</i> not be possible, relocation will need to consider proximity and views to and from Russell's Hill of Pines.</p> <p>Adjacent Heritage Properties:</p> <p>The proposed development will not isolate any adjacent or nearby heritage properties.</p>
<b>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.</b>	No	<p>The Property:</p> <p>The proposed change in land use from Agricultural to Residential and Commercial will not result in a new use that is not sympathetic or appropriate.</p> <p>Adjacent Heritage Properties:</p> <p>The proposed development will not result in any changes in land use for any adjacent or nearby heritage properties.</p>
<b>Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.</b>	No	<p>The proposed development will not cause land disturbances to the Property or adjacent heritage properties that will change the grade or alter soils that will adversely impact the heritage attributes of the Property. Any archaeological potential and/or resources will be addressed through the archaeological assessment process.</p>

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## **7.1 SUMMARY OF IMPACT ASSESSMENT**

LHC finds that there is a potential for direct and indirect adverse impacts on the heritage attributes of the Property. This includes –without mitigation measures in place –potential for impacts related to alteration, isolation, and obstruction of views. Alternatives and mitigation measures to reduce or avoid these impacts as project planning progresses are discussed in Section 8.

No adverse impacts are anticipated for the adjacent and nearby properties Listed on the MHR.



## 8 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION METHODS

### 8.1 ALTERNATIVE OPTIONS

The following range of possible development alternatives was explored for the Property at 16469 10 Side Road (Table 6). All options have been considered in relation to the applicable planning framework outlined in Section 2. The options have also taken existing conditions into consideration. An evaluation of options is identified below.

In the context of the proposed Draft Plan of Subdivision, Option 2 is the preferred alternative; however, this is predicated on the assumption that an appropriate new and continuing use can be identified for the farmhouse within the park. In the event that a new use and tools for the ongoing maintenance and care of the structure cannot be identified and implemented, Option 3 would be preferred to ensure the continuing use of the building.

Table 6. Alternative Options

Option	Discussion
<b>Option 1: Do Nothing</b>	<p>This option would preclude development on the Property and all existing features and structures would remain <i>in situ</i>.</p> <p>This option would have no direct impacts on any of the identified heritage attributes but would require ongoing maintenance and care of the attributes.</p> <p>This option is not viable in the context of the proposed development particularly given the concurrent bypass EA Study.</p>
<b>Option 2: Retain <i>In Situ</i> and Maintain/Conserve</b>	<p>This option would leave the key built resource affected by the proposed Draft Plan of Subdivision – the red brick farmhouse – <i>in situ</i> within the proposed park in Block 347.</p> <p>Consideration:</p> <ul style="list-style-type: none"> <li>• No direct adverse impacts on the heritage attributes of the farmhouse.</li> <li>• Significant views and relationships between the farmhouse and Russell's Hill of Pines and</li> </ul>

Option	Discussion
	<p>the historic alignment of Green Street can be maintained through park landscape planning.</p> <ul style="list-style-type: none"> <li>• Several mature trees and the tree line along Green Street can be maintained through park planning.</li> <li>• Requires regular use/programming, maintenance, and management of the building.</li> <li>• A comprehensive landscape plan for the park will need to take into consideration the CHVI of the Property and its heritage attributes.</li> <li>• This option requires that an appropriate use be identified for the farmhouse. An Adaptive Reuse Plan and Conservation Plan would be required to plan for required interventions and ongoing conservation.</li> <li>• A Commemoration and Interpretation Plan should be developed for the park.</li> <li>• A Documentation Plan should be prepared prior to alteration.</li> <li>• Scale, massing, design and materiality of adjacent new buildings should be informed by and compatible with the retained farmhouse.</li> </ul>
<b>Option 3: Relocation of the Victorian-era Farmhouse Within the Draft Plan of Subdivision</b>	<p>This option would see the red brick farmhouse building relocated to a new residential lot within the Draft Plan of Subdivision.</p> <p>Considerations:</p> <ul style="list-style-type: none"> <li>• The heritage attributes of the building can be conserved and the farmhouse can continue to be used as a residence –either as one or two dwelling units.</li> </ul>

Option	Discussion
	<ul style="list-style-type: none"> <li>• Not all lots within the Draft Plan of Subdivision are equally appropriate for the farmhouse.               <ul style="list-style-type: none"> <li>○ Lot selection should be informed by proximity and views to/from Russell's Hill of Pines and prominence of the new lot (i.e., a corner lot, a lot next to open space, or a lot that is larger than surrounding lots). Design of structures on adjacent lots (e.g., scale, massing, materials) will need to consider compatibility with the farmhouse.</li> <li>○ The Secondary Plan does not allow for lots on the east side of the proposed bypass to single detached lots. As such, street townhouses are proposed for Blocks 304 to 325. A single townhouse lot –even an end or corner lot –would not support the relocation of the residence. Relocation to a lot east of the proposed bypass and rehabilitation for use as a single detached residence may not be possible in the context of the Secondary Plan policies.</li> <li>○ Although lots west of the proposed bypass present the potential for adverse impacts related to isolation or obstruction of views between the farmhouse and Russell's Hill of Pines, this alternative may be preferable given the flexibility of land uses in Blocks 1 through 274. In the event that the farmhouse cannot be relocated on</li> </ul> </li> </ul>



Option	Discussion
	<p>the east side of the proposed bypass due to density requirements and incompatibility with the unit type, a detached lot on the west side of the proposed bypass could be considered. Lot selection should be informed by the size and visibility of the lot. Corner lots, larger lots, and/or lots next to open space or Greenbelt Lands should be considered. Because this would result in impacts related to isolation and obstruction of views, mitigation measures with respect to Commemoration and Interpretation would be required.</p> <ul style="list-style-type: none"> <li>• A Condition Assessment is recommended to be undertaken by a qualified structural engineer with relevant experience relocating heritage buildings to confirm the viability of relocation and to identify any immediate structural issues to be addressed prior to relocation.</li> <li>• An Addendum to this HIA is recommended to be prepared once a preferred new lot has been identified, or once the preferred new location has been narrowed to two or three preferred options.</li> <li>• A Relocation Plan –on its own or part of a complete Conservation Plan for the relocation and rehabilitation of the farmhouse –is required to be completed to inform the relocation methodology.</li> </ul>

Option	Discussion
	<ul style="list-style-type: none"> <li>• A Commemoration and Interpretation Plan should be developed for the park and the farmhouse in its new location.</li> <li>• A Documentation Plan should be prepared prior to alteration.</li> <li>• Scale, massing, design and materiality of surrounding new buildings should be informed by and compatible with the retained farmhouse.</li> </ul>
<b>Option 4: Deconstruction and Reuse/Salvage of Elements</b>	<p>This option would result in the removal of the one-and-a-half-storey red brick farmhouse building on the Property and the potential reuse or salvage of building elements. This option is not recommended.</p> <p>Considerations:</p> <ul style="list-style-type: none"> <li>• This option would result in the loss of the greatest extent of heritage attributes.</li> <li>• Salvage of construction materials and fixtures is preferable to demolition and disposal of materials in a landfill.</li> <li>• Materials from the red brick farmhouse building such as the red bricks, door and window openings, wooden trim, and sills may be able to be salvaged for reuse within the proposed development to support the compatibility of the design, materials and colour palette of the proposed development, or donated for repairs or reuse/construction for other structures in the Town.</li> <li>• Mitigation measures to address the total loss of heritage attributes would include a Documentation and Salvage Plan and a Commemoration and Interpretation Plan.</li> </ul>

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## 8.2 MITIGATION MEASURES

Regardless of whether the farmhouse is retained *in situ* within the park or if it is relocated to a new residential lot, LHC recommends the following mitigation measures:

- That a structural assessment be prepared by a qualified engineer with heritage experience should be undertaken to:
  - Identify any immediate concerns and/or short to medium term interventions required for the conservation of the building and its heritage attributes.
  - Assess the viability of relocation.
- As design progresses, the scale, design and materiality of buildings adjacent to the farmhouse should be compatible with, subordinate to, and distinguishable from the retained farmhouse.
- A Documentation Plan should be prepared for the overall Property prior to any additional removals or alteration. This HIA and the previous WSP CHRA can form part of this package. Additional photographs and measured drawings and mapping for the remaining features of the property should be compiled.
- A Commemoration and Interpretation Plan should be prepared and integrated into comprehensive landscape planning for the park and the farmhouse in order to support the understanding of Cultural Heritage Value or Interest (CHVI) associated with the retained attributes and overall Property and to help mitigate the alteration and partial loss of other heritage attributes.
- A Conservation Plan is recommended to be prepared:
  - It should outline any required short-, medium- and long-term conservation measures. Conservation strategies should be guided by the MCM's *Eight Guiding Principles* and should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
  - The Conservation Plan should include any temporary protection measures to be implemented during construction of the proposed surrounding residential development; including guidance on site access, laydown areas, signage, fencing around the heritage building, and specific noise and vibration constraints.



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As described in Table 6, retention *in situ* within the proposed park requires additional mitigation measures to avoid or reduce the impact on heritage attributes. The following measures are recommended in addition to those listed above:

- A comprehensive landscape plan for the park will need to take into consideration the CHVI of the Property and its heritage attributes, including the significant views and relationships between the farmhouse and Russell's Hill of Pines as well as the historic alignment of Green Street.
- Regular use/programming, maintenance, and management of the building is required to ensure its conservation.
- An Adaptive Reuse Plan and Conservation Plan is recommended to be prepared by a qualified heritage conservation architect to identify an appropriate use and plan for required interventions and ongoing conservation.

As described in Table 6, relocation to a new lot requires additional mitigation measures to avoid or reduce the impact on heritage attributes. The following measures are recommended in addition to those listed above:

- Lot selection and fabric should be informed by proximity and views to/from Russell's Hill of Pines, prominence of the new lot (i.e., a corner lot, a lot next to open space, or a lot that is larger than surrounding lots). Design of structures on adjacent lots (e.g., scale, massing, materials) will need to consider compatibility with the farmhouse.
- In the event that the farmhouse cannot be relocated on the east side of the proposed bypass due to density requirements and incompatibility with the unit type, a detached lot on the west side of the proposed bypass could be considered. Because this would result in impacts related to isolation and obstruction of views, mitigation measures with respect to Commemoration and Interpretation would be required.
- An Addendum to this HIA is recommended to be prepared once a preferred new lot has been identified, or once the preferred new location has been narrowed to two or three preferred options.
- A Relocation Plan –on its own or part of a complete Conservation Plan for the relocation and rehabilitation of the farmhouse – would be required to inform the relocation methodology.

## 9 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

LHC was retained by Russell Pines Property Corp on 19 November 2024 to prepare a HIA to assess potential impacts related to the proposed Draft Plan of Subdivision for the Property at 16469 10 Side Road, Norval, in the Town of Halton Hills.

This HIA was completed in accordance with the Town of Halton Hills *Official Plan*. It follows cultural heritage best practices drawing upon applicable frameworks, such as the MCM *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. This HIA was prepared in accordance with the Town of Halton Hills' *Heritage Impact Assessment Terms of Reference*.<sup>86</sup> This HIA also considers the applicable planning frameworks and identifies if the project complies and/is consistent with the frameworks.

A portion of the Property –the Russell Farm –was previously subjected to an evaluation against *Ontario Regulation 9/06 (O. Reg. 9/06)*. The Statement of Cultural Heritage Value or Interest (SCHVI) from that evaluation is provided in Section 5.3, with additional analysis of the heritage attributes outlined in Section 5.4.

The portion of the Property known as 35 Adamson Street South was evaluated against criteria from *O. Reg. 9/06* and was determined not to meet any.

The Draft Plan of Subdivision proposes a total of 744 residential units, including 334 detached units and 470 townhouse units. A 1.37-hectare (ha) Commercial Mixed-Use Block, and storm water management pond are also proposed along with two parks. The parks are proposed to be 1.72 ha and 0.26 ha. The farmhouse is proposed to be retained either *in situ* as an amenity space within the Block 347 park or relocated to a single detached residential lot. Situated within the Greenbelt Lands and also proposed to be retained are the Russell's Hill of Pines, portions of the historic alignment of Green Street (within the Property), and the tree line depicted on Figure 7.

Concurrent to the proposed development, the Region is undertaking an Environmental Assessment Study to review a proposed new four-lane road (the Norval West Bypass). The bypass is proposed to separate the Property into two residential subdivision sections, connecting a new two-lane large roundabout at Adamson Street and 10 Side Road through to Guelph Street. Based on the current alignment, the bypass will result in the removal of a number of the Property's heritage attributes; specifically, the bank barn foundations, remnant

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<sup>86</sup> Town of Halton Hills, *Heritage Impact Assessment Terms of Reference*, May 2020, accessed 25 November 2024, <https://www.haltonhills.ca/en/business/resources/documents/HIA%20Terms%20of%20Reference%20May%202020.pdf>.

silo, driveway, and outbuildings 1 and 2. The impact assessment reviewed only potential impacts related to the proposed Draft Plan of Subdivision and did not review potential impacts related to the proposed bypass, which are outside the scope of this review and is to be addressed through the EA Study.

LHC finds that there is potential for direct and indirect adverse impacts on the heritage attributes of the Property. This includes potential impacts related to alteration, isolation, and obstruction of views. Alternatives and mitigation measures to reduce or avoid these impacts as project planning progresses were considered. No adverse impacts are anticipated for the adjacent and nearby heritage properties.

Retention of the farmhouse *in situ* within a new park is the preferred alternative (Option 2). However, in the event a new use and tools for the ongoing maintenance and care of the structure cannot be identified and implemented, relocation of the farmhouse to a new lot in the proposed Draft Plan of Subdivision (Option 3) would be preferred to ensure the continuing use of the building.

Regardless of whether the farmhouse is retained *in situ* within the park or if it is relocated to a new residential lot, LHC recommends the following mitigation measures:

- That a structural assessment be prepared by a qualified engineer with heritage experience should be undertaken to:
  - Identify any immediate concerns and/or short to medium term interventions required for the conservation of the building and its heritage attributes; and,
  - Assess the viability of relocation.
- As design progresses, the scale, design and materiality of buildings adjacent to the farmhouse should be compatible with, subordinate to, and distinguishable from the retained farmhouse.
- A Documentation Plan should be prepared for the overall Property prior to any additional removals or alteration. This HIA and the previous WSP CHRA can form part of this package. Additional photographs and measured drawings and mapping for the remaining features of the property should be compiled.
- A Commemoration and Interpretation Plan should be prepared and integrated into comprehensive landscape planning for the park –and the farmhouse if relocated –in order to support the understanding of Cultural Heritage Value or Interest (CHVI) associated with the retained attributes and overall Property and to help mitigate the alteration and/or partial loss of other heritage attributes.



- A Conservation Plan is recommended to be prepared:
  - It should outline any required short-, medium- and long-term conservation measures. Conservation strategies should be guided by the MCM's *Eight Guiding Principles* and should be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
  - The Conservation Plan should include any temporary protection measures to be implemented during construction of the proposed surrounding residential development; including guidance on site access, laydown areas, signage, fencing around the heritage building, and specific noise and vibration constraints.

In the event the farmhouse is retained *in situ* in a new park:

- A comprehensive landscape plan for the park will need to take into consideration the CHVI of the Property and its heritage attributes, including the significant views and relationships between the farmhouse and Russell's Hill of Pines as well as the historic alignment of Green Street.
- Regular use/programming, maintenance, and management of the building is required to ensure its conservation.
- An Adaptive Reuse Plan and Conservation Plan is recommended to be prepared by a qualified heritage conservation architect to identify an appropriate use and plan for required interventions and ongoing conservation.

In the event the farmhouse is relocated to a new lot:

- Lot selection and fabric should be informed by proximity and views to/from Russell's Hill of Pines, prominence of the new lot (i.e., a corner lot, a lot next to open space, or a lot that is larger than surrounding lots). Design of structures on adjacent lots (e.g., scale, massing, materials) will need to consider compatibility with the farmhouse.
- In the event that the farmhouse cannot be relocated on the east side of the proposed bypass due to density requirements and incompatibility with the unit type, a detached lot on the west side of the proposed bypass could be considered. Because this would result in impacts related to isolation and obstruction of views, mitigation measures with respect to Commemoration and Interpretation would be required.
- An Addendum to this HIA is recommended to be prepared once a preferred new lot has been identified, or once the preferred new location has been narrowed to two or three preferred options.

- A Relocation Plan –on its own or part of a complete Conservation Plan for the relocation and rehabilitation of the farmhouse – would be required to inform the relocation methodology.

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## 10 SIGNATURES

Sincerely,

A handwritten signature in black ink, appearing to read 'Christienne Uchiyama', with a large, stylized loop at the end.

Christienne Uchiyama, MA CAHP  
Principal, Manager Heritage Services  
LHC Heritage Planning & Archaeology Inc.

A handwritten signature in black ink, appearing to read 'Diego Maenza', with a stylized, flowing script.

Diego Maenza, MPL CAHP-Intern  
Heritage Planner  
LHC Heritage Planning & Archaeology Inc.



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# APPENDIX A Qualifications

## **Christienne Uchiyama, MA CAHP - Principal LHC**

Christienne Uchiyama MA CAHP is Principal and Manager of Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

## **Diego Maenza, MPL, CAHP Intern – Heritage Planner**

Diego Maenza is a Heritage Planner with LHC Heritage Planning & Archaeology Inc. He holds a B.A. in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with three years of public sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. He is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member of the Ontario Professional Planners Institute (OPPI).

At LHC, Diego has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has been lead author or co-author of over twelve cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Documentation Reports. Diego has also provided heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope which included work on heritage permit applications and work with municipal heritage committees. His work has involved a wide range of cultural heritage resources including

institutional, infrastructural, industrial, agricultural. and residential sites in urban, suburban, and rural settings.

### **Benjamin Holthof, MPL, MMA, RPP, MCIP, CAHP – Senior Heritage Planner**

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He has a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams.

Ben spent over 7 years working in museums as a curator which included caring for collections and exhibit development. He has experience with museum strategic planning, interpretive planning and policy development. His experience includes caring for historic museum buildings, sites and specialized large artifacts such as ships, boats and railway cars. Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062).

### **Ben Daub, MA RPP MCIP CAHP Intern – Intermediate Heritage Planner**

Ben Daub is an intermediate heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. His master's thesis analyzed the relationship between urban intensification and the ongoing management of built heritage resources using a mixed methods approach. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning principles and processes. His understanding of the built environment ranges from building specific materials and methods to large scale planning initiatives.

Ben has been the primary or contributing author of over 60 technical cultural heritage reports with LHC. He has worked on Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, and Municipal Heritage Register Reviews. He has worked with properties with cultural heritage value recognized at the municipal, regional, provincial, and federal levels and has prepared reports for urban, suburban, and rural sites.

In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research at ICOMOS Canada's Next Generation: Research from Canadian Emerging Professionals event. Ben is a Registered Professional Planner (RPP), full member with the Ontario Professional Planners Institute (OPPI), full member with the Canadian Institute of Planners (MCIP), and an intern member of the Canadian Association of Heritage Professionals (CAHP).

### **Jordan Greene, B.A. (Hons) – Mapping Technician**

Jordan Greene, B.A., joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.



## APPENDIX B Glossary

Definitions are based on those provided in the Provincial Planning Statement 2024 (PPS), Ontario Heritage Act (OHA), the Ministry of Citizenship and Multiculturalism's Standards & Guidelines for Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process, the Halton Region Official Plan (ROP), and the Town of Halton Hills Official Plan (OP). In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Where relevant terms are not defined in the Provincial documents, definitions from the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Federal S&Gs) are provided.

**Adjacent lands** means for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS)

**Adjacent Lands** means those lands contiguous to a protected heritage property or lands that are directly across from and near a protected heritage property; whose location has the potential to have an impact on a protected heritage property; or as otherwise defined in a Heritage Conservation District Plan adopted by By-law. (OP)

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer,” “transformation”). (OHA)

**Built heritage** means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers. (I&E Process)

**Built Heritage Resource** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (PPS)

**Built Heritage Resource** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, Provincial and/or Federal registers. (OP)

**Built heritage resources** means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community. (COP)

**Character** the combination of physical elements that together provide a place with a distinctive sense of identity. It may include geomorphology, natural features, pattern of roads, open spaces, buildings and structures, but it may also include the activities or beliefs that support the perceptions associated with the character. (I&E Process)

**Character-Defining Elements** are the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value. (Federal S&Gs)

**Conservation** (*conservation*) All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes. (Federal S&Gs)

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. (PPS)

**Cultural heritage landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (PPS)

**Cultural heritage landscape** means a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. (COP)

**Cultural heritage resources** means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified

and inventoried by official sources, the significance of others can only be determined after evaluation. (OP)

**Cultural landscape** (*paysage culturel*) Any geographical area that has been modified, influenced, or given special cultural meaning by people.

Designed cultural landscapes were intentionally created by human beings;

Organically evolved cultural landscapes developed in response to social, economic, administrative or religious forces interacting with the natural environment. They fall into two sub-categories:

Relict landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form. Continuing landscapes in which the evolutionary process is still in progress.

They exhibit significant material evidence of their evolution over time.

Associative cultural landscapes are distinguished by the power of their spiritual, artistic or cultural associations, rather than their surviving material evidence (Federal S&Gs).

**Heritage attribute** means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (“attributs patrimoniaux”). (OHA)

**Heritage attributes** means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (PPS)

**Heritage attributes** means the physical features or elements that contribute to a property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting. (I&E Process)

**Heritage Impact Assessment** means an activity-specific or project-level assessment that is focused on identifying the potential effect of a proposed activity or project on the heritage/conservation values of a natural and/or cultural heritage place. In the context of World Heritage properties, a Heritage Impact Assessment should be particularly focused on identifying and assessing negative and positive impacts on the attributes which convey the Outstanding Universal Value of the World Heritage property. (UNESCO G&T)

**Heritage value** (*valeur patrimoniale*) The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value



of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Federal S&Gs)

**Historic place** (lieu patrimonial) A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value. (Federal S&Gs)

**Integrity** means the degree to which a property retains its ability to represent or support the cultural heritage value or interest of the property. (I&E Process)

**Intervention** (intervention) Any action, other than demolition or destruction, that results in a physical change to an element of a historic place. (Federal S&Gs)

**Landmark** a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous (I&E Process)

**Maintenance** (entretien) Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (Federal S&Gs)

**Minimal intervention** (intervention minimale) The approach that allows functional goals to be met with the least physical intervention. (Federal S&Gs)

**Patented Land** means land originally granted by the Crown from public lands to persons which subsequently can be, or has been, resold (I&E Process)

**Protected Heritage Property** means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites. (PPS)

**Preservation** (préservation) The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Federal S&Gs)

**Rehabilitation** means the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value. (Federal S&Gs)

**Restoration** (restauration) The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Federal S&Gs)

**Qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources. (I&E Process)

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

**Spatial configuration** means the arrangement of a property's elements in relation to each other, to the site and to adjacent sites. (I&E Process)

**View** means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field. (I&E Process)

**World Heritage property** means a cultural, natural, or mixed heritage place inscribed on the World Heritage List and therefore considered to be of OUV for humanity. When used as a general term, World Heritage refers to all the natural, cultural and mixed properties inscribed on the World Heritage List. (UNESCO G&T).

# APPENDIX C

## Town of Halton Hills Heritage Impact Assessment Terms of Reference

Table 7. Town of Halton Hills Heritage Impact Assessment Terms of Reference Requirements

Town of Halton Hills Requirements	HIA Location
<ul style="list-style-type: none"> <li>• A location plan and aerial photograph identifying the development site</li> </ul>	Figure 1 and Figure 2
<ul style="list-style-type: none"> <li>• A concise written and visual description of identified cultural heritage resource(s) within the development site, located in close proximity to the development site, or on adjacent lands to the development site, identifying significant features, buildings, landscapes, and/or vistas, and including any existing municipal, provincial, federal, or international heritage recognitions with existing heritage descriptions as available</li> </ul>	Section 1.2 and 4
<ul style="list-style-type: none"> <li>• A concise written and visual description of the existing site context, including any nearby heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s)</li> </ul>	Section 1.5 and 4
<ul style="list-style-type: none"> <li>• Present owner contact information</li> </ul>	Section 1.3
<ul style="list-style-type: none"> <li>• Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site being evaluated (both identified and unidentified), including identified physical or design value, historical or associative value, and contextual value</li> </ul>	Section 3 and 5.1
<ul style="list-style-type: none"> <li>• A development history of the heritage property, including original construction, additions and alterations with substantiated dates of construction</li> </ul>	Section 3
<ul style="list-style-type: none"> <li>• Research material including: relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, directories, etc.</li> </ul>	Section 3



Town of Halton Hills Requirements	HIA Location
<b>A Statement of Significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by research and analysis of the site, and will follow the provincial guidelines set out in the Ontario Heritage Tool Kit, including Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest</b>	N/A
<b>The Statement of Significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the Statement of Significance, in whole or in part, in crafting its own Statement of Significance (Reasons for Listing or Designating) for the subject property</b>	N/A
<b>A written and visual description of the proposed development or site alteration, and a description how the development or site alteration is in keeping with the PPS, the Town of Halton Hills Official Plan, and where applicable, Heritage Conservation District Plans</b>	Section 6
<b>An assessment identifying any impact(s) the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts to a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit</b>	Section 7.1
<b>An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</b> <ul style="list-style-type: none"> <li>• Alternative development approaches;</li> <li>• Isolating development and site alteration from significant built and natural features and vistas;</li> </ul>	Section 8

Town of Halton Hills Requirements	HIA Location
<ul style="list-style-type: none"> <li>• Design guidelines that harmonize mass, setback, setting, and materials;</li> <li>• Limiting height and density;</li> <li>• Allowing only compatible infill and additions; and,</li> </ul> Reversible alterations.	
<p>The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:</p> <ul style="list-style-type: none"> <li>• A mitigation strategy including the proposed methods;</li> <li>• A conservation scope of work including the proposed methods;</li> <li>• An implementation and monitoring plan;</li> <li>• Recommendations for additional studies/plans related to, but not limited to: conservation, site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance; and,</li> </ul> Referenced conservation principles and precedents.	Section 8.2
The significance and heritage attributes of the cultural heritage resource	N/A
The identification of any impact that the proposed development will have on the cultural heritage resource	Section 7.1
An explanation of what conservation or mitigative measures, or alternative development or site alteration approaches, are recommended to minimize or avoid any impact on the cultural heritage resource	Section 8
If applicable, clarification of why some conservation or mitigative measures, or alternative development or site alteration approaches, are not appropriate	Section 8.1
A bibliography listing all source materials used and institutions consulted in preparing the HIA	Section 11

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<b>Town of Halton Hills Requirements</b>	<b>HIA Location</b>
<b>The qualifications and background of the consultant who completed the HIA</b>	Appendix A
<b>The consultant who completed the HIA must be a member in good standing with the Canadian Association of Heritage Professionals (CAHP)</b>	Appendix A

# APPENDIX D Relevant Local Policies

Table 8. Halton Region Relevant Policies Relating to Cultural Heritage

Policy	Policy Text	Commentary
<b>167 (3)</b>	<p>Require that development proposals on adjacent lands to protected Cultural Heritage Resources:</p> <ul style="list-style-type: none"> <li>a) Study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;</li> <li>b) Incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and,</li> </ul> <p>Express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.</p>	<p>The adjacent and surrounding properties are not designated under Part IV Section 29 of the <i>OHA</i> and are, therefore, not protected properties under the <i>PPS 2024</i> or the Halton Hills Official Plan.</p> <p>This HIA provides an assessment of potential impacts on adjacent and nearby listed heritage properties.</p>



Table 9. Town of Halton Hills Official Plan Relevant Policies Relating to Cultural Heritage.

Policy	Policy Text	Commentary
<b>A2.6.1</b> <b>Goal</b>	<ul style="list-style-type: none"> <li>To identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.</li> </ul>	<p>This policy applies as the proposed development will need to demonstrate that it conserves and enhances the Town's cultural heritage resources.</p> <p>Direct adverse impacts on the heritage attributes of the Property are addressed in Section 7 of this HIA. The preferred alternative and mitigation measures seeks to reduce impacts on the Property's heritage attributes. Specifically, to the extent possible retention <i>in situ</i> or relocation to a nearby lot is recommended.</p>
<b>A2.6.2</b> <b>Strategic Objectives</b>	<p>a) To enhance the character of the Town by protecting and maintaining the Town's cultural heritage resources;</p> <p>b) To encourage retention of cultural heritage resources wherever possible to provide continuity between the past and the present;</p>	<p>This HIA reviews options and recommends an alternative that seeks to retain heritage attributes to the extent possible through project design.</p>
<b>F5</b>	<p>It is the intent of this Plan that the Town's cultural heritage resources be identified, conserved and enhanced whenever practical and that all new development occur in</p>	<p>The Property was found to meet the criteria of <i>O. Reg. 9/06</i> and, therefore, is considered to have cultural heritage</p>

Policy	Policy Text	Commentary
<b>Cultural Heritage Resources</b>	<p>a manner that respects the Town’s rich cultural heritage. The heritage resources of the Town generally include:</p> <ul style="list-style-type: none"> <li>a) Built heritage, such as buildings, structures, monuments or remains of historical, cultural and/or architectural value;</li> <li>b) Cultural heritage landscapes, such as rural, hamlet and urban areas that are of historic and scenic interest; and, Archaeological resources.</li> </ul>	<p>value. The heritage attributes of the Property do not include the residence at 35 Adamson Street South.</p> <p>This HIA demonstrates that there will be direct adverse impacts to cultural heritage resources. Without mitigation measures the proposed development does not comply with this policy. However, retention or relocation of the historic farmhouse and retention of the landscape associated with “Russell’s Hill of Pines” do conserve and –with public interpretation—can enhance the Town’s cultural heritage.</p>
<b>F5.1.2 Cultural Heritage Impact Statements</b>	<p>Council shall require the submission of a Cultural Heritage Impact Statement (CHIS) to support an application for development if the affected lands are the site of an identified or significant cultural heritage resource or are located in close proximity to a significant cultural heritage resource or are on adjacent lands to a significant cultural heritage resource. The purpose of this CHIS is to determine what impacts the development will have on the resource and whether the application for development will conform to the goals, objectives and policies of this Plan</p>	<p>This HIA was completed to comply with this policy. The Property is adjacent to and in the surrounding area of several cultural heritage resources. The Property itself was found to meet the criteria of <i>O. Reg. 9/06</i> and is considered to have cultural heritage value.</p>

Policy	Policy Text	Commentary
	<p>and/or the area-specific policies or zoning regulations described in Section F5.1.1 of this Plan.</p> <p>Development or site alteration may be permitted on adjacent lands to a protected heritage property where a CHIS has demonstrated that the heritage attributes of the protected heritage property will be conserved, including the use of mitigation measures and/or alternative development approaches.</p> <p>The CHIS shall be in the form of a report and contain a description of:</p> <ul style="list-style-type: none"> <li>a) The proposed development;</li> <li>b) The cultural heritage resource(s) to be affected by the development;</li> <li>c) The impacts upon the cultural heritage resource(s) of the proposed development;</li> <li>d) The measures necessary to mitigate the negative impacts of the development upon the cultural heritage resource(s);</li> <li>e) How the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and,</li> </ul>	<p>A description of the proposed development can be found in Section 6 of this HIA.</p> <p>Adjacent and nearby cultural heritage resources can be found in Section 1.5.</p> <p>Potential impacts are explored in Section 7.1.</p> <p>A discussion of the existing conditions can be found in Section 4.</p>

Policy	Policy Text	Commentary
	i) How the policies of the CHMP have been incorporated or satisfied, where one has been prepared and the recommendations have been incorporated into this Plan.	
<b>F5.1.4</b> <b>Mitigation of Impacts on Cultural Heritage Resources</b>	c) Council may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a CHIS or the CHMP, or the implementation of appropriate mitigation measures, to minimize the impact of development on the cultural heritage resource.	This HIA finds that there will be no adverse impacts from proposed development on adjacent listed properties. This report includes a discussion of relevant measures to mitigate or avoid potential adverse impacts on the adjacent listed properties.
<b>F5.2.7</b> <b>Retention/ Relocation of Built Heritage Structures</b>	Council shall encourage the retention of buildings of significant cultural heritage and protected heritage structures in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.	This report includes a discussion of relevant measures relating to the retention <i>in situ</i> or relocation of the red brick farmhouse and other heritage attributes within the proposed development.