CULTURAL HERITAGE IMPACT STATEMENT

97 Bower Street, Acton, Town of Halton Hills, ON



FINAL REPORT

Date: 12 September 2025
Project #: LHC0508

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LHC 10 Years
HERITAGE PLANNING & ARCHAEOLOGY

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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 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 to the property at 97 Bower Street and the adjacent and nearby heritage properties regarding the proposed development. 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 assess potential impacts related to the proposed development. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to 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.

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 on 10 February 2025 by 759509 Ontario Inc. (the **Proponent**) to prepare a Cultural Heritage Impact Statement (**CHIS**) for the property at 97 Bower Street (the **Property**) in Acton, in the Town of Halton Hills (the **Town**), Ontario.

The Proponent is planning to develop the Property, which is currently vacant, with a five-storey mid-rise apartment building with underground and surface level parking. The Town's pre-application comments issued to the Proponent required the preparation of a CHIS as part of a complete application. The Town is concerned with potential adverse impacts to the adjacent heritage properties *Listed* under Part IV Section 27 of the *Ontario Heritage Act* (***OHA***) at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street; the adjacent heritage property *Designated* under Part IV Section 29 of the *OHA* at 93 Bower Street; and the nearby Syndicate Housing Heritage Conservation District (**SHHCD**), which is designated under Part V Section 41 of the *OHA*.

The Property is *not a cultural heritage resource*.

LHC finds that there are no expected direct or indirect adverse impacts to the Harrison-Wolfe House at 93 Bower Street, to the SHHCD properties at 87-89 Bower Street, or the *Listed* properties at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street from construction and development on the Property. The distance between the proposed building and the adjacent cultural heritage properties along with proposed trees planted along the property lines are a screen that is sympathetic to the area and avoids potential adverse impacts.

It is recommended that the design of the proposed building use stone, brick, and other natural materials and colours to harmonize with the character of the surrounding area and adjacent heritage properties.

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1 INTRODUCTION TO THE PROPERTY

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 10 February 2025 by 759509 Ontario Inc. (the **Proponent**) to prepare a Cultural Heritage Impact Statement (**CHIS**) for the property at 97 Bower Street (the **Property**) in Acton, in the Town of Halton Hills (the **Town**), Ontario.

The Proponent is planning to develop the Property with a mid-rise building. The lot is currently vacant land. The Town's pre-application comments to the Proponent required the preparation of a CHIS as part of a complete application. The Town is concerned with potential adverse impacts to the adjacent heritage properties *Listed* under Part IV Section 27 of the *Ontario Heritage Act* (***OHA***) at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street; the adjacent heritage property *Designated* under Part IV Section 29 of the *OHA* at 93 Bower Street; and the nearby Syndicate Housing Heritage Conservation District (**SHHCD**), which is designated under Part V Section 41 of the *OHA*.

This CHIS was prepared in accordance with the Town's *Heritage Impact Assessment Terms of Reference*.

1.1 PROPERTY LOCATION

The Property is in the geographic Township of Esquesing in the Town of Halton Hills. It is on the northwest side of Bower Street between Wilbur Street North and Elgin Street North to the northwest of the intersection of Bower Street and Frederick Street North (Figure 1). The Property is on Lot 268 and Lot 272 of Municipal Plan 1098, on Part Lot 28 Concession 3.

1.2 PROPERTY DESCRIPTION

The Property is an irregularly shaped lot of approximately 0.96 hectares (ha) (2.37 acres). It is legally described as LTS 268 & 272, MUP 1098; HALTON HILLS (PIN 25002-0099).

It is bound by Bower Street, 101 Bower Street, 105 Bower Street, 111 Bower Street, and 115 Bower Street to the southeast; 93 Bower Street and 43 Alice Street to the southwest; 43 Alice Street to the northwest; the GO Transit Kitchener Line railway right-of-way to the north; and 119 Bower Street to the northeast. The Property is undeveloped and comprises of open space, grass, and mature deciduous and coniferous trees (Figure 2).

1.3 HERITAGE RECOGNITION

The Property is *not a cultural heritage resource*. It is not *Listed* under Part IV Section 27, *Designated* under Part IV Section 29, or *Designated* under Part V Section 41 of the *OHA*.

1.4 ADJACENT AND NEARBY HERITAGE PROPERTIES

The *Town of Halton Hills Official Plan* defines 'adjacent', as it related to cultural heritage, as "those lands contiguous to a protected heritage property."[1] Using this definition, the Property is adjacent to four properties *Listed* under Part IV Section 27 of the *OHA* and one property *Designated* under Part IV Section 29 of the *OHA*. The Property is not adjacent to the SHHCD; however, the SHHCD is in proximity, 25 m away (Table 1 and Figure 3).

Table 1. Adjacent and Nearby Heritage Properties

Municipal Address Adjacency	**Heritage Recognition**	**Notes[2]**	**Image**
93 Bower Street Adjacent	*Designated* Part IV Section 29 of the *OHA*	Constructed c. 1909. Good example of Edwardian style architecture; W.D. Harrison, a plasterer, constructed the home for his family, it was later owned by Acton Reeve, C.H. Harrison and was used as a residence by the Beardmore Company.	
105 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	Constructed c.1879. Good example of the Gothic Revival style of architecture; Constructed by local plasterer Joseph Anderson.	

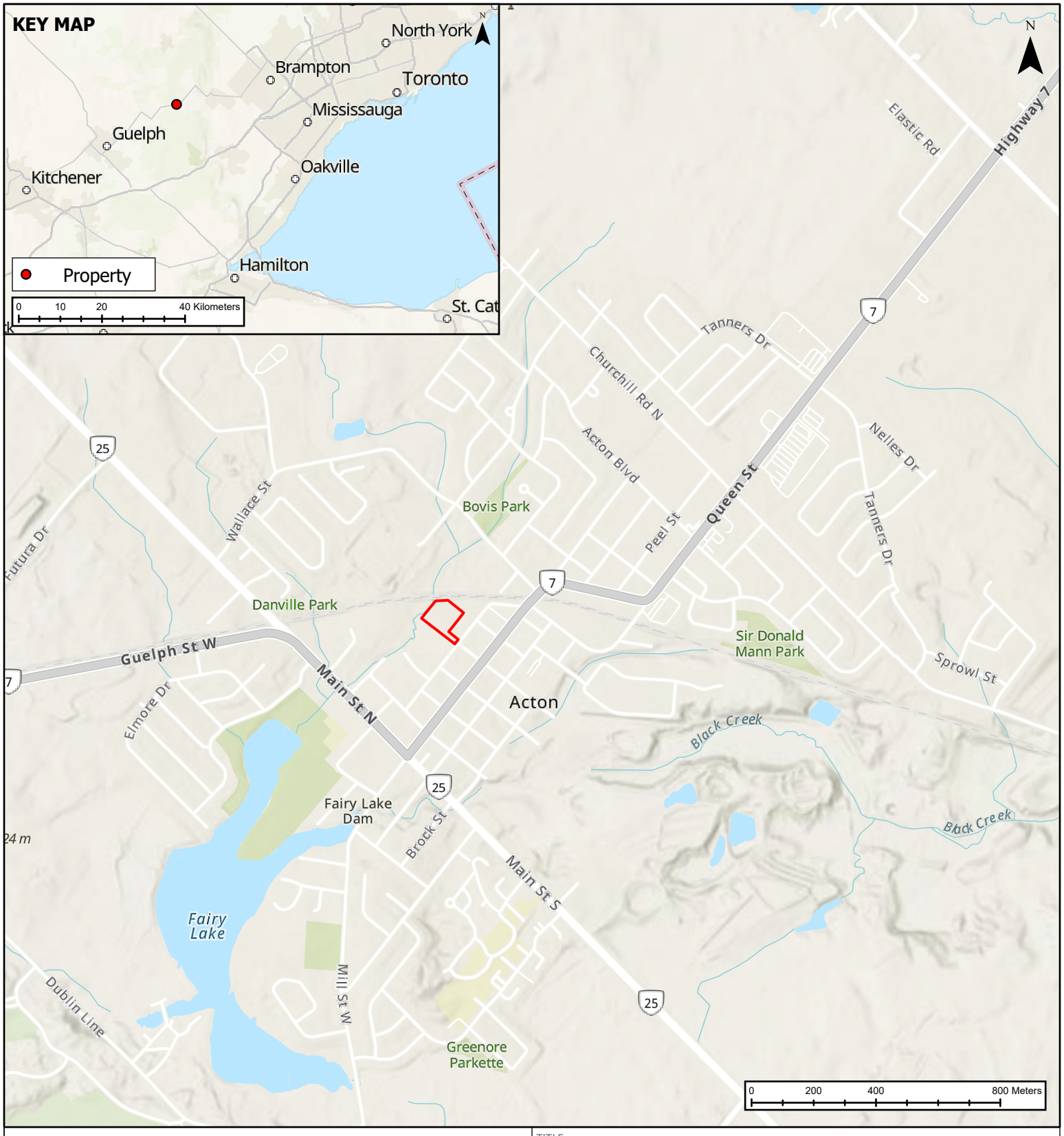
[1] Town of Halton Hills, *Town of Halton Hills Official Plan*, 2006, office consolidation 30 April 2024, accessed 10 April 2025, https://www.haltonhills.ca/en/business/resources/Documents/OfficialPlan/OfficialPlanConsolidationDec310-2020-Apr30-2024-FINAL-Compressed.pdf. G-28.

[2] Town of Halton Hills, *Heritage Register*, n.d., accessed 10 April 2025, https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx.

Municipal Address Adjacency	Heritage Recognition	Notes[2]	Image
111 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	Constructed c.1879. Example of modified Italianate style residence; Leased as the Methodist parsonage.	
115 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	Constructed 1879-1884. Good example of a Gothic style residence.	
119 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	Constructed 1879-1884. Good example of the Gothic Revival style of architecture; M.P. David Henderson and Police Chief E. Harrop were two prominent residents that lived in the dwelling.	
69-89 Bower Street (Syndicate Housing HCD) Nearby	*Designated* Part V Section 41 of the *OHA*. Ten individual properties.	Constructed in 1883-1884 by William Firstbrook. One of five duplex homes constructed by William Firstbrook of Toronto on contract from the Acton Building Association. These two storey brick homes were built at a cost of	 

Municipal Address Adjacency	Heritage Recognition	Notes[2]	Image
		$1000 each and were divided into freehold properties soon after their construction. They housed workers of the Beardmore Tannery. Red brick, with buff & black brick detailing in elaborate designs with Second Empire influences. Each pair of houses is unique and a mirror image of each other.[3]	

[3] Town of Halton Hills, "87/89 Bower Street, Acton, Ont. L7G 1E4", Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025.



Legend

Property

TITLE
Location of the Property

CLIENT
Castlegrove Development Inc.

PROJECT
Heritage Impact Assessment,
97 Bower Street, Acton, Town of Halton Hills, ON

PROJECT NO. LHC0508

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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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 2025-04-17

FIGURE # 1



Legend

Property

TITLE
Current Conditions of the Property

CLIENT
Castlegrove Development Inc.

PROJECT
Heritage Impact Assessment,
97 Bower Street, Acton, Town of Halton Hills, ON

PROJECT NO. LHC0508

NOTE(S) 1. All locations are approximate.
REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar, Microsoft
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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 2025-04-17

FIGURE # 2



Legend

- Property
- Designated, Part IV Section 29 of the OHA
- Designated, Part V Section 41 of the OHA
- Listed, Part IV Section 27 of the OHA

TITLE
Adjacent and Nearby Heritage Properties

CLIENT
Castlegrove Development Inc.

PROJECT
Heritage Impact Assessment,
97 Bower Street, Acton, Town of Halton Hills, ON

PROJECT NO. LHC0508

NOTE(S) 1. All locations are approximate.
REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar, Microsoft
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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 2025-04-21

FIGURE # 3

2 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*.[4] 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* and *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 CHIS is provided in Appendix B.

2.1 TOWN OF HALTON HILLS CULTURAL HERITAGE IMPACT STATEMENT TERMS OF REFERENCE

This CHIS was completed in compliance with Town's *Cultural Heritage Impact Statement Terms of Reference*. Refer to Appendix C for an itemized list of required items and where in this report they are addressed.

2.2 LEGISLATION AND POLICY CONTEXT REVIEW

This CHIS 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 3).

[4] 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.

2.3 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

Historical research for this CHIS 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

2.4 SITE VISIT

A site visit was conducted on 6 March 2025 by Intermediate Heritage Planner, Ben Daub. The purpose of this site visit was to document the current conditions of the Property, adjacent and nearby properties, and their surrounding context. Unless otherwise attributed all photographs in this CHIS were taken during the site visit. A selection of photographs from the site visit that document the properties are included in Section 5.

2.5 IMPACT ASSESSMENT

This CHIS is based on guidance from the MCM *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*.[5] 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:

- **Destruction** of any part of any significant heritage attribute or features;
- **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- **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,
- **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan* was examined to assess for potential adverse impacts relating to the proposed development.

[5] 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.

3 POLICY AND LEGISLATION CONTEXT

3.1 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.

3.1.1 ONTARIO HERITAGE ACT, R.S.O. 1990, C. O.18

The *OHA* (consolidated on 5 June 2025) 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.[6]

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 *not a cultural heritage resource*.

3.1.2 PLANNING ACT, R.S.O. 1990, C. P13

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

[6] Province of Ontario, *Ontario Heritage Act*, R.S.O. 1990, c. O.18, last modified 5 June 2025, accessed 9 September 2025, https://www.ontario.ca/laws/statute/90o18.

> 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.[7]

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).

3.1.3 PROVINCIAL PLANNING STATEMENT (2024)

The *PPS* provides further direction for municipalities regarding provincial requirements. The *PPS* addresses cultural heritage and archaeology in Section 4.6.[8]

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

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.

4.6.5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and

[7] Province of Ontario, *Planning Act, R.S.O. 1990, c. P.13*, last modified 5 June 2025, accessed 9 September 2025, https://www.ontario.ca/laws/statute/90p13, Part I (2, d).
[8] Province of Ontario, *Planning Act*, Section 1.7.1e.

managing archaeological resources, built heritage resources and cultural heritage landscapes.[9]

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 CHIS 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 CHIS that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. A CHIS can include mitigative measures and/or alternative development approaches.

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

3.2 LOCAL CONTEXT

3.2.1 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."[10]

[9] Province of Ontario, *Provincial Planning Statement, 2024: Under the Planning Act,* 2024, accessed 10 April 2025, 28, https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf.
[10] Halton Region, *Official Plan*, 1995. last modified November 2022, accessed 10 April 2025, 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.[11]

3.2.2 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.[12] The purpose of the *OP* is to "guide the decisions of public authorities and private interests until 2031."[13] 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".[14]

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 CHIS was conducted as required and outlined in Policy F5.1.2.

3.2.3 SYNDICATE HOUSING HERITAGE CONSERVATION DISTRICT DESIGNATION REPORT AND HERITAGE CONSERVATION DISTRICT PLAN (2005)

The *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan* (***SHHCD Plan***) was adopted by Council on 18 February 2005 through municipal By-law 2005-0020. The same day, Council, approved *Designation* of the SHHCD under Section 41 Part V of the *OHA*.

The *SSHCD Plan* is divided into two parts. Part I, entitled 'Syndicate Housing Designation Report', includes background information regarding the preparation of the *SSHCD Plan*, location of the *SHHCD*, relevant direction from the *Halton Hills Official Plan*, history of the *SHHCD*, description of architectural features of the buildings in the *SHHCD*, and a statement of significance for the *SHHCD*. The statement of significance provided in Part I Section 7, is as follows:

> The ten semi-detached units, known as the Syndicate Housing Heritage Conservation District are significant for the following reasons:
>
> 1. They are an important aspect of the industrial heritage of the Village of Acton, representing an effort by leading industrialists of the Village to

[11] Halton Region, *Official Plan*.
[12] Town of Halton Hills, *Town of Halton Hills Official Plan*.
[13] Town of Halton Hills, "Introduction," in *Town of Halton Hills Official Plan*, II-4.
[14] Town of Halton Hills, "Cultural Heritage," in *Town of Halton Hills Official Plan*, A-11.

provide housing for workers during a time of housing shortage.

2. These ten units contained in five detached buildings are a unique same time by the same builder.
3. The unique and unusual patterning of brickwork on the façade and the sides of the buildings identify each building with distinctive designs on each.
4. A single-light transom surmounts each entrance door.
5. Each unit of each building has a bay with three windows. The bay is topped with decorative crown moulding.
6. The white wood trim surrounding all windows on the façade and sides of each building.[15]

Part II, entitled 'Heritage Conservation District Plan', describes the district boundaries, goal of the district, district objectives, district policy, guidelines for alterations, guidelines for demolition or removal, and guidelines for public works as well as implementation measures including the establishment of a district committee, the responsibilities of the district committee, heritage permits, heritage permit review process, and heritage permit approval.

Part II, Section 1.2 provides the following goal for the *SHHCD*:

> The Syndicate Housing Heritage Conservation District is created to maintain, protect and enhance the character of the houses on Bower Street, Acton, in the Town of Halton Hills, which, are known as the Syndicate Houses.

To achieve this goal, Part II Section 1.3 outlines the following objectives:

- To maintain and preserve the five units, which comprise this District.
- To encourage the ongoing maintenance and repair of the individual units within this District in a manner sympathetic to the original features of the buildings.
- To maintain the lot sizes of each unit within this District.
- To maintain or replace the trees lining the street which were planted for the Diamond Jubilee of H.M. Queen Victoria by the residents of Acton.

[15] Town of Halton Hills, *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan*, Heritage Halton Hills, January 2005, 9-10, accessed 11 April 2025, https://www.haltonhills.ca/en/business/resources/documents/Syndicate%20HCD%20Report%20and%20Plan%20Final%202005.pdf.

- Where existing heritage buildings are either demolished or otherwise destroyed by Acts of God, to encourage the replacement of such buildings by buildings comparable in scale or character to the lost buildings.
- To implement the designation by means of a process that is open, fair, flexible and not unduly onerous on property owners, and allows for community participation, review and involvement.

Part II Section 1.5, 'Guidelines for Alterations', states:

> Any alterations that do not adversely affect those characteristics of the District specified in the Statement of Significance (Part I – Section 7.0) will be considered acceptable. 'Significant external alterations' that would be considered unacceptable are defined as any alteration that would adversely affect those characteristics of the District specified in the Statement of Significance. Heritage Permits will be reviewed according to Part II, Section 2.3 of this Plan.[16]

[16] Town of Halton Hills, *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan*, Heritage Halton Hills, January 2005, 11-12, accessed 11 April 2025.

4 HISTORIC CONTEXT

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.[17]

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.

4.1.1 PALEO PERIOD (9500 - 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Laurentide Ice Sheet at the end of the Wisconsinan Glacial Period.[18] During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.[19] The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.[20]

4.1.2 ARCHAIC PERIOD (8000 - 1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for 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

[17] Town of Halton Hills, "Truth and Reconciliation," accessed 10 April 2025, https://www.haltonhills.ca/en/truth-and-reconciliation.aspx#Land-and-Treaty-Recognition.
[18] Christopher Ellis and D.B. Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris, London, ON: Ontario Archaeological Society, London Chapter, 1990, 37.
[19] Toronto Region Conservation Authority, "Chapter 3: First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks.* prepared by the Toronto Region Conservation Authority, 2002, accessed 11 March 2025, https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2023/07/04165355/Greening-Our-Watershed_2002.pdf.
[20] Toronto Region Conservation Authority, "Chapter 3: First Nations."

from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.[21]

4.1.3 WOODLAND PERIOD (1000 BCE - CE 1650)

The Woodland archaeological period in southern Ontario (1000 BCE – CE 1650) 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).[22] The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.[23] 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 the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).[24] The Late Woodland period 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. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.[25]

4.2 SEVENTEENTH- AND EIGHTEENTH-CENTURY HISTORY

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century bringing with them diseases for which the Indigenous peoples had no immunity and contributing to the collapse of the three southern Ontario Iroquoian confederacies. The movement of the Haudenosaunee Confederacy from south of Lake Ontario also contributed to the collapse and eventual dispersal of the Huron, Petun, and

[21] Toronto Region Conservation Authority, “Chapter 3: First Nations.”
[22] Toronto Region Conservation Authority, “Chapter 3: First Nations.”
[23] Toronto Region Conservation Authority, “Chapter 3: First Nations.”
[24] Toronto Region Conservation Authority, “Chapter 3: First Nations.”
[25] Toronto Region Conservation Authority, “Chapter 3: First Nations.”; Haudenosaunee Confederacy, “Who Are We.”

Attiwandaron. 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.[26]

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. However, in the early 1690s, the Ojibway, Odawa, and Patawatomi – 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.[27] Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.[28] A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695. Their descendants are the Mississaugas of the Credit.[29] Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.[30]

4.3 EARLY EURO-CANADIAN SETTLEMENT HISTORY

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 Gaspe to a line just west of the Ottawa River.[31] In 1774, British Parliament passed including land that would become much of Ontario and several midwestern states in the United States.[32] 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

[26] Mississaugas of the Credit First Nation, “Community Profile,” n.d., accessed 11 March 2025, https://mncfn.ca/about-mncfn/community-profile/.
[27] Mississaugas of the Credit First Nation, “Community Profile.”
[28] Mississaugas of the Credit First Nation, “Community Profile.”
[29] Mississaugas of the Credit First Nation. “Community Profile.”
[30] Toronto Region Conservation Authority, “Archaeology Opens a Window on the History of Indigenous Peoples in the GTA,” last modified 21 June 2018, accessed 11 March 2025, https://trca.ca/news/archaeology-indigenous-peoples-gta/.
[31] Randall White, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 1985, 51.
[32] Randall White, *Ontario 1610-1985 a political and economic history*, Toronto, ON: Dundurn Press Limited, 1985, 51; Archives of Ontario, The Changing Shape of Ontario, “The Evolution of Ontario’s Boundaries 1774-1912”, 2015, accessed 10 April 2025, http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx.

local Indigenous groups. In 1788, the area formed a part of the Nassau District, which then was renamed to the Home District in 1792.[33]

4.4 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.[34]

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 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.[35]

4.5 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.[36] 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.

[33] J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto, ON: Walker & Miles, 1877, 84.
[34] Donna Duric, "Ajetance Treaty, No. 19 (1818)," *MCFN*, last modified 4 November 2020, accessed 10 April 2025, https://mncfn.ca/ajetance-treaty-no-19-1818/; Peel Art Gallery, Museum, and Archives, "About Peel."
[35] Donna Duric, "Ajetance Treaty, No. 19 (1818)," *MCFN*, last modified 4 November 2020.
[36] J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto, ON: Walker & Miles, 1877, 84.

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.[37] 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 later, the Town of Halton Hills was formed from the amalgamation of Acton, Georgetown, and Esquesing Township.[38]

4.6 TOWN OF ACTON

The Town of Acton was settled in 1825 by travelling preachers Reverend Ezra Adams, Reverend Zena Adams, and Rufus Adams from New York State on 500 acres formerly owned by the Canada Company. In 1828, the small settlement was called "Danville" referring to a store clerk named 'Dan' who worked at Wheeler Green's dry goods store. The same year, the York to Guelph Road – an early predecessor to Highway 7 – was opened. In the 1830s, a general store, grist mill and flour mill were opened. In 1836, the settlement was named "Adamsville". In 1842, the first tannery opened by Abraham Nelles was established. In 1844, the first post office was opened and Robert Swan –the first postmaster – changed the name of the community to "Acton" after his birthplace in England. In 1856, the Grand Trunk Railway (**GTR**) reached the community and opened a train station which spurred industrialization.

In 1874, Acton was incorporated as a police village and was separated from Esquesing Township, with William H. Storey serving as the first Reeve. Throughout the late 19th century, Acton quickly industrialized as leather tanning through the Beardmore Tanning Company became well-known across Canada and throughout the British Empire. The location of Acton

[37] Nick Mika, Places in Ontario: Their Name Origins and History, Part II, Belleville, ON: Mika Publishing Company, 1977, 686-687.
[38] Morrison and Young, "Halton Hills."; Visit Halton Hills, "Historical Halton Hills."; GeorgetownON Magazine, "Halton Hills Celebrates 50th Birthday. Do You Know the History?" 12 January 2024, accessed 10 April 2025, https://www.georgetownon.ca/halton-hills-celebrates-50th-birthday-history.

was attractive for tanneries, as the hemlock spruce trees found in the area provided tannin for high quality leather.[39] By 1950, the population had reached 3,000 inhabitants and Acton became a Town with Amos Mason elected as its first mayor. In 1974, Acton was amalgamated into the Town of Halton Hills. In 1986, the Beardmore Tannery ceased operations.[40]

4.7 PROPERTY HISTORY

Table 2 contains the chain of property ownership for the Property at 97 Bower Street (Lots 268 and 272; Plan 1098).

Table 2. Chain of Property Ownership for the Property at 97 Bower Street (Lots 168 and 272; Plan 1098).

Property Owner	Years of Ownership	Instrument	Remarks
Canada Company	1828-1834	Inst. Crown Patent.	All 200 acres.
Rufus Adams	1833-1865	Deed; Inst. 67a	All 200 acres.
Rawsom Adams	1865-1866	B&S; Inst. 303.	---
Dr. Robert Morrow	1866-1871	B&S; Inst. 421.	All that part of NW ½ lying south of Railway & NW Bower Street; $1,000.
Thomas C. Moore	1871-1882	B&S; Inst. 694.	3 acres.
Henry Philip Moore & Thomas A. Moore	1882	Conveyance; Inst. 834.	Part of NW ½ as described in 586.
Joseph Anderson	1882-1897	B&S; Inst. 608.	Parts of NW ½ subject to certain right and other lands; $1,200.
William D. Anderson	1897-1911	B&S; Inst. 1798.	Part of Lot 28 subject to certain right to construct a dam; $1,500.

[39] Kristen McLaughlin, "Was It Worth the Drive to Acton?", Heritage Toronto, 26 May 2020, accessed 4 April 2025, https://www.heritagetoronto.org/explore/acton-slogan-local-sayings/.
[40] "History of Acton", Downtown Acton BIA, n.d., accessed 4 April 2025, https://downtownacton.ca/service/history-of-acton/.

Property Owner	Years of Ownership	Instrument	Remarks
James McIntosh, Frank McIntosh, & Charles R. McIntosh	1911-1920	DofM; Inst. 3037.	Part of NW ½ subject to certain right; $1,700.
John Orr and Martha Orr	1920-1939	Grant; Inst. 3788.	Part of Lot 127 and Lot 128 (Plan 227) subject to right of way.
Alexander Orr & Hazel Irene Orr	1939-1970	Grant; Inst. 88837 & 131255.	Lot 268 & Lot 272; $2,000.
Frank Pethick & Ronald Legault	1970-1973	Grant; Inst. 292715.	Lot 268 & Lot 272; $10,000.
Edward McMullen	1973-1982	Grant; Inst. 362199.	Lot 268 & Lot 272; $10,000.
Bank of Montreal	1982-1982	---	---
Alexander R. Schrempf & Brenda J. Schremp	1982-1989	Deed; Inst. 556696.	All & OL; $1.
759509 Ontario Inc.	1989-Present Day	Transfer; Inst. 729285.	OL; $680,000.

The Crown Patent for Township Lot 28, Concession 3 was granted to the Canada Company in 1828. It was purchased by Rufus Adams in 1834. Rufus and Maria Adams built their farmhouse at the head of St. Alban's Drive, which was the only extant building in the area until 1856. The orchard lane later became Bower Street (Figure 4).[41] In 1866, a gore of land from Bower Street to the railway was sold from Rawsom Adams to Dr. Robert Morrow. In 1871, the land was sold to William C. Moore. At this time, a two-storey wood-frame building in the Gothic Revival architectural style was constructed.[42] In 1874, a dam was built by William Stephenson for the Acton Plow Company which flooded a section of pastural land and created Henderson's Pond

[41] Town of Halton Hills, "Bower Street Inventory", Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025.
[42] Town of Halton Hills, "97 Bower Street, Acton, Ontario L7G 1E4", Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025; Acton Free Press, 7 July 1938, 7.

as depicted in the 1877 historic map (Figure 4). In 1882, the land was sold from Thomas A. Moore to Joseph Anderson for $1,200.

The 1891 Census notes that James Moore – a glove cutter – lived at the two-storey wood-frame house with ten rooms with his family. The adjacent buildings – 69-89 Bower Street – were noted as two-storey brick buildings with six-to-seven rooms housing glove factory labourers.[43] In 1897, William D. Anderson purchased the Property from Joseph Anderson for $1,500. An 1898 photograph shows the rear of the Property and the rear of the 69-89 Bower Street properties from Henderson's Pond. A one-and-a-half storey wood frame building with a gable roof, three brick chimneys, and a rear gable wing appears visible (Image 1). A 1919 aerial photograph depicts the Property including Henderson's Pond at right (Image 2).

The 1921 Census indicates that Mary Orr owned the Property and lived in the single-detached, six-room house with her family, working as tannery labourers.[44] In 1920, Martha and John Orr purchased the Property from James McIntosh, Francis McIntosh, and Charles R. McIntosh. The 1931 Census indicates that the single-detached wood-frame house had eight rooms and was rented by William Chisholm – a tannery worker – and his family.[45] The 1934 fire insurance plan illustrates that the wood-frame building was one-and-a-half stories in height with a one-storey sloped saltbox rear, and a smaller one-and-a-half storey addition (Figure 4). The 1935 topographic map illustrates that the building on the Property was a wood-frame building (Figure 5). In 1939, the Property was sold to Alexander Orr and Hazel Orr for $2,000. The 1952 topographic map and 1954 aerial photograph demonstrates the location of the Property adjacent to Henderson's Pond (Figure 5 and Figure 6)

In 1970, the Property was sold to Frank Pethick and Ronald Legault for $10,000. A 1971 oblique aerial photograph demonstrates the building on the Property and Henderson's Pond having dried up with only a large field remaining (Image 3). In 1982, the Property was sold to Edward McMullen for $10,000. In 1982, the Property was sold to Alexander Schrempf. In 1989, the Property was purchased by the current ownership, 759509 Ontario Inc. In 1995, a residential subdivision with 10 lots and a mix of single-family detached and semi-detached

[43] Library and Archives Canada, *Census of Canada, 1891*, District No. 71 Halton, Enumeration Sub-district A, Village of Acton, 27, Line 9, 1891, accessed 8 April 2025, https://www.ancestry.ca/imageviewer/collections/1274/images/30953_148142-00462?pId=2092000.
[44] Library and Archives Canada, *Sixth Census of Canada, 1921*, Electoral District 86 Halton, Enumeration Sub-district No. 29 Acton Village, 1921, 4, Line 49, accessed 8 April 2025, https://www.ancestry.ca/imageviewer/collections/8991/images/1921_062-e002930337.
[45] Library and Archives Canada, *Seventh Census of Canada, 1931*, Electoral District 112 Halton, Enumeration Sub-district No. 46 Acton Village, 1931, 1, Line 25, accessed 4 April 2025, https://www.ancestry.ca/search/collections/62640/records/637171.

houses was proposed.[46] The 1999 aerial photograph demonstrates the house on the Property (Figure 6). A 2009 photo demonstrates that the two-storey Ontario Gothic Revival house on the Property was demolished shortly after as shown in the 2011 aerial photograph (Image 4 and Figure 6).



Image 1. View south towards the rear of Bower Street properties with people skating on Henderson's Pond. The Property is annotated in orange by LHC, 1898.[47]

[46] "Bower Ave. housing development scrapped", The New Tanner, 14 May 2009, 1, accessed 8 April 2025, https://vitacollections.ca/HaltonHillsNews/page.asp?ID=1708654.
[47] Facebook, "Vintage Acton", 24 November 1898, A.T. Brown / Dills Collection, accessed 7 April 2025, https://www.facebook.com/photo/?fbid=529276794095182&set=a.953709541651903.



Image 2. View west along Bower Street. The Property is annotated in orange by LHC, 1919.[48]

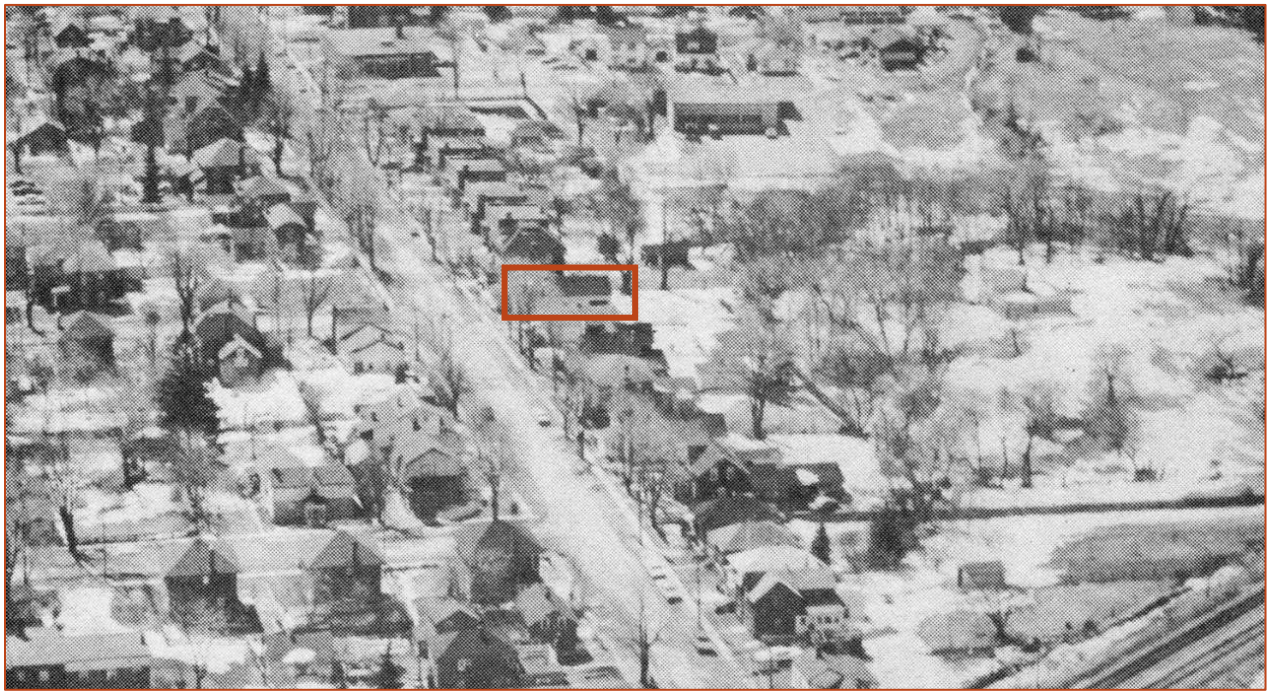


Image 3. View west along Bower Avenue with the Property annotated in orange by LHC, 1971.[49]

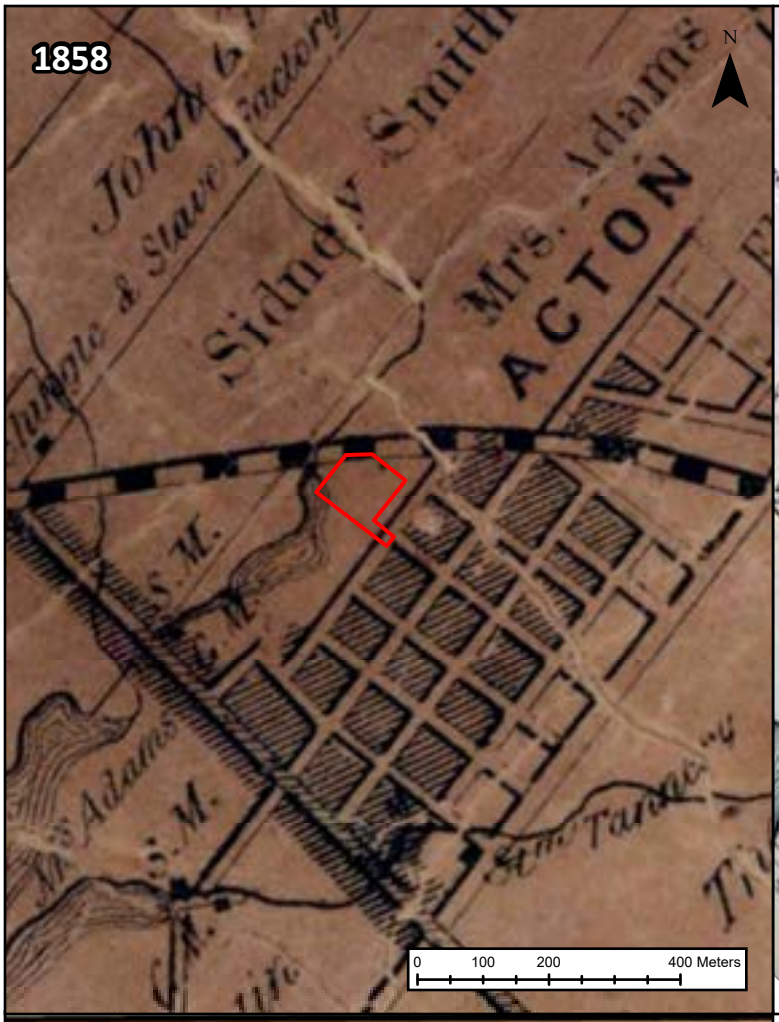
[48] Canadian Postcard Company, "Acton Ontario from the Air", British Library, Accession no. HS85/10/36349, 1919, accessed 8 April 2025, https://commons.wikimedia.org/wiki/File:Acton_Ontario_from_the_Air_(HS85-10-36349)_original.tif.

[49] Facebook, "Vintage Acton", April 1971, Jack Carpenter / Dills Collection, accessed 7 April 2025, https://www.facebook.com/photo/?fbid=552706215085573&set=a.949983302024527.

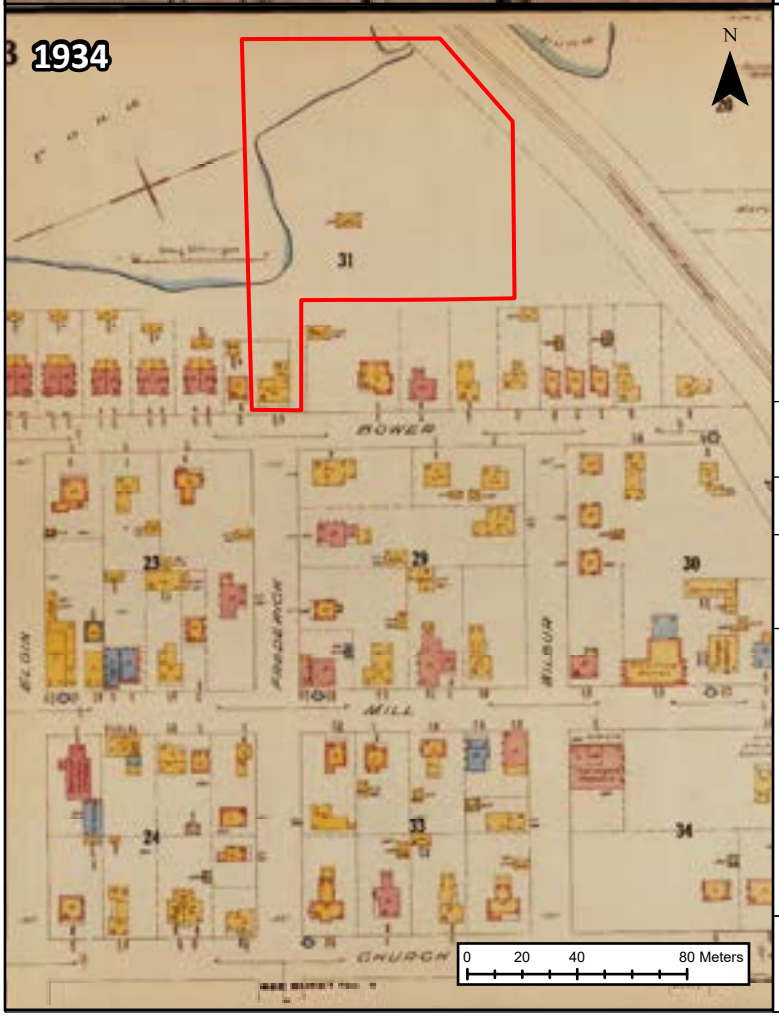


Image 4. View of the Gothic Revival building on the Property, 2009.[50]

[50] Google Street View, August 2009.







Legend

Property

TITLE
1858, 1877, and 1934 Historical Maps Showing the Property

CLIENT
Castlegrove Development Inc.

PROJECT
Heritage Impact Assessment,
97 Bower Street, Acton, Town of Halton Hills, ON

PROJECT NO. LHC0508

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
Geo. R. Tremaine. 1858. Tremaine's Map of the County of Halton Canada West. Scale forty chains to one inch. "Ontario Historical County Maps." Digitized map. Accessed 11 April 2025. <LINK>https://maps.library.utoronto.ca/hgis/countymaps/halton/halton1.jpg</LINK>

J.H. Pope. 1877. "Plan of Acton". The Illustrated Atlas of the County of Peel, Ont., Scale eight chains to one inch. Toronto, ON: Walker & Miles. Accessed 11 April 2025. <LINK>https://www.canadiana.ca/view/oocihm.52742/85.</LINK>

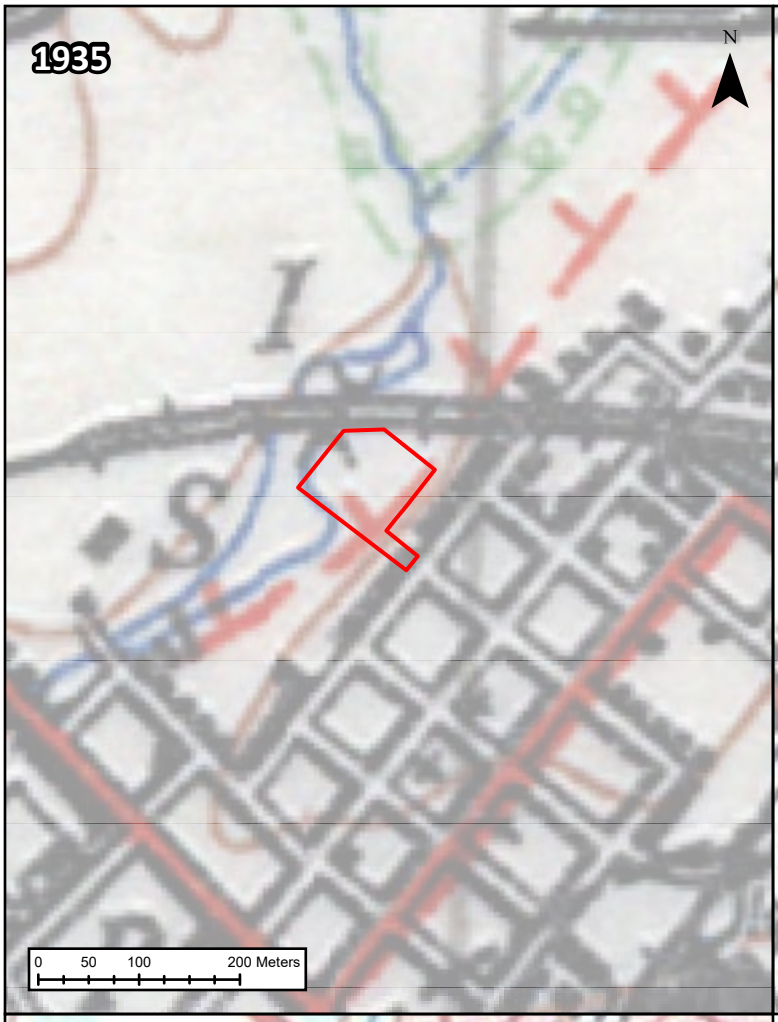
Underwriters' Survey Bureau Limited. 1934. Sheet 3. MG12 A9 3.09. Esquesing Historical Society.

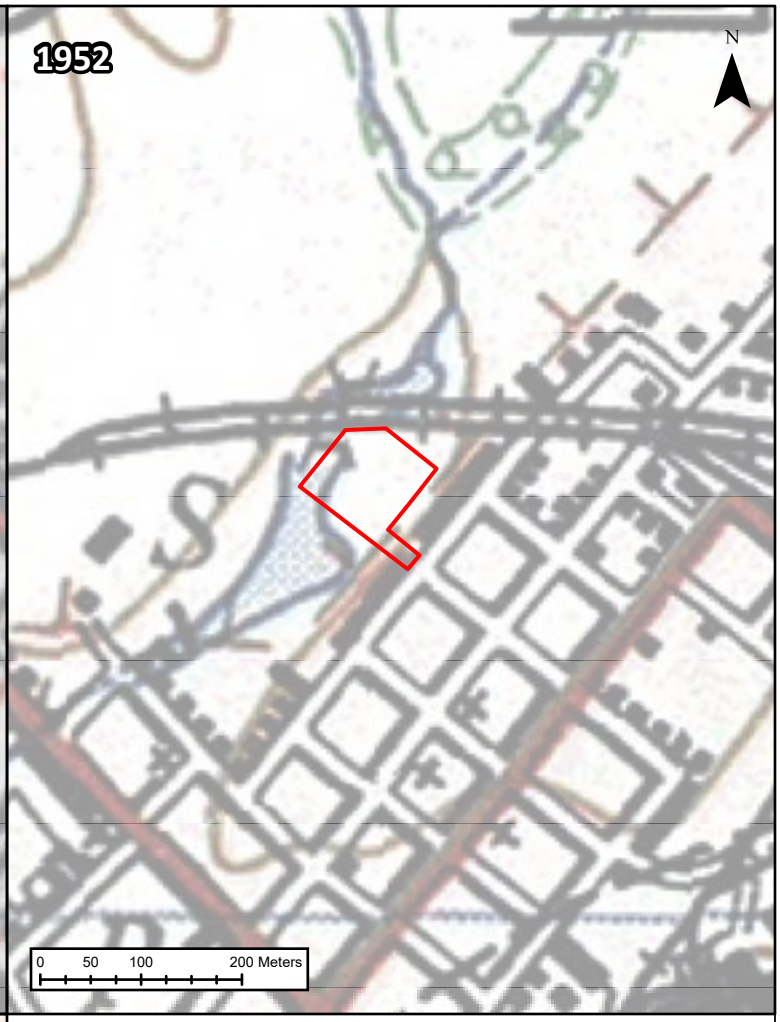
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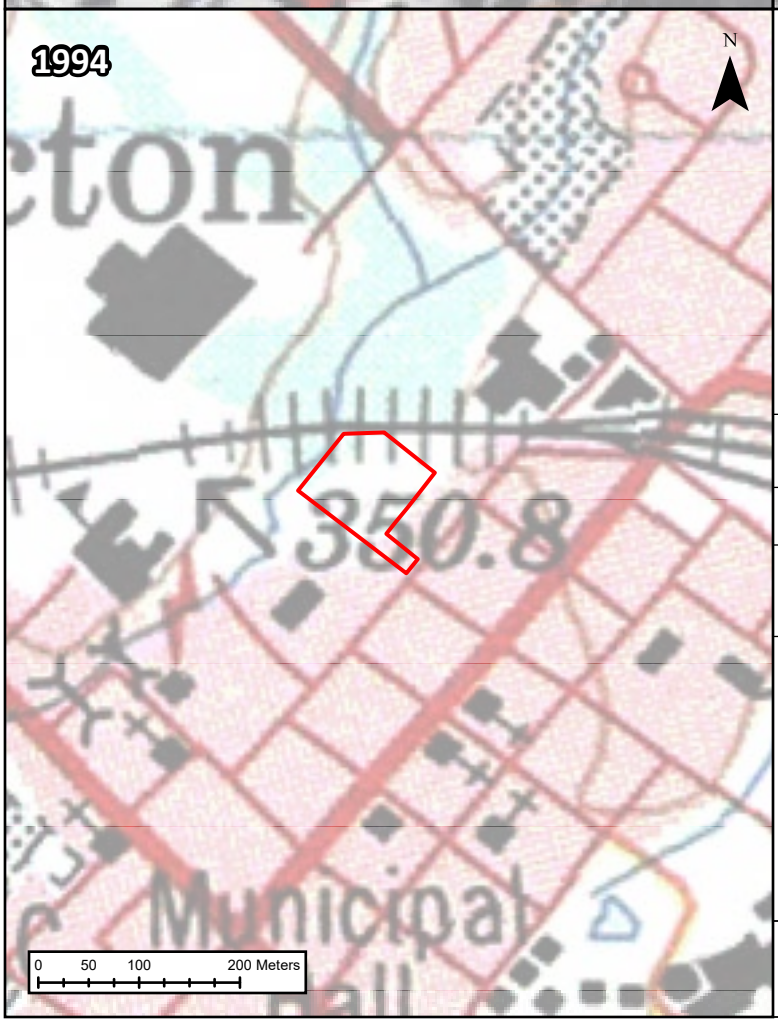
LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 2025-04-17

FIGURE # 4







Legend

Property

TITLE
1935, 1952, and 1994 Topographic Maps Showing the Property

CLIENT
Castlegrove Development Inc.

PROJECT PROJECT NO. LHC0508
Heritage Impact Assessment,
97 Bower Street, Acton, Town of Halton Hills, ON

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
Department of National Defence, Geographical Section, General Staff. 1935. "Guelph, Ontario". Scale 1:63,360. Sheet 040P09, ed. 1. Ottawa, ON: Department of the Interior, Surveyor General. Digitized map. Accessed 11 April 2025. https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K040P09_1935TIFF.

Natural Resources Canada.
1952. "Guelph (East) Ontario". Scale 1:50,000. Sheet 040P09, ed. 2. Digitized map. Accessed 11 April 2025. https://geo.scholarsportal.info/#r/details/_uri@=NTS50K040P09_1952ed2ETIFF.
1994. "Guelph, Ontario". Scale 1:50,000. Sheet 040P09, ed. 6. Digitized map. Accessed 11 April 2025. https://geo.scholarsportal.info/#r/details/_uri@=NTS50K040P09_1994ed6mceTIFF.

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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 2025-04-17

FIGURE # 5







Legend

Property

TITLE
1954, 1999, and 2011 Aerial Photographs Showing the Property

CLIENT
Castlegrove Development Inc.

PROJECT
Heritage Impact Assessment,
97 Bower Street, Acton, Town of Halton Hills, ON

PROJECT NO. LHC0508

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
Town of Halton Hills.
1999. "Ortho 1999". Digitized air photo. Accessed 11 April 2025. https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&LayerTheme=4.

2011. "Ortho 2011". Digitized air photo. Accessed 11 April 2025. https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&LayerTheme=4.

University of Toronto. 1954. 436.801. "1954 Air Photos of Southern Ontario." Digitized air photo. Accessed 11 April 2025. https://maps.library.utoronto.ca/datapub/Ontario/APS_1954/zipped/436.801.zip.

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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 2025-04-17

FIGURE # 6

5 EXISTING CONDITIONS

5.1 SURROUNDING CONTEXT

The Property is located at 97 Bower Street in the community of Acton, in the Town of Halton Hills, in the Regional Municipality of Halton. It is on the northwest side of Bower Street between Wilbur Street North and Elgin Street North to the northwest of the intersection of Bower Street and Frederick Street North (Photo 1).

It is bound by Bower Street, 101 Bower Street, 105 Bower Street, 111 Bower Street, and 115 Bower Street to the southeast; 93 Bower Street and 43 Alice Street to the southwest; 43 Alice Street to the northwest; the GO Transit Kitchener Line railway right-of-way to the north; and 119 Bower Street to the northeast. The Property is undeveloped and comprises of a yard with mature deciduous and coniferous trees and shrubs. The SHHCD (69-89 Bower Street) properties are located approximately 25 m away to the southeast (Photo 2).

Bower Street is a two-lane street which runs in a west-east direction from Willow Street North to Mill Street East (Highway 7) near Eastern Avenue. There are hydro poles on the north side of the street. Concrete curbs and sidewalks are found on the north and south sides of the street (Photo 3 and Photo 4).

Frederick Street is a two-lane street which runs in a north-south direction from Bower Street North to Agnes Street (Highway 7). There are hydro poles on the east side of the street. Concrete curbs and sidewalks are found on the west and east sides of the street (Photo 5).

The topography in the area is generally flat. Vegetation generally comprises of deciduous and coniferous trees. The area is predominantly composed of residential properties dating to the late 19th and early-to-mid 20th century.



Photo 1. View northwest along Bower Street with the Syndicate Housing HCD at left and 93 Bower Street at centre.



Photo 2. View northwest along Bower Street with the Syndicate Housing HCD (69-89 Bower Street) at centre.



Photo 3. View northeast along Bower Street with 101 Bower Street at left and 105 Bower Street at right.



Photo 4. View northwest along Bower Street with 115 Bower Street and 119 Bower Street at left.



Photo 5. View southeast towards Frederick Street North.

5.2 ADJACENT AND NEARBY HERITAGE PROPERTIES

5.2.1 87 & 89 BOWER STREET (SYNDICATE HOUSING HCD)

The properties at 87 and 89 Bower Street are on rectangular-shaped lots. They contain an 1883 two-storey red-brick semi-detached duplex house in the Second Empire architectural style. The house has a square-shaped plan and shallow hip roof with gable peak on its south elevation. The exterior walls are red clay brick in a stretcher bond pattern with yellow brick quoins, and belt courses of yellow, red, and black brick.[51]

The fenestration pattern on the south (front) elevation comprises of four symmetrical six-over-six long sash windows with wood surrounds and supported by stone sills with decorative voussoirs of thin yellow, red, and black bricks of equal height above. There are two entrance doors with transom windows with decorative voussoirs of thin yellow, red, and black bricks of equal height in a segmental arch pattern. There are two bay windows with a decorative brick pattern and six-over-six sash windows (Photo 6).[52]

[51] Town of Halton Hills, *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan*, Heritage Halton Hills, January 2005, 6-7, accessed 11 April 2025, https://www.haltonhills.ca/en/business/resources/documents/Syndicate%20HCD%20Report%20and%20Plan%20Final%202005.pdf.

[52] Town of Halton Hills, *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan*, Heritage Halton Hills, January 2005, 6-7.



Photo 6. View northeast of 87 and 89 Bower Street.

5.2.2 93 BOWER STREET (HARRISON-WOLFE HOUSE)

The property at 93 Bower Street is a rectangular-shaped lot. It contains a 1909 two-storey red-brick Edwardian Classical house in the American Foursquare vernacular form (the Harrison-Wolfe House). A paved asphalt driveway provides access to an adjacent shed structure. The house has a square-shaped plan with a pyramidal roof, a central hooded gable dormer, and a rectangular red-brick chimney at the west elevation (Photo 7). The exterior walls are red brick in a common bond pattern. The fenestration pattern on the south (front) elevation comprises of three bays and three-pane flat-headed sash windows with wood surrounds supported by stone lintels and sills. There is an enclosed red brick porch at the south (front) elevation with a central doorway (Photo 8 and Photo 9). The fenestration pattern on the north elevation comprises of three bays and three-pane flat-headed sash windows with wood surrounds supported by stone lintels and sills (Photo 10). The house sits on a fieldstone foundation.[53]

[53] Corporation for the Town of Halton Hills, *By-law No. 2024-0111 A By-law to designate the Harrison-Wolfe House, located at 93 Bower Street, Acton, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest*., 9 December 2024, accessed 11 April 2025, 4, https://haltonhills.ic12.esolg.ca/en/your-government/By-Laws/BY-LAW%20NO.%202024-0111.pdf.



Photo 7. View northeast of the south and west elevations of 93 Bower Street.



Photo 8. View northwest of the south and east elevations of 93 Bower Street.



Photo 9. View southwest of the east elevation of 93 Bower Street.



Photo 10. View south of the east and north elevations of 93 Bower Street.

5.2.3 105 BOWER STREET

The property at 105 Bower Street contain an 1879 two-storey red brick house in the Gothic Revival architectural style on an L-shaped plan. The house features a steeply-pitched gable roof. The exterior walls are red brick in a stretcher bond pattern. There is a large rectangular cream brick chimney at the south (front) elevation. The fenestration pattern is comprised of long sash windows with wood surrounds supported by stone sills and brick voussoirs. There is an arched lancet window at the second-floor central gable. There is an enclosed porch addition at the south (front) elevation (Photo 11).[54]



Photo 11. View northwest of 105 Bower Street.

5.2.4 111 BOWER STREET

The property at 111 Bower Street contains an 1879 two-storey red brick Classical Revival house on a square-shaped plan. The house has a balanced symmetrical appearance with a hipped roof and is dominated by a full facade porch. The porch features short colonnades and brick piers. The exterior walls are red brick in a stretcher bond pattern. The fenestration pattern is comprised of sash windows with shutters and a pair of awnings (Photo 12).[55]

[54] Town of Halton Hills, "Bower Street Inventory", Heritage Halton Hills Building and Landmark Inventory, 2002, 25, accessed 8 April 2025.
[55] Town of Halton Hills, "Bower Street Inventory", Heritage Halton Hills



Photo 12. View northeast of 111 Bower Street.

5.2.5 115 BOWER STREET AND 119 BOWER STREET

The properties at 115 Bower Street and 119 Bower Street contain two 1879 one-and-a-half storey wood-frame Gothic Revival cottages on rectangular-shaped plans. The style was promoted by *The Canada Farmer* around 1865 as a "cheap country dwelling house". They have been altered since first erected with the addition of enclosed porches. The only features which have remained unchanged over the years are the sharply pitched central gables on the roofs and the arched lancet windows on the second floor (Photo 13).[56]



Photo 13. View northwest of 115 Bower Street and 119 Bower Street.

Building and Landmark Inventory, 2002, 26, accessed 8 April 2025.
[56] Town of Halton Hills, “Bower Street Inventory”, Heritage Halton Hills Building and Landmark Inventory, 2002, 28 & 30, accessed 8 April 2025.

5.3 THE PROPERTY

The property at 97 Bower Street is comprised of a vacant lot (Photo 14 and Photo 15). It opens to a large field with deciduous and coniferous trees (Photo 16 and Photo 17). A fence at the northeast property line forms the boundary with the railway right-of-way (Photo 18).



Photo 14. View north towards the Property with 93 Bower Street at left and 101 Bower Street at right.



Photo 15. View south on the Property towards Bower Street.



Photo 16. View east on the Property with 101 Bower Street and 105 Bower Street at right.



Photo 17. View northeast on the Property towards the railway right-of-way.



Photo 18. View northwest on the Property towards the northeast property line fence and the railway right-of-way.

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 THE PROPERTY

The Property is *not a cultural heritage resource*. No cultural heritage value or interest for the Property or heritage attributes have been identified.

6.2 ADJACENT AND NEARBY HERITAGE PROPERTIES

6.2.1 SYNDICATE HOUSING HERITAGE CONSERVATION DISTRICT

The nearby heritage property at 89 Bower Street is *Designated* under Part V Section 41 of the *OHA* through By-law 2005-0020 as part of the SHHCD. The Statement of Cultural Heritage Value or Interest has been copied *verbatim* below.

Statement of Significance (89 Bower Street – Syndicate Housing HCD)

The ten semi-detached units, known as the Syndicate Housing Heritage Conservation District are significant for the following reasons:

1. They are an important aspect of the industrial heritage of the Village of Acton, representing an effort by leading industrialists of the Village to provide housing for workers during a time of housing shortage.
2. These ten units contained in five detached buildings are a unique grouping, being coterminous to each other and having been built at the same time by the same builder.
3. The unique and unusual patterning of brickwork on the façade and the sides of the buildings identify each building with distinctive designs on each.
4. A single-light transom surmounts each entrance door.
5. Each unit of each building has a bay with three windows. The bay is topped with decorative crown moulding.
6. The white wood trim surrounding all windows on the façade and sides of each building.[57]

[57] Town of Halton Hills, *Syndicate Housing Heritage Conservation District Designation Report and Heritage Conservation District Plan*, Heritage Halton Hills, January 2005, 9-10, accessed 11 April 2025.

6.2.2 93 BOWER STREET (HARRISON-WOLFE HOUSE)

The adjacent heritage property at 93 Bower Street is *Designated* under Part IV Section 29 of the *OHA* through By-law 2024-0111. The Statement of Cultural Heritage Value or Interest has been copied *verbatim* below.

Statement of Cultural Heritage Value or Interest (93 Bower Street –the Harrison-Wolfe House)

The Harrison-Wolfe House at 93 Bower Street has physical and design value as a representative example of Edwardian Classical residential architecture due its simple designs and detailing, smooth surfaces, flatheaded windows with plain sills and lintels, simplified massing, a generous front porch (although now enclosed), and simplified roof with dormer and simple brick chimney. The building has maintained significant integrity since its construction in the early twentieth century and is compatible with buildings of a similar vintage along Bower Street, including the SHHCD adjacent to the southwest.

The Harrison-Wolfe House has historical and associative value due to its associations with its early owners through to the mid-twentieth century. The existing home was built on land previously owned by the Honourable D. Henderson by local tradesperson W.D. Anderson for his family. Anderson undertook work throughout the Acton community as a teamster, plasterer, builder, tanner, and stonemason. The property was later owned by Cecil Watson Hartley Harrison, who worked as an auto supplies distributer and was involved with the local United Church, served as YMCA Director, was involved with the local Lodge, served as a Trustee of the School Board, on Council and as Reeve, and served on the Chamber of Commerce and the Acton Fall Fair Board. Cecil's wife Florence Harrison was also very involved in the community, serving on the Welfare Board, and led the Girl Guides and other activities.

In 1950, the property was owned by J. Wesley Wolfe, a leather industry executive who developed the Pers Pro Tan tanning process, operated a turkey farm in the community, and was chairman of the Acton Public School Board, member of the Masonic Lodge and North Halton Golf Club, YMCA member, and an Intercollegiate Wrestling Champion (1936). Helen Wolfe, Wesley's wife, was an active community member and worked raising turkeys and cattle with Wesley, was a member of the Arts and Crafts Guild of Georgetown, the Presto Club in Guelph, the Acton Music Club, the I.O.D.E, and a member of the Acton Women's Institute. Helen was also a Wolfe Cub leader, member of St. Alban's Anglican Church, a representative of the Halton County's Children's Aid, and a member of the St. Andrew's College Ladies' Guild.

The property was also home to long-time owners Donald and Dora Ryder from the 1960s onwards. Both Donald and Dora were WWII veterans who worked for many years at Dills Printing and Publishing (later Metroland Media) and were actively involved community members.

The property at 93 Bower Street has contextual value as it helps to define and maintain the late-nineteenth century and early-twentieth century development of this residential neighbourhood on the periphery of Acton's historic downtown. The residence is physically, functionally, visually, and historically linked to the surroundings in the community along Bower Street. The property is similar in scale and materials to the neighbouring properties and has not been identified as a landmark in the area.[58]

List of Heritage Attributes

- The setback, location, and orientation of the existing residential building along Bower Street in the community of Acton in the Town of Halton Hills;
- The scale, form, and massing of two-and-a-half storey frame building with brick exterior with stone foundation, hipped roof, and brick chimney;
- The materials, including brick exterior, concrete sills and lintels, stone foundation, and wooden porch detailing where extant;
- The front (southeast) elevation, including the existing of a covered front porch at the first storey and single flatheaded window openings at the second storey;
- The side (southwest) elevation, including the brick chimney and flat-headed window openings at the first and second storeys; and,
- The side (northeast) elevation, including the flat-headed window openings at the first and second storeys.
- The legibility of the existing property as an early-twentieth century Edwardian Classical residential building within the community of Acton in the Town of Halton Hills.[59]

[58] Corporation for the Town of Halton Hills, *By-law No. 2024-0111 A By-law to designate the Harrison-Wolfe House, located at 93 Bower Street, Acton, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest*., 9 December 2024, accessed 11 April 2025, 3-4.
[59] Corporation for the Town of Halton Hills, *By-law No. 2024-0111 A By-law to designate the Harrison-Wolfe House, located at 93 Bower Street, Acton, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest*., 9 December 2024, accessed 11 April 2025, 4.

6.2.3 LISTED PROPERTIES

The following properties at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street have potential CHVI owing to their age and architectural styles as noted in Table 1. Excerpts from the 2002 *Heritage Halton Hills Building and Landmark Inventory* for each property have been described *verbatim* below.

6.2.3.1 105 BOWER STREET

This home unlike its neighbour at 97 Bower has maintained much of its traditional, Gothic Revival appearance. The home's red brick exterior, sharp gabled roof and an arched window on the second floor are all typical of this style of architecture. The home has black shutters and an enclosed porch, an obvious later addition, but the overall effect is in keeping with the lines and style of the original house.

This house is built on the land which was once Thomas C. Moore's garden. Joseph Anderson, a local plasterer, purchased the property and built the brick home which still stands in 1879. At the time of *Acton's Early Days* the home was owned by Mr. & Mrs. Alfred Fryer who were the third owners of the home.[60]

6.2.3.2 111 BOWER STREET

This home seems to incorporate a number of features common with the Classical Revival style of architecture and many features are repeated in the Edwardian Classical seen on this street. The house has a balanced symmetrical appearance and is dominated by a full facade porch. The porch features short colonnades and brick piers and is decorated by flower boxes. The windows on the upper floor are complimented by shutters and a pair of awnings.

This home was built by Thomas C. Moore in 1879 who gave it to his brother Edward's widow shortly after his death. Mrs. Moore leased the house as a Methodist parsonage and a succession of pastors occupied the home. At the time of *Acton's Early Days* the house was the residence of Mr. Fred Blow.[61]

6.2.3.3 115 BOWER STREET

This house was most likely originally constructed in the Gothic Revival style of architecture which was popular during the mid to late 19th century. The style was promoted by *The Canada Farmer* around 1865 as a "cheap country dwelling house". It has been altered since first erected with the addition of an enclosed porch. The only features which have remained

[60] Town of Halton Hills, “105 Bower Street, Acton, Ont.”, Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025.
[61] Town of Halton Hills, “111 Bower Street, Acton, Ont.”, Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025.

unchanged over the years are the sharply pitched gable on the roof and the arched window on the second floor.

Isaac Francis purchased this lot in between the homes of Josiah Adams and Thomas Moore. *Acton's Early Days* describes Isaac Francis as a good loyal citizen of Acton and trumps his many contributions to the community. Isaac and his family lived here until they moved to a larger home on Willow St. many years later.[62]

6.2.3.4 119 BOWER STREET

This house was originally constructed in the Gothic Revival style of architecture which was popular during the mid to late 19th century. The style was promoted by *The Canada Farmer* around 1865 as a "cheap country dwelling house". It has been altered since first erected with the addition of an enclosed porch. The features which have remained unchanged over the years are the sharply pitched gable on the roof and the clapboard exterior. The windows on the first and second floors have shutters.

This property was originally owned by Thomas C. Moore who sold the land to Josiah Adams who built the house on the property. Many families also lived in this house including the Hon. David Henderson who lived here before purchasing the Adams homestead. At the time of *Acton's Early Days* Police Chief & Mrs. E. Harrop resided in the home.[63]

[62] Town of Halton Hills, “115 Bower Street, Acton, Ont.”, Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025.
[63] Town of Halton Hills, “119 Bower Street, Acton, Ont.”, Heritage Halton Hills Building and Landmark Inventory, 2002, accessed 8 April 2025.

7 DESCRIPTION OF THE PROPOSED DEVELOPMENT

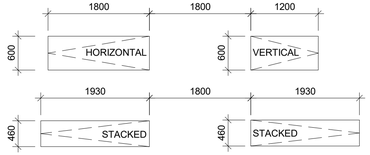
The Proponent is proposing the construction of a five-storey (16.5 m tall), 80-unit residential apartment building. The building is proposed to be rectangular in plan and setback towards the north part of the Property, approximately 48.91 m from the northern property line, approximately 4.50 m from the western property line, 26.45 m from the southern property line, and 24.15 m from the eastern property line. The first floor is composed of 8 units, the second and third floors are composed of 40 units, and the fourth to fifth floors are composed of 32 units with a mechanical penthouse above. An indoor amenity area and an outdoor patio amenity area are proposed for the first floor. A 1.5 m to 1.8 m wide sidewalk is proposed to wrap around the building (Figure 7 and Figure 8).

The proposed development will be accessed from Bower Street via a long access driveway which will also serve as the primary fire route. Towards the east side of the Property the driveway will lead to a vehicular roundabout, an external loading and waste collection area, and the access ramp to the underground parking level. Regarding parking, 92 parking stalls in total are to be provided with 59 surface parking stalls and 33 underground parking stalls including an elevator access point and bike lockers. Regarding surface parking, 18 surface parking stalls are proposed to line the west side of the long access driveway. (Figure 7 and Figure 8).

A landscape plan illustrates landscape elements for the proposed development. The west and east sides of the access driveway are proposed to have a row of trees, shrubs and perennials, and sod grass on each side. The row of trees is also proposed along the west property line with 93 Bower Street, and the south property line with 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street. A compensation area with a combination of deciduous and coniferous trees, shrubs and perennials, and a row of deciduous trees are proposed at the north development limit line (Figure 9).

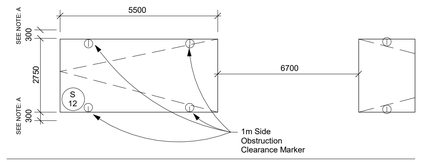
TYPICAL BICYCLE PARKING SPACE:

WALKWAY:	MINIMUM 1800mm
VERTICAL PARKING SPACE:	1200mm (L) x 600mm (W)
HORIZONTAL PARKING SPACE:	1800mm (L) x 600mm (W)
STACKED PARKING SPACE:	1930mm (L) x 460mm (W)

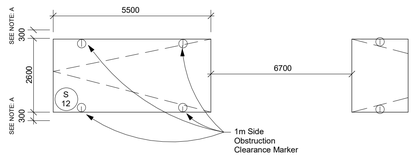


TYPICAL PARKING SPACE:
(AS PER TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050)

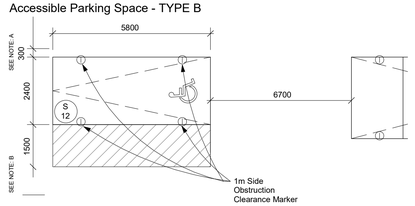
Drive Aisle @ 6.7m MIN. for Surface Parking Space



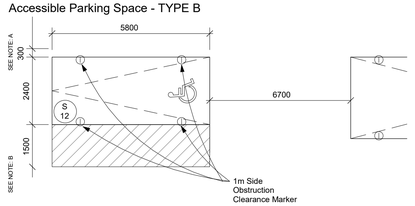
Drive Aisle @ 6.7m MIN. for Underground Parking Space



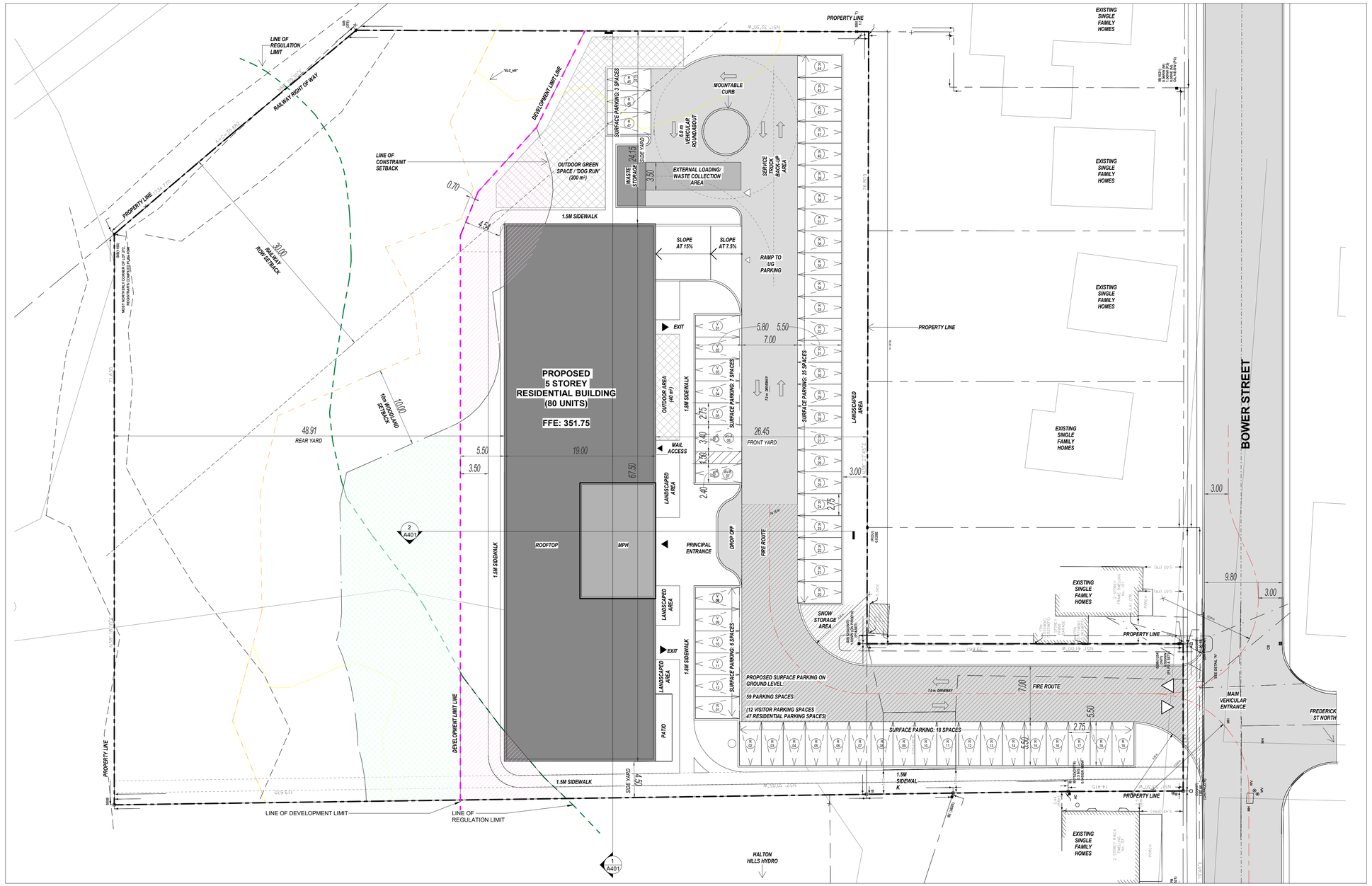
Accessible Parking Space - TYPE B



Accessible Parking Space - TYPE B



NOTES:
A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm.
B - PROVIDE A 1500mm WALKWAY ON AT LEAST ONE SIDE OF A HANDICAP PARKING STALL. THIS WALKWAY MAY BE SHARED WITH ADJOINING HANDICAP SPACE.



1 SITE PLAN
1 : 250

LEGEND

- STREET TREE
- RETAINING WALL
- CATCH BASIN
- FIRE HYDRANT
- STREET LIGHT PEDESTAL
- STREET LIGHT
- STREET SIGN
- FIRE ROUTE SIGN
- COMMUNITY MAILBOX
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- HYDRO METER LOCATION
- PROPOSED GAS METER LOCATION (TO BE CONFIRMED BY EMBRIDGE)
- DOWNSPOUTS
- FIRE ROUTE
- PROPERTY LINE
- SIAMESE CONNECTION (FIRE DEPARTMENT CONNECTION)
- PRIVACY FENCE
- ACOUSTIC FENCE
- SOFT LANDSCAPE
- ACCESSIBLE PARKING
- BUILDING FOOTPRINT
- EXISTING GRADES
- PROPOSED GRADES
- SWALE DIRECTION

DEVELOPMENT LIMIT AREA LEGEND

COMPENSATION AREA AREA	ENCROACHMENT AREA
626.16 m²	314.29 m²

- LINE OF DEVELOPMENT LIMIT
- LINE OF REGULATION LIMIT
- "ELC_HR"
- LINE OF CONSTRAINT SETBACK

PARKING TAG LEGEND

R	RESIDENT PARKING SPACE
AR-A	ACCESSIBLE RESIDENT SPACE TYPE A
AR-B	ACCESSIBLE RESIDENT SPACE TYPE B
V	VISITOR PARKING SPACE
AV-A	ACCESSIBLE VISITOR SPACE TYPE A
R EV	RESIDENT ELECTRIC VEHICLE PARKING

PARKING COUNT SCHEDULE

TYPE	COUNT
LEVEL P1	
RESIDENTIAL (BF) TYPE A	1
RESIDENTIAL (BF) TYPE B	1
RESIDENTIAL (GARAGE)	31
LEVEL 1	
RESIDENTIAL (SURFACE)	47
VISITOR (BF) TYPE A	1
VISITOR (BF) TYPE B	1
VISITOR PARKING	10
TOTAL PARKING SPACES	92

APPLICATION NUMBER:

APPLICATION NUMBER:

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No.	Description	YYYY.MM.DD	By

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No.	Description	YYYY.MM.DD	By
10.			
9.			
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1.	ISSUED FOR COORDINATION	2025.08.01	JL

CLIENT:
CASTLEGROVE DEVELOPMENTS INC.

NORTH: PROJECT NORTH / TRUE NORTH
STAMP:

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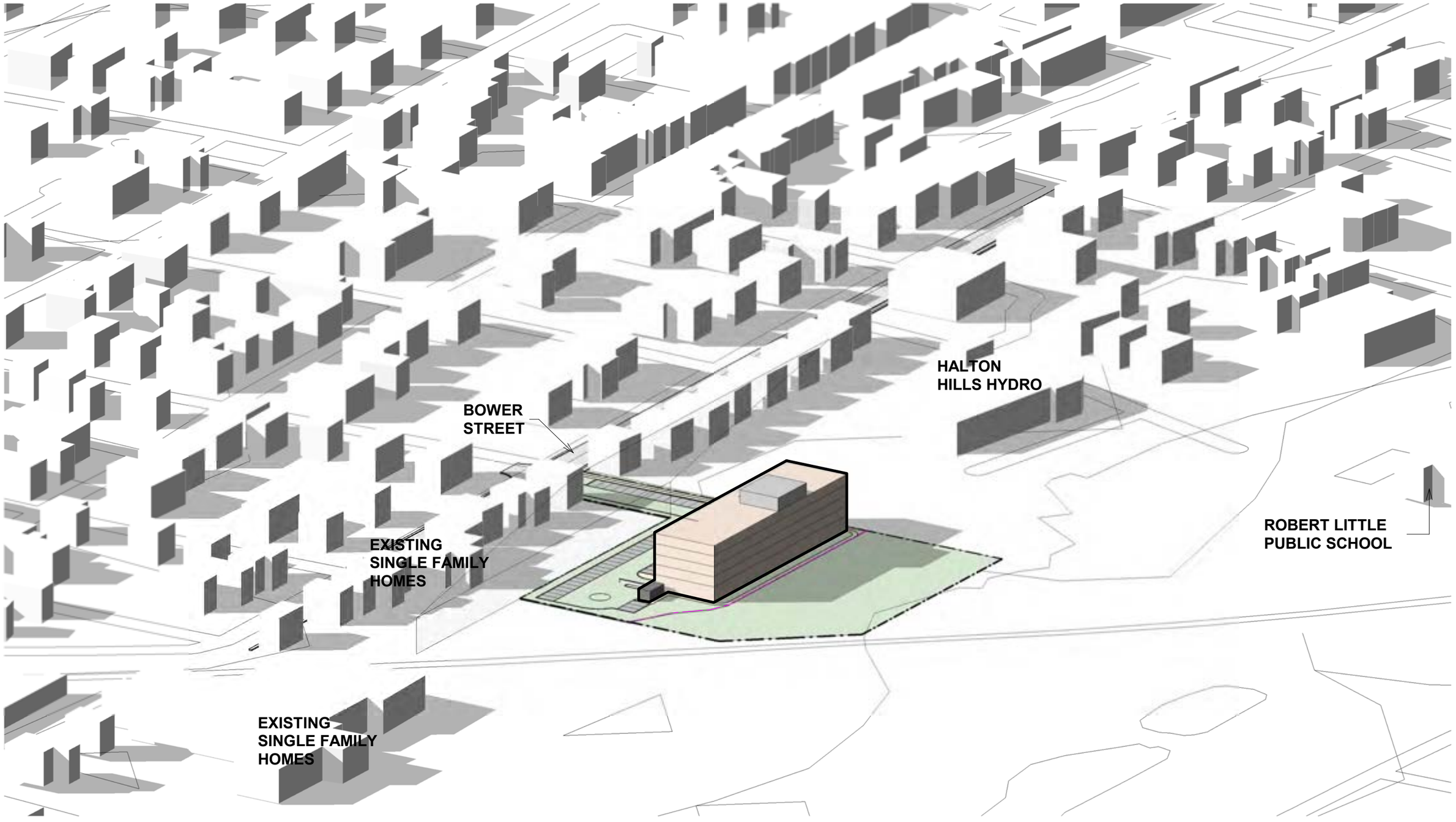
CASTLEGROVE DEVELOPMENTS INC
97 BOWER STREET, ACTON, ONTARIO

SITE PLAN
2025.08.01
Scale: As indicated | Drawn By: JL | Checked By: EM
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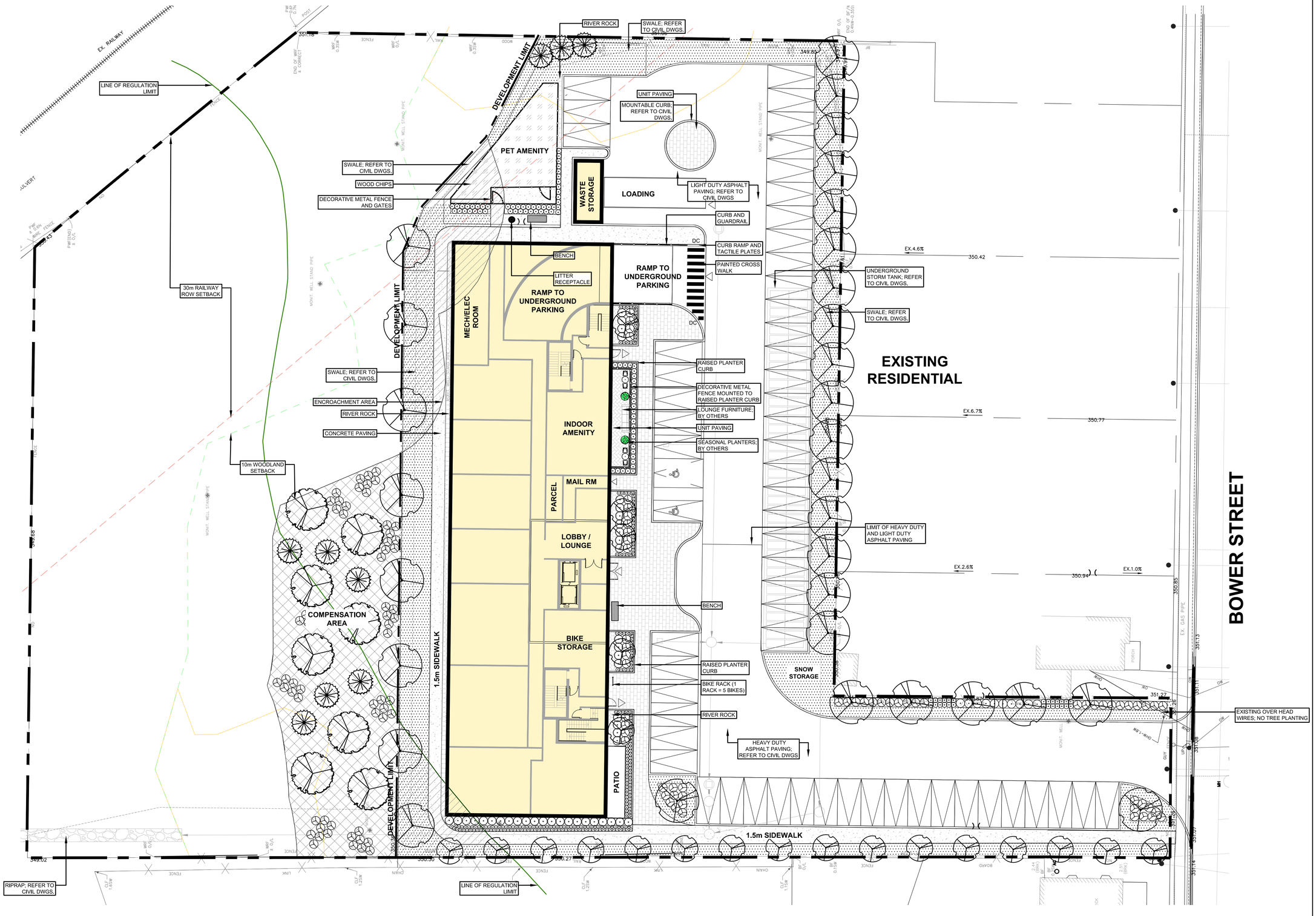
BUCCI - 423026

97 BOWER STREET, ACTON, ON

CONTEXT VIEW

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LEGEND: N.T.S

- PROPERTY LINE
- 30m RAILWAY ROW SETBACK
- 10m WOODLAND SETBACK
- LINE OF REGULATION SETBACK
- "ELC_HR"
- DECORATIVE METAL FENCE
- CONCRETE PAVING
- UNIT PAVING
- RIVER ROCK
- WOOD CHIPS
- SOD
- COMPENSATION AREA
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS AND PERENNIALS
- COMPENSATION AREA PLANTING

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NORTH

DRAFT

project number
2025-020

landscape planning
LANDSCAPE ARCHITECTS
Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel. 905.669.6838, www.landscapeplan.ca

project title
97 BOWER STREET

TOWN OF ACTON

city file: -

municipality: HALTON HILLS

drawing title

LANDSCAPE/SURFACE MATERIALS PLAN

drawn by	reviewed by	drawing number:
OC	JS	L-1
date	scale	
JUNE 2025	1:200	

user: ochin file: L:\LPL_Projects\2025\2025-020 - 97 Bower Street Acton SPA\1.0 Zoning Phase\CAD\2025-020_250603_R00_ZBA\2025-020_250728_R00_ZBA.dwg plot: Aug 21, 2025 - 9:28am

8 MEASUREMENT OF DEVELOPMENT OR SITE ALTERATION IMPACT

As discussed in Sections 1.3 and 4.7, the Property is *not a cultural heritage resource*.

8.1 DIRECT AND INDIRECT IMPACTS

The proposed development was assessed for potential direct and indirect impacts on the properties *Listed* under Part IV Section 27 of the *OHA* at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street; the adjacent heritage property *Designated* under Part IV Section 29 of the *OHA* at 93 Bower Street; and the nearby SHHCD, which is designated under Part V Section 41 of the *OHA*. As described in Section 2.5, MCM guidance on impact assessments was applied.

The results of the impact assessment are outlined in Table 3.

Table 3. Impact Assessment for the Property at 97 Bower Street.

Address	Heritage Recognition	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
87-89 Bower Street (Syndicate Housing HCD)	*Designated* Part V Section 41 of the *OHA*	N	N	N	N	N	N	N	No adverse direct or indirect impacts to heritage attributes are anticipated through destruction, alteration, shadows, isolation, visual obstruction, change in land use, or land disturbances. The proposed five-storey apartment building will be setback approximately 60 m to the southwest of 87-89 Bower Street. Project activities for the proposed development will be confined to the Property and will not extend into the properties at 87-89 Bower Street.
93 Bower Street (Harrison-Wolfe House)	*Designated* Part IV Section 27 of the *OHA*	N	N	N	N	N	N	N	No adverse direct or indirect impacts to heritage attributes are anticipated through destruction, alteration, shadows, isolation, visual obstruction, change in land use, or land disturbances. Project activities for the proposed development will be confined to the Property and will not extend into the adjacent property at 93 Bower Street.

Address	Heritage Recognition	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
105 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	N	N	N	N	N	N	N	No adverse direct or indirect impacts are anticipated. The building at 105 Bower Street is setback approximately 22.6 m from the south property line of the proposed development and a total of approximately 49.7 m from the proposed five-storey apartment building. Project activities for the proposed development will be confined to the Property and will not extend into the adjacent property at 105 Bower Street.
111 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	N	N	N	N	N	N	N	No adverse direct or indirect impacts are anticipated. The building at 111 Bower Street is setback approximately 27.3 m from the south property line of the proposed development and a total of approximately 54.4 m from the proposed five-storey apartment building. Project activities for the proposed development will be confined to the Property and will not extend into the adjacent property at 111 Bower Street.

Address	Heritage Recognition	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
115 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	N	N	N	N	N	N	N	No adverse direct or indirect impacts are anticipated. The building at 115 Bower Street is setback approximately 21 m from the south property line of the proposed development and a total of approximately 48.1 m from the proposed five-storey apartment building. Project activities for the proposed development will be confined to the Property and will not extend into the adjacent property at 115 Bower Street.
119 Bower Street Adjacent	*Listed* Part IV Section 27 of the *OHA*	N	N	N	N	N	N	N	No adverse direct or indirect impacts are anticipated. The building at 119 Bower Street is setback approximately 15.3 m from the south property line of the proposed development and a total of approximately 42.4 m from the proposed five-storey apartment building. Project activities for the proposed development will be confined to the Property and will not extend into the adjacent property at 119 Bower Street.

8.2 IMPACT ASSESSMENT – INDIRECT IMPACTS

Indirect or accidental impacts resulting from construction vibrations were considered. The negative effect of construction vibrations on heritage buildings has been demonstrated for structures within 40 metres of construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the long life of heritage buildings (e.g., previous damage or repairs).[64]

The potential for indirect or accidental impacts to the Harrison-Wolfe House at 93 Bower Street because of construction activities on the Property is unlikely. The Harrison-Wolfe House is setback approximately 2.44 m from the western Property boundary and setback 3.04 m from the closest proposed feature, the surface parking stalls. Other close proposed features include the 1.5 m walkway, landscaping, and the access driveway. The proposed five-storey apartment building will be setback approximately 60 m to the southwest of the Harrison-Wolfe House.

8.3 IMPACT ASSESSMENT – COMPLIANCE WITH POLICIES AND GUIDELINES IN THE SHHCD

There are no policies and guidelines in the SHHCD that address the design of non-contiguous developments or the surrounding context.

8.4 IMPACT ASSESSMENT – OFFICIAL PLAN

Analysis of the proposed development against the cultural heritage policies of the Region's *ROP* and the Town's *OP* is detailed in Appendix D. In summary, the proposed development conforms to the cultural heritage goals, objectives and policies of the *ROP* and the *OP*. *ROP* Policy 167 (3) allows for recommendations to be made regarding the articulation of the design, materiality (including the use of brick, wood, and stone), setback, massing, and height of the proposed development in order to be harmonized and sympathetic to adjacent built heritage resources and the surrounding area.

[64] Randl, C. "Protecting a Historic Structure during Adjacent Construction." Temporary Protection Number 3, Preservation Tech Notes. US Department of the Interior National Park Service Cultural Resources (July 2001); Crispino, M. and D'Apuzzo, M. "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building." Journal of Sound and Vibration, 246(2) (2001): 319-335.; Ellis, P. "Effects of Traffic Vibration on Historic Buildings," The Science of the Total Environment, 59 (1987): 37-45; Rainer, J.H. "Effect of Vibrations on Historic Buildings." The Association for Preservation Technology Bulletin, XIV, No. 1 (1982): 2-10; Wiss, J.F. "Construction Vibrations; State-of-the-Art." Journal of Geotechnical Engineering Division, 107 (1981):167-181.

Proposed trees along the property lines next to the heritage designated property and *Listed* properties partially screen them from the new building and are a sympathetic landscape treatment for the area.

Design of the five-storey apartment building is ongoing with opportunity to include architectural details that harmonize with the character of the surrounding area such as the heritage attributes of the SHHCD or to 93 Bower Street and the character of the 105 Bower Street, 111 Bower Street, 115 Bower Street, 119 Bower Street properties. The use of stone, brick, other natural materials and colours in the proposed building design are therefore recommended.

9 MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES

As discussed in Section 8, the potential for indirect or accidental impacts to the Harrison-Wolfe House at 93 Bower Street, the properties at 87-89 Bower Street, and the properties at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street because of construction activities on the Property are unlikely due to the distance between the proposed building and those properties.

It is recommended that the design of the proposed building use stone, brick, and other natural materials and colours to harmonize with the character of the surrounding area and adjacent heritage properties.

10 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 10 February 2025 by 759509 Ontario Inc. to prepare a CHIS for the Property at 97 Bower Street in Acton, in the Town of Halton Hills, Ontario.

The Proponent is planning to develop the Property, which is currently vacant, with a five-storey mid-rise apartment building with underground and surface level parking. The Town's pre-application comments issued to the Proponent required the preparation of a CHIS as part of a complete application. The Town is concerned with potential adverse impacts to the adjacent heritage properties *Listed* under Part IV Section 27 of the *OHA* at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street; the adjacent heritage property *Designated* under Part IV Section 29 of the *OHA* at 93 Bower Street; and the nearby SHHCD, which is *Designated* under Part V Section 41 of the *OHA*.

The Property is *not a cultural heritage resource*.

LHC finds that there are no expected direct or indirect adverse impacts to the Harrison-Wolfe House at 93 Bower Street, to the SHHCD properties at 87-89 Bower Street, or the listed properties at 105 Bower Street, 111 Bower Street, 115 Bower Street, and 119 Bower Street from construction and development on the Property. The distance between the proposed building and the adjacent cultural heritage properties along with proposed trees planted along the property lines are a screen that is sympathetic to the area and avoids potential adverse impacts.

It is recommended that the design of the proposed building use stone, brick, and other natural materials and colours to harmonize with the character of the surrounding area and adjacent heritage properties.

11 SIGNATURES

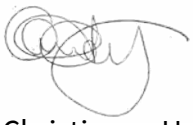
Sincerely,



Ben Daub, MA RPP MCIP CAHP
Intermediate Heritage Planner



Diego Maenza, MPl RPP MCIP CAHP Intern
Heritage Planner



Christienne Uchiyama, MA CAHP
Principal and Manager of Heritage Consulting Services

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APPENDIX A Qualifications

Diego Maenza, MPl RPP MCIP 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 four years of public and private sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. Diego 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).

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.

Ben Daub, MA RPP MCIP CAHP – 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 80 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 and Heritage Conservation courses in Conestoga College's Architecture – Project and Facility Management degree program. 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 professional member of the Canadian Association of Heritage Professionals (CAHP).

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.

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.

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA 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 *Standards & Guidelines for Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (I&E 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 "*alter*ation" 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. (ROP)

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. (ROP)

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 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)

APPENDIX C Town of Halton Hills Cultural Heritage Impact Statement Terms of Reference

Table 4. Town of Halton Hills Cultural Heritage Impact Statement Terms of Reference Requirements

Town of Halton Hills Requirements	CHIS Location
A location plan and aerial photograph identifying the development site	Figure 1 and Figure 2
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	Sections 1.3, 1.4, and 5
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)	Sections 1.2 and 5
Present owner contact information	Section 1
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	Section 4.7 and 6.2
A development history of the heritage property, including original construction, additions and alterations with substantiated dates of construction	Section 4
Research material including: relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, directories, etc.	Section 4
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,	N/A

Town of Halton Hills Requirements	CHIS Location
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	
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	N/A
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	Section 3
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	Section 8
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: • Alternative development approaches; • Isolating development and site alteration from significant built and natural features and vistas; • Design guidelines that harmonize mass, setback, setting, and materials; • Limiting height and density; • Allowing only compatible infill and additions; and, • Reversible alterations.	Section 9

Town of Halton Hills Requirements	CHIS Location
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: • A mitigation strategy including the proposed methods; • A conservation scope of work including the proposed methods; • An implementation and monitoring plan; • 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, • Referenced conservation principles and precedents.	Section 9
The significance and heritage attributes of the cultural heritage resource	Section 6
The identification of any impact that the proposed development will have on the cultural heritage resource	Section 8
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 9
If applicable, clarification of why some conservation or mitigative measures, or alternative development or site alteration approaches, are not appropriate	Section 9
A bibliography listing all source materials used and institutions consulted in preparing the HIA	Section 12
The qualifications and background of the consultant who completed the HIA	Appendix A
The consultant who completed the HIA must be a member in good standing with the Canadian Association of Heritage Professionals (CAHP)	Appendix A

APPENDIX D Relevant Local Policies

Table 5. Halton Region Relevant Policies Relating to Cultural Heritage

Policy	Policy Text	Commentary
167 (3)	Require that development proposals on adjacent lands to protected Cultural Heritage Resources: 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; 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, c) 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.	The adjacent property at 93 Bower Street is designated under Part IV Section 29 of the *OHA*. The nearby properties at 87-89 Bower Street are designated under Part V Section 41 of the *OHA* through the Syndicate Housing HCD. This CHIS provides an assessment of potential impacts on adjacent and nearby listed heritage properties. Design of the five-storey apartment building is ongoing with opportunity to include architectural details that harmonize with the character of the surrounding area such as the heritage attributes of the SHHCD or to 93 Bower Street. The use of stone, brick, other natural materials and colours in the proposed building design are therefore recommended.

Table 6. Town of Halton Hills Official Plan Relevant Policies Relating to Cultural Heritage

Policy	Policy Text	Commentary
A2.6.1 **Goal**	• To identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.	This policy applies as the proposed development will need to demonstrate that it conserves and enhances the Town's cultural heritage resources. This CHIS finds that there will be no direct or indirect adverse impacts on the heritage attributes of the adjacent and nearby designated properties at 93 Bower Street and 87-89 Bower Street.
F5 **Cultural Heritage Resources**	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 a manner that respects the Town's rich cultural heritage. The heritage resources of the Town generally include: a) Built heritage, such as buildings, structures, monuments or remains of historical, cultural and/or architectural value; b) Cultural heritage landscapes, such as rural, hamlet and urban areas that are of historic and scenic interest; and, Archaeological resources.	The Property is *not a cultural heritage resource,* and no direct or indirect adverse impacts have been identified for adjacent cultural heritage properties.

Policy	Policy Text	Commentary
F5.1.2 **Cultural Heritage Impact Statements**	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 and/or the area-specific policies or zoning regulations described in Section F5.1.1 of this Plan. 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. The CHIS shall be in the form of a report and contain a description of: a) The proposed development; b) The cultural heritage resource(s) to be affected by the development;	This CHIS was completed to comply with this policy. See Appendix C for compliance with municipal CHIS requirements.

Policy	Policy Text	Commentary
	c) The impacts upon the cultural heritage resource(s) of the proposed development; d) The measures necessary to mitigate the negative impacts of the development upon the cultural heritage resource(s); 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, 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.	
F5.1.4 **Mitigation of Impacts on Cultural Heritage Resources**	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 CHIS finds that there will be no adverse impacts. Measures to meet OP policies are included in Section 8.4 of this report.