

**Norval West Bypass Transportation Corridor  
Improvements—Heritage Impact Assessment: 16469  
10 Side Road and 9948 Winston Churchill Boulevard,  
Halton Hills**

Final Report

November 19, 2025

Prepared for:  
Regional Municipality of Halton  
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Project Number:  
165010598



## Limitations and Sign-off

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## **Executive Summary**

Stantec Consulting Ltd. was retained by the Regional Municipality of Halton to undertake a Heritage Impact Assessment (HIA) for 16469 10 Side Road and 9948 Winston Churchill Boulevard, Town of Halton Hills, Regional Municipality of Halton as part of the ‘Norval West Bypass Transportation Corridor Improvements Municipal Class Environmental Assessment’ (MCEA).

As part of this study, a ‘Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment’ (CHR) was prepared to identify known and potential built heritage resources (BHRs) and cultural heritage landscapes (CHLs) (Stantec 2023). The CHR identified potential direct impacts to the known and previously evaluated cultural heritage landscape at 16469 10 Side Road and recommended an HIA be completed. In addition, 16469 10 Side Road was previously evaluated for cultural heritage value or interest (CHVI) as part of a ‘Cultural Heritage Resource Assessment for the Southeast Georgetown Secondary Plan’ completed by Wood in 2021 that is running concurrently with this study (Wood 2021). The Wood report determined that the property met five criteria of Ontario Regulation (O. Reg.) 9/06. The purpose of this HIA is to fulfill the recommendations of the CHR and respond to policy requirements regarding the conservation of cultural heritage resources during the MCEA process.

For the purpose of this report, the statement of cultural heritage value or interest (CHVI) and heritage attributes prepared by Wood in 2021 was adopted and the property was not re-evaluated. It must be noted that the Wood report has been submitted to the Town of Halton Hills (the Town) in draft form.

In addition, as design progressed, potential direct impacts were identified for 9948 Winston Churchill Boulevard, a known cultural heritage landscape that has not been previously evaluated for CHVI. Following an evaluation of 9948 Winston Churchill Boulevard according to O. Reg. 9/06 the property was tentatively found to contain a



representative Gothic Revival residence. Site access is required to confirm this determination of CHVI.

An assessment of impacts from the proposed undertaking on 16469 10 Side Road identified the following direct impacts to the property:

- Potential alteration to the historical railway alignment
- Demolition of the barn,
- Demolition of outbuildings one and two
- Demolition of the silo,
- Demolition of the horse trough
- Removal of the scattered remnants of farm equipment.

Indirect impacts through land disturbance as a result of vibration damage from construction activity was identified for the residence, which is located within 20 metres of proposed construction activity.

An assessment of impacts from the proposed undertaking on 9948 Winston Churchill Boulevard identified no direct or indirect impacts. Based on the impacts identified, the following mitigation measures are recommended:

### **16469 10 Side Road**

Site plan controls were determined to be an appropriate mitigation measure for indirect impacts to the residence from possible land disturbance. A qualified person(s) should be retained to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building or structure from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).



Relocation was determined to be an appropriate mitigation measure for the horse trough and any farm equipment that may be found within the construction or grading limits of the proposed undertaking. The horse trough and farm equipment, if applicable, could be relocated to a part of the property that is not within the vicinity of construction activity or could potentially be donated to a historical society or museum.

To mitigate impacts to the barn, two outbuildings, silo, and former railway corridor, it is recommended that a Documentation and Salvage Report be completed for the property. This report is to be undertaken prior to changes made to the property. Documentation creates a public record of the structure and provides researchers and the general public with a historical context, construction details, and a photographic record of the resource. Through the select salvage of heritage attributes identified in the report, the CHVI of the structures and landscape can be partially retained, albeit in a different context.

Continued avoidance is recommended for attributes that are not directly or indirectly impacted, including the Russell's Hill of Pines, historical alignment of Green Street, sumac-lined driveway, tree line near main residence, property name as "Russell Hill Farm", trees and topography related to the Russell's Hill of Pines, views to Russell Hill of Pines from the historic Norval Community. Should the proposed undertaking change to include potential impacts to these heritage attributes, the HIA should be updated accordingly. Coordination with the Town of Halton Hills will take place during detailed design.

### **9948 Winston Churchill Boulevard**

Negatively impacting the heritage attributes of the property should continue to be avoided. Should the proposed undertaking change to include potential impacts to these heritage attributes, the HIA should be updated accordingly. Coordination with the Town of Halton Hills will take place during detailed design.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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- Appendix A Town of Halton Hills Heritage Impact Assessment Terms of Reference
- Appendix B Recommended Design Alternative Drawing



## **Project Personnel**

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Biographies of heritage project personnel are contained in Section 11.



## **Acronyms/Abbreviations**

BHR	Built heritage resource
CAHP	Canadian Association of Heritage Professionals
CHL	Cultural heritage landscape
CHR	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
CHRA	Cultural Heritage Resource Assessment
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MCEA	Municipal Class Environmental Assessment
MCM	Ministry of Citizenship and Multiculturalism
N/A	Not Applicable
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Planning Statement
ToR	Terms of Reference



# 1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by the Regional Municipality of Halton (the Region) to undertake a Heritage Impact Assessment (HIA) for 16469 10 Side Road and 9948 Winston Churchill Boulevard, Town of Halton Hills, Regional Municipality of Halton as part of the ‘Norval West Bypass Transportation Corridor Improvements Municipal Class Environmental Assessment’ (MCEA) (the Project) (Figure 1 and Figure 2). The purpose of the Project is to determine the preferred approach to transportation network improvements for the Norval West Bypass from Highway 7 (Guelph Street) to 10 Side Road (Regional Road 10).

As part the MCEA process, a ‘Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment’ (CHR) was prepared to identify known and potential built heritage resources (BHRs) and cultural heritage landscapes (CHLs) (Stantec 2023). The CHR identified potential direct impacts to the known cultural heritage landscape at 16469 10 Side Road and recommended a Heritage Impact Assessment (HIA) be completed.

The property at 16469 10 Side Road is a listed resource on the Town of Halton’s heritage register and consists of a farmstead known as the Russell House and Barns or Russell’s Hill of Pines and was previously evaluated for cultural heritage value or interest (CHVI) as part of the ‘Cultural Heritage Resource Assessment for the Southeast Georgetown Secondary Plan’ (CHRA) prepared by Wood in 2021 (Wood 2021). The Statement of CHVI and heritage attributes in the Wood report have been adopted for the purposes of the HIA and the property has not been re-evaluated. The Wood report has been submitted in draft form to the Town of Halton Hills. The Secondary Plan process is running concurrently to the MCEA process for the Norval West Bypass, but the two are not integrated in process. Additional heritage studies under separate cover and approvals process will be required for any development related to the Secondary Plan.



**1 Introduction**

November 19, 2025

As design progressed through the MCEA process, potential direct impacts were identified for 9948 Winston Churchill Boulevard, a known cultural heritage landscape that has not been previously evaluated for CHVI. The property contains a farmstead and is a listed resource on the Town's heritage register known as the Former J.W.L. Forster House. The purpose of the HIA is to respond to fulfill the recommendations of the CHR and respond to policy requirements regarding the conservation of cultural heritage resources during the MCEA process.

The objectives of the HIA as are follows:

- Summarize the CHVI of 16469 10 Side Road
- Identify and evaluate the CHVI of 9948 Winston Churchill Boulevard
- Identify potential direct and indirect impacts to 16469 10 Side Road and 9948 Winston Churchill Boulevard, where applicable
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To guide the preparation of HIAs, a Terms of Reference (ToR) for HIAs has been prepared by the Town of Halton Hills. A copy of the ToR is contained in Appendix A.

The ToR notes that a HIA contains the following components:

1. Introduction to the Development Site
2. Historical Research, Site Analysis and Evaluation
3. Assessment of Existing Conditions
4. Evaluation of Cultural Heritage Value or Interest
5. Description of the Proposed Development or Site Alteration
6. Measurement of Development of Site Alteration Impact
7. Consideration of Alternatives, Mitigation and Conservation Measures
8. Summary Statement and Conservation Recommendations



**1 Introduction**

November 19, 2025

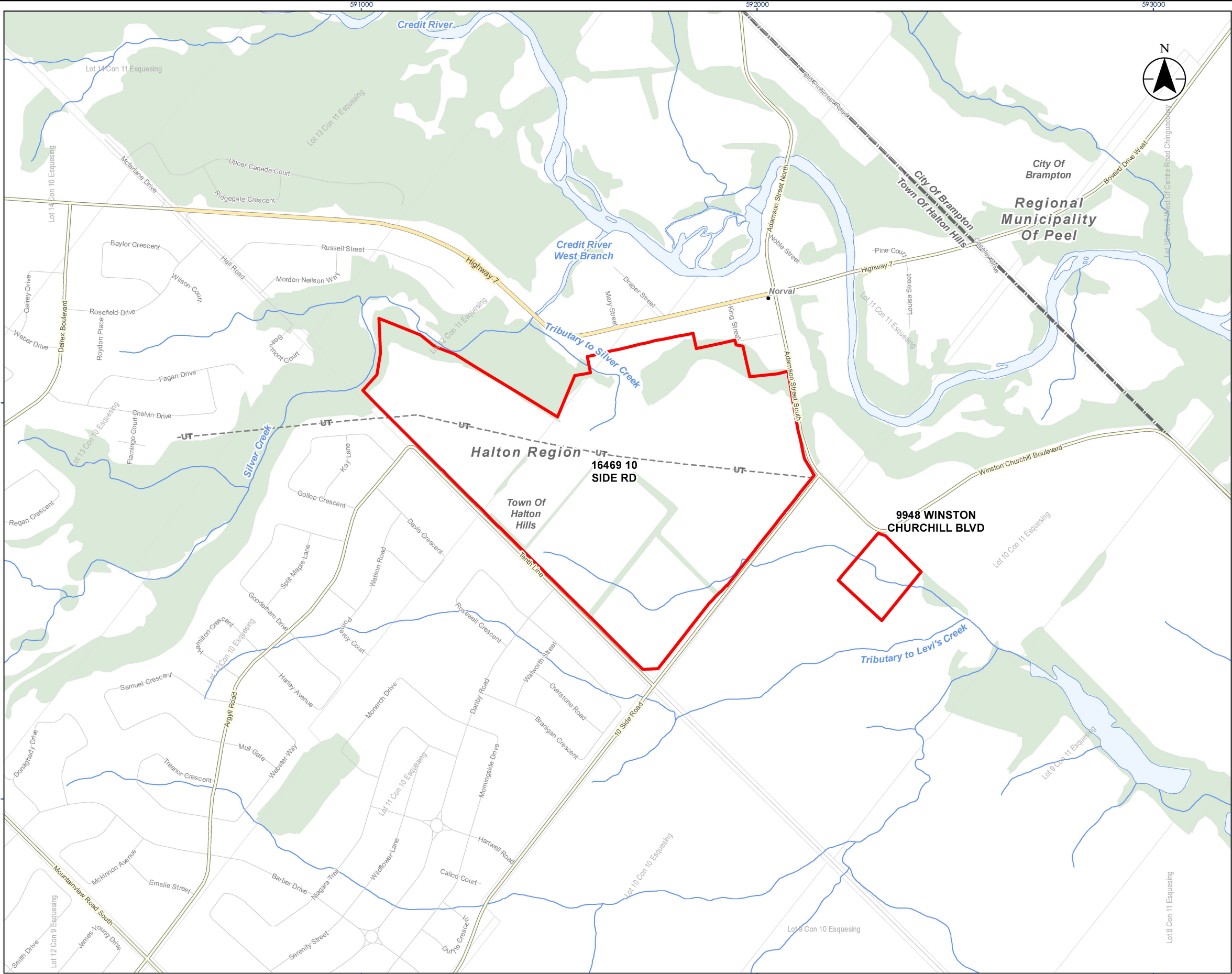
9. Bibliography

10. Report Author Credentials

(Town of Halton Hills 2020)



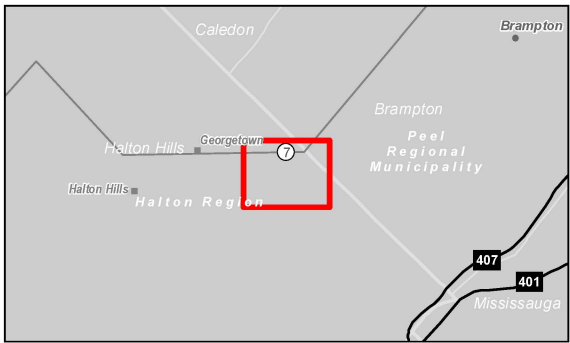
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- Legend
- UT- Unknown Transmission Line
  - Watercourse (Permanent)
  - Waterbody
  - Wooded Area
  - Lot
  - Municipal Boundary, Upper
  - Municipal Boundary, Lower



- Notes
- Coordinate System: NAD 1983 UTM Zone 17N
  - Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2024.



Project Location  
Municipality of Halton, ON

165010598 REV4  
Prepared by BCC on 2024-10-04

Client/Project  
NORVAL WEST BYPASS TRANSPORTATION CORRIDOR  
IMPROVEMENTS – HERITAGE IMPACT ASSESSMENT: 16469 10 SIDE  
ROAD AND 9948 WINSTON CHURCHILL BOULEVARD, HALTON  
HILLS

Figure No.

1

Title

Project Location

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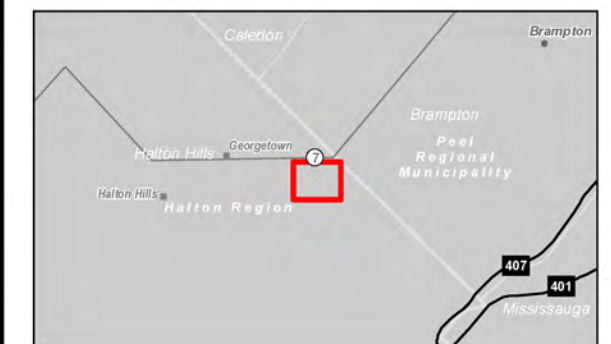


Legend

- Study Area
- Property Boundary
- Watercourse (Permanent)
- Waterbody



- Notes
- Coordinate System: NAD 1983 UTM Zone 17N
  - Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2020.
  - Orthoimagery © First Base Solutions, 2020, Imagery date 2019.



Project Location: Municipality of Halton, ON  
165010598 REV4  
Prepared by BCC on 2024-10-04

Client/Project: NORVAL WEST BYPASS TRANSPORTATION CORRIDOR IMPROVEMENTS – HERITAGE IMPACT ASSESSMENT: 16469 10 SIDE ROAD AND 9948 WINSTON CHURCHILL BOULEVARD,

Figure No.

2

Title

Study Area