

2 Methodology

2.1 Policy Framework

2.1.1 Municipal Class Environmental Assessment Manual

The requirement to consider cultural heritage in the MCEA process is discussed in the ‘Municipal Class Environmental Assessment Manual’ (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2020 ‘Provincial Policy Statement’ (PPS) (Government of Ontario 2020). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

The MCEA Manual further suggests that cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. Where avoidance is not possible, potential effects to these attributes should be identified and minimized. Adverse impacts should be mitigated according to provincial and municipal guidelines.

2.1.2 Provincial Planning Statement

The Provincial Planning Statement (PPS 2024) is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6.1 of the PPS states that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.”

(Government of Ontario 2024)



Under the PPS definition, 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 can be included in these plans and assessments.

Under the PPS definition, 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.

Under the PPS, “protected heritage property” is defined as follows:

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.

(Government of Ontario 2024)



2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The Ontario Heritage Act (OHA) provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV and V of the OHA, a municipal council may designate individual properties containing CHVI (Part IV) or properties within a heritage conservation district (Part V) as containing CHVI. In accordance with Section 27(1) of the OHA, a municipality maintains a register of properties that are of cultural heritage value or interest CHVI. A municipality may also include a list of properties that have not been designated but may contain CHVI, these are often referred to as “listed properties.”

The criteria for determining cultural heritage value or interest (CHVI) is defined by *Ontario Regulation (O. Reg.) 9/06* as amended by O. Reg. 569/22. In order to establish CHVI, at least two of the following criteria must be met:

1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.



6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

(Government of Ontario 2023)

2.1.4 Halton Region Official Plan

As of July 1, 2024, the Halton Region Official Plan is no longer an official plan for the Regional Municipality of Halton as the Planning Act identifies the Region as an “upper-tier municipality without planning responsibilities”. Instead, it is now deemed an official plan of each of the Local Municipalities in Halton (e.g. Town of Halton Hills) until such time as it is revoked or amended by the respective municipality.

The goal of the Halton Regional Official Plan concerning cultural heritage resources is to “protect the material, cultural and built heritage of Halton for present and future generations” (Region of Halton) and contains the following objectives:

1. To promote awareness and appreciation of Halton’s heritage
2. To promote and facilitate public and private stewardship of Halton’s heritage

The Region’s Official Plan also contains the following policies regarding development within or adjacent to protected cultural heritage resources:

- 3a) Study and consider preservation, relocation and/or adaptive re-use of historic buildings and structures based on social and economic costs and benefits;



- 3b) 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
- 3c) 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.

(Region of Halton 2023)

2.1.5 Town of Halton Hills Official Plan

The Town of Halton Hills Official Plan notes “It is the intent of this Plan that the Town’s cultural heritage resources be identified, conserved and enhanced wherever practical and that all new development occur in a manner that respects the Town’s rich cultural heritage.” (Town of Halton Hills 2019). Section F5.1.2 of the Official Plan notes that:

Council shall require the submission of a Cultural Heritage Impact Statement (CHIS)¹ to support an application for development if the affected land are the site of an identified or significant cultural heritage resource or are located in close proximity to a significant cultural heritage resources or are on adjacent lands to a significant cultural heritage resource...

(Town of Halton Hills 2019)

¹ While the Town’s Official Plan refers to these studies as a Cultural Heritage Impact Statement, the ToR refers to these studies as a HIA. Therefore, this report is titled an HIA in accordance with the ToR.



2.2 Historical Research

To understand the historical context of 9948 Winston Churchill Boulevard, resources such as primary sources, secondary sources, archival resources, mapping, aerial photography, and digital databases were reviewed. As a statement of CHVI has already been prepared for 16469 10 Side Road and a history of the Township of Esquesing prepared as part of the Stantec CHR, a summary history has been prepared based on the Stantec CHR and report completed by Wood in 2021.

2.3 Field Program

A site assessment was undertaken for 16469 10 Side Road on May 24, 2024, by Frank Smith, Cultural Heritage Specialist, and Kim Carroll, Landscape Architect in Training, both with Stantec. Weather conditions were seasonably warm and clear. Exterior access was granted to Stantec staff by the property owner. A site assessment for 9948 Winston Churchill Boulevard was undertaken on June 14, 2024 by Kim Carroll, Landscape Architect in Training. Weather conditions were seasonably warm and partly cloudy. Permission to enter was not available for this property and all fieldwork was undertaken from the municipal right of way. Photographs were taken on a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

2.4 Assessment of Impacts

The assessment of impacts is based on the Town of Halton Hills ToR for HIAs, which itself is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) 'Infosheet #5 Heritage Impact Assessments and Conservation Plans' (Infosheet #5) Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance



Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, 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 of built and natural features
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources

(Town of Halton Hills 2020)

This HIA also evaluated the potential for indirect impacts due to vibrations resulting from construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach for delineating potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.



2.5 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the Town of Halton's ToR provide methods to minimize or avoid impacts on cultural heritage resources based on the MCM InfoSheet #5. These include:

- 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
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

(Town of Halton Hills 2020)

In addition, this HIA also considers the conservation principals outlined in the following documents:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada 2010)
- Eight Guiding Principles in the Conservation of Historic Properties (MCM 2022)
- MCM Heritage Conservation Principle's for Land Use Planning (MCM 2006)



3 Historical Background

3.1 Introduction

The Study Area consists of the properties at 16469 10 Side Road and 9948 Winston Churchill Boulevard in the Town of Halton Hills, Region of Halton. The property at 16469 10 Side Road is historically located on part of Lot 11, Concession 11, Esquesing Township and the property at 9948 Winston Churchill Boulevard is historically located on part of Lot 10, Concession 11, Esquesing Township. Sections 3.2 to 3.4 provide a summary of the historical research undertaken for the CHR. The reader should examine the CHR for a complete historical background on the history of Esquesing Township. Section 3.3 provides a summary of the history of 16469 10 Side Road based on the CHR and the assessment completed by Wood in 2021. The reader should examine both the CHR and Wood report for a complete historical background on the property. To understand the historical context of 9948 Winston Churchill Boulevard resources such as primary and secondary sources, archival resources, digital databases, and land registry records were consulted.

3.2 Township of Esquesing

Charles Kennedy and Richard Bristol surveyed the Township of Esquesing in 1818 by into 11 concessions running west to east and each containing 32 lots (Widdis 1982: 451). Settlers began arriving to the township in 1819, with the majority originating from the British Isles. Settlements in the township developed along the waterways that provided the waterpower for mills and transportation routes prior to the development of roads.

Throughout the nineteenth century, the population and industry of the Township of Esquesing continued to grow. In 1821, the population was 424 (Pope 1877). By 1832, population continued to grow as transportation networks developed through the township with the construction of York Road (now Highway 7) between York and Guelph. By 1846 57,347-acres in the Township of Esquesing had been taken up with



19,622 acres under cultivation. By this time the township had four grist mills and 11 sawmills (Smith 1846: 56). In 1856 the Toronto and Guelph Railway, a branch of the Grand Trunk Railway, opened through the township with stations in each of the three communities (McDonald 2011: 87). Until 1940 most land in Halton County was used for agriculture with the average farm being 100 acres in size (Chapman and Putnam 1976: 176).

On January 1, 1974, the Township of Esquesing was integrated within the Regional Municipality of Halton. The population of Halton Region grew quickly following the amalgamation, from 190,200 in 1971 to 271,400 in 1981, and 313,000 in 1991 (McDonald 2011 92). Halton remains a prosperous and growing region expanding from a population of 375,229 in 2001 to 439,256 in 2006 and 548,435 in 2016 (Statistics Canada, 2017).

3.3 16469 10 Side Road

John McNabb and David B. purchased patents for the southwest halves of Lot 12 and Lot 11 in 1822 and 1824. In June 1824 James McNabb (John McNabb's son) purchased Lot 11 from David B. In 1835 James McNabb's wife sold the West half of Lot 12 to the Honourable William Allan, who then sold the same part of the lot in 1839 to the Honourable Peter Adamson. In 1854 James McNabb's wife sold lot 11 to Peter Adamson.

In 1864, all of Peter Adamson's interests were granted to the Bank of Ontario after which both lots would be sold in 1869. William Clay purchased part of Lot 11 to and Robert Noble purchased part of Lot 12. In 1872, Robert Noble's wife sold their part of Lot 12 to William Clay.

In 1881 William Clay sold the lands from Lot 11 and Lot 12 to William Russell. It is with the Russell family that that current house and barns on the property are associated. The property also contains Russell's Hills of Pines, described by Lucy Maud Montgomery as one of her favourite walking spots along the Credit River. The property remained with



the Russell family for much of the twentieth century, only changing hands to a son of William Russell in June 1982. The property is presently owned by the Russell Pines Property Corporation.

3.4 9948 Winston Churchill Boulevard

The property at 9948 Winston Churchill Boulevard is located in the community of Norval within the town of Halton Hills, on part of Lot 10, Concession 11. The property is located south of the River Credit in the northwest quadrant of the Lot 10.

The Crown granted the patent for Lot 10, Concession 11 in 1847 and was split between three individuals (ONLand 2024). William Clay [sic] received the southwest and southeast quarters of the lot, which totaled 100 acres, Janet Denny received the northwest and northeast (south of the River Credit) portions of the lot, which totaled 94 acres, and William Johnston received the six-acre portion of the lot in the northeast quadrant which was located north of the River Credit (ONLand 2024).

In 1848, Thomas Denny (and his wife Janet Denny) sold 50 acres of the northwest quarter of the property to Frederick White (ONLand 2024). In 1853, Frederick White sold his 50 acres of the northwest quarter to Thomas Forster. Historical mapping from 1858 depicts Forster as the owner of the Study Area (Figure 3) (ONLand 2024).

Thomas Forster was the father of John Wycliffe Lowes Forster (J.W.L. Forster) a Canadian artist who specialized in portraits. J.W.L. Forster was born on December 31, 1850 in Norval, Ontario. In 1869, Forster began his education in portraiture in Toronto before traveling to England and continental Europe in between 1875 and 1879 to further his artistic abilities (Stacey 2013). Following his return to Canada, Forster became one of the most popular academic portraitists in Toronto during the late nineteenth and early twentieth centuries (Stacey 2013). By the mid 1890s, Forster began obtaining important commissions from the Ontario government (Stephens 2012). Some of his most notable paintings included those of Major General Sir Issac Brock, Major General James Wolfe, Colonel John Graves Simcoe, Ellen Axson Wilson (the first wife of President Woodrow



Wilson), Alexander Graham Bell, Timothy Eaton, Prime Ministers Laurier, MacDonald, and King, and the Emperor and Empress of Japan (Stephens 2012; Stacey 2013).

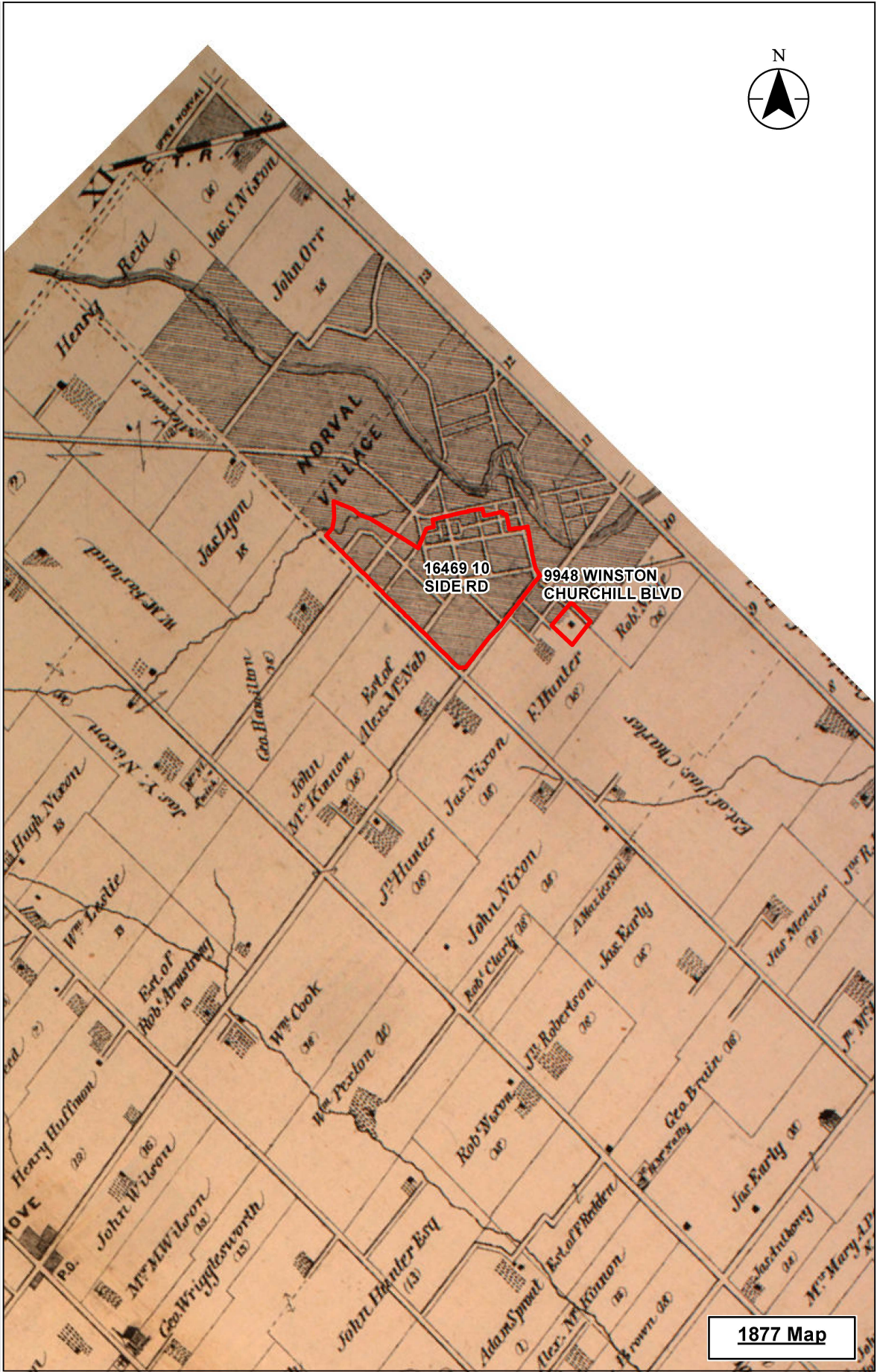
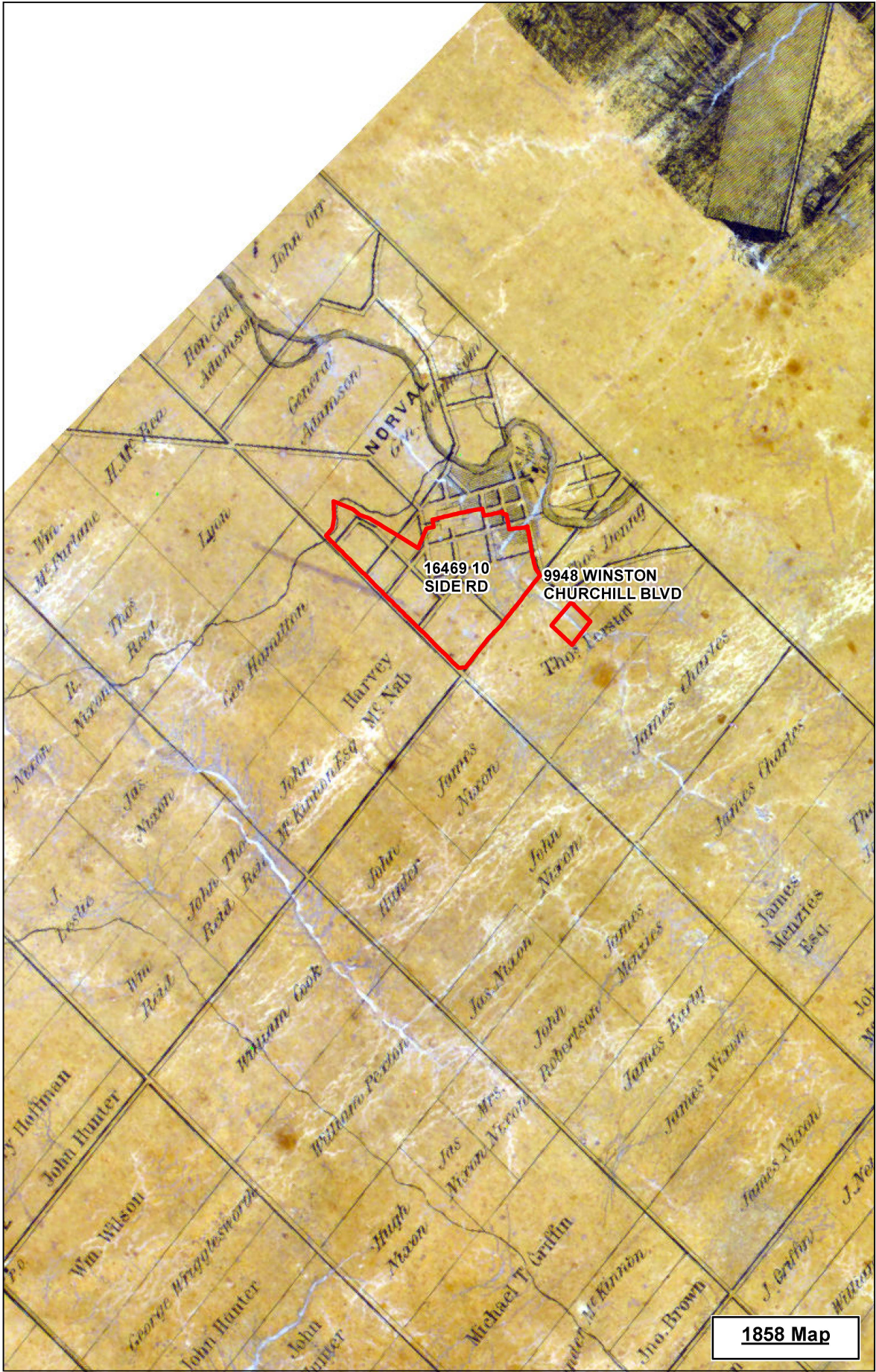
Forster died in 1938 at the age of 87 after a vehicle collision.

The Forster family lived on the property for twenty-two years and in 1875 sold their 100 acres, made up of the northwesterly quarter and the southwesterly quarter of Lot 10, to Francis Hunter. Historical mapping from 1877 depicts Hunter as the occupant of the Study Area and shows a structure at the approximate location of the present-day residence (Figure 4) (ONLand 2024). The same year, Thomas Forster granted Hunter a mortgage which he repaid by 1882 (ONLand 2024). The 1880 Canadian County Atlas shows a house, in a similar location to the property today, on Hunter's recently acquired lot. As such, the house at 9948 Winston Churchill was likely constructed prior to 1880.

Francis Hunter owned the property until 1908 when ownership of the property shifted to his son Robert Henry. Over the next few decades, various transactions saw the Hunter property become continually smaller on Lot 10. However, the Hunters are still recorded as living on the property in the 1931 census, next to their neighbour William Switzer, to which Robert Henry sold some of his property a few years earlier (Census of Canada 1931). Topographic mapping from the early 20th century shows the property remained rural (Figure 3). The digitized land records end in 1944, however, the records suggest that Robert Henry continued to own the property on which 9948 Winston Churchill is located until at least this date (ONLand 2024). Topographic mapping shows that the Study Area and surrounding area remained rural into the mid-20th century (Figure 4).



\\sco215.sptd01\work_group\01605\Active\165010598\03_data\all_cad\all\mxd\cultural\herald\mapout_figure\20240912_HIA_105F_9948WVCB_165010598_HIA_Fig03_19thCenturyHMap.mxd Revised: 2024.10.04 By: BCGover



Legend

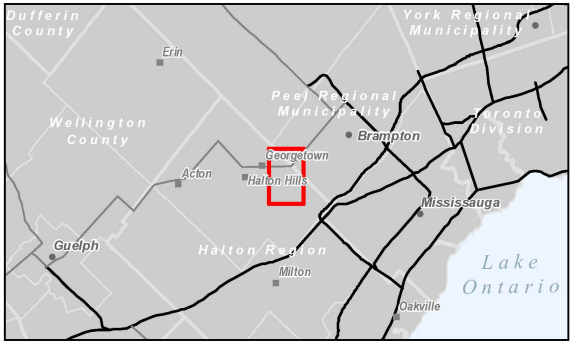
 Study Area

NOT TO SCALE

Notes

1. Sources:
Tremaine, Geo. R. 1858. Tremaine's Map of the County of Halton, Canada West.
Oakville: Geo. C. Tremaine.

Pope, J.H. 1877. Illustrated Historical Atlas of the County of Halton, Ont. Toronto:
Walker & Miles.



Project Location
Municipality of
Halton, ON

165010598 REVA
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

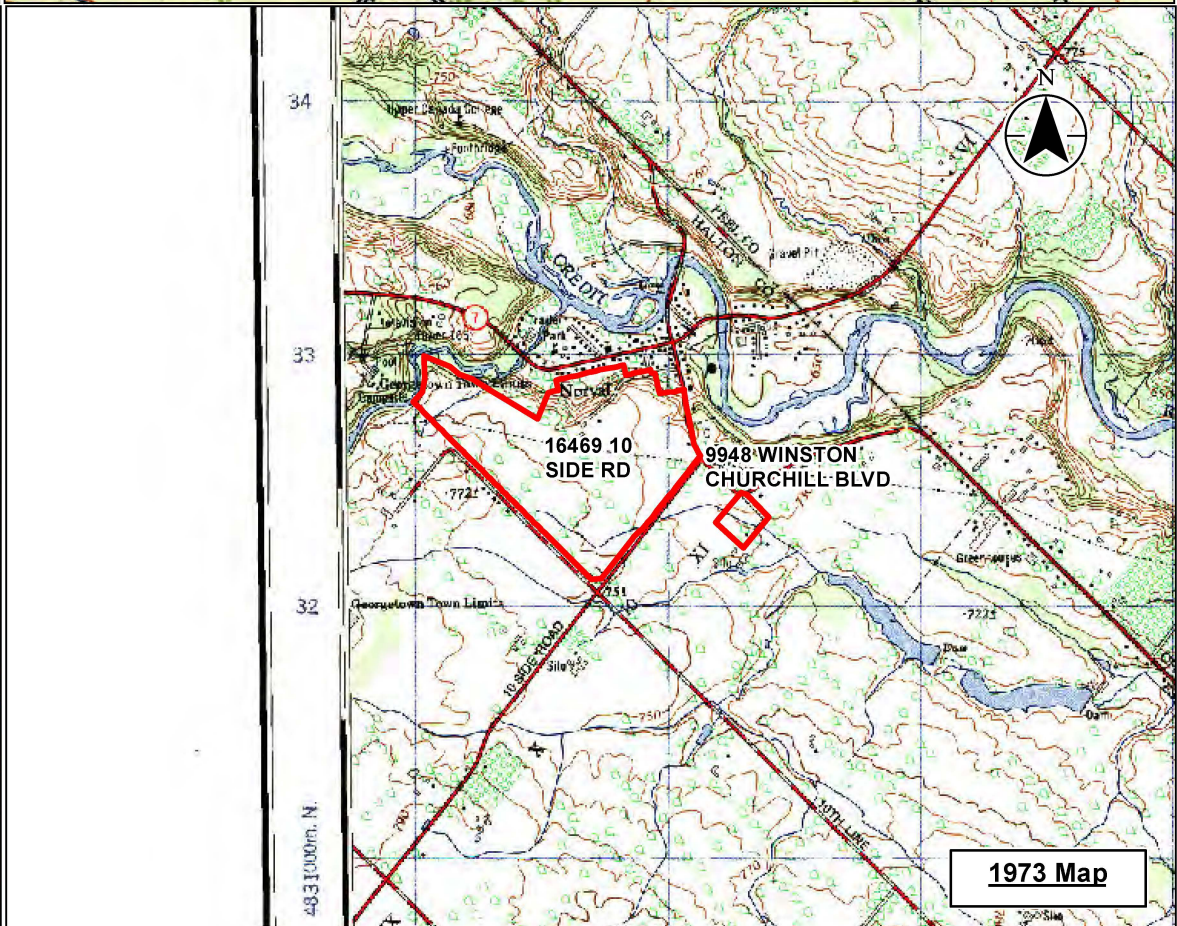
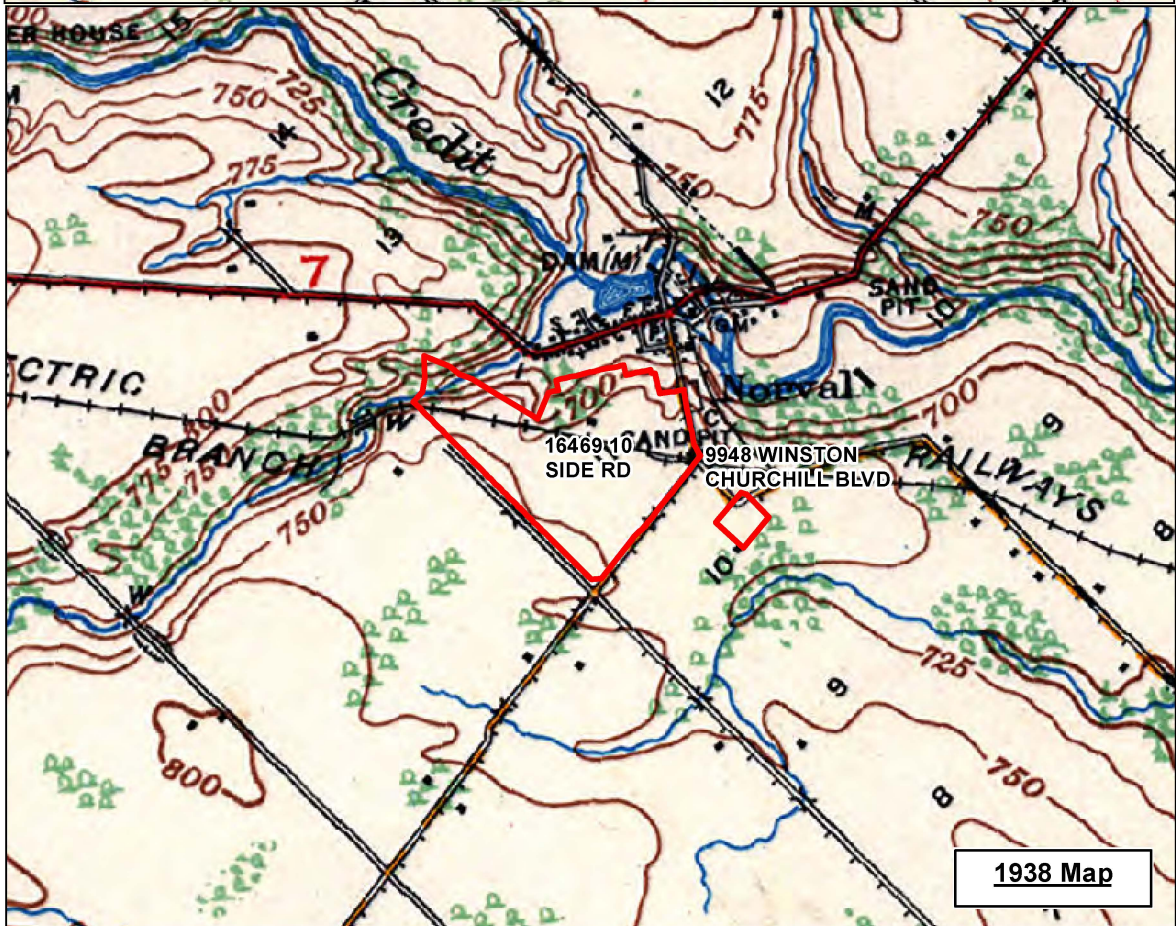
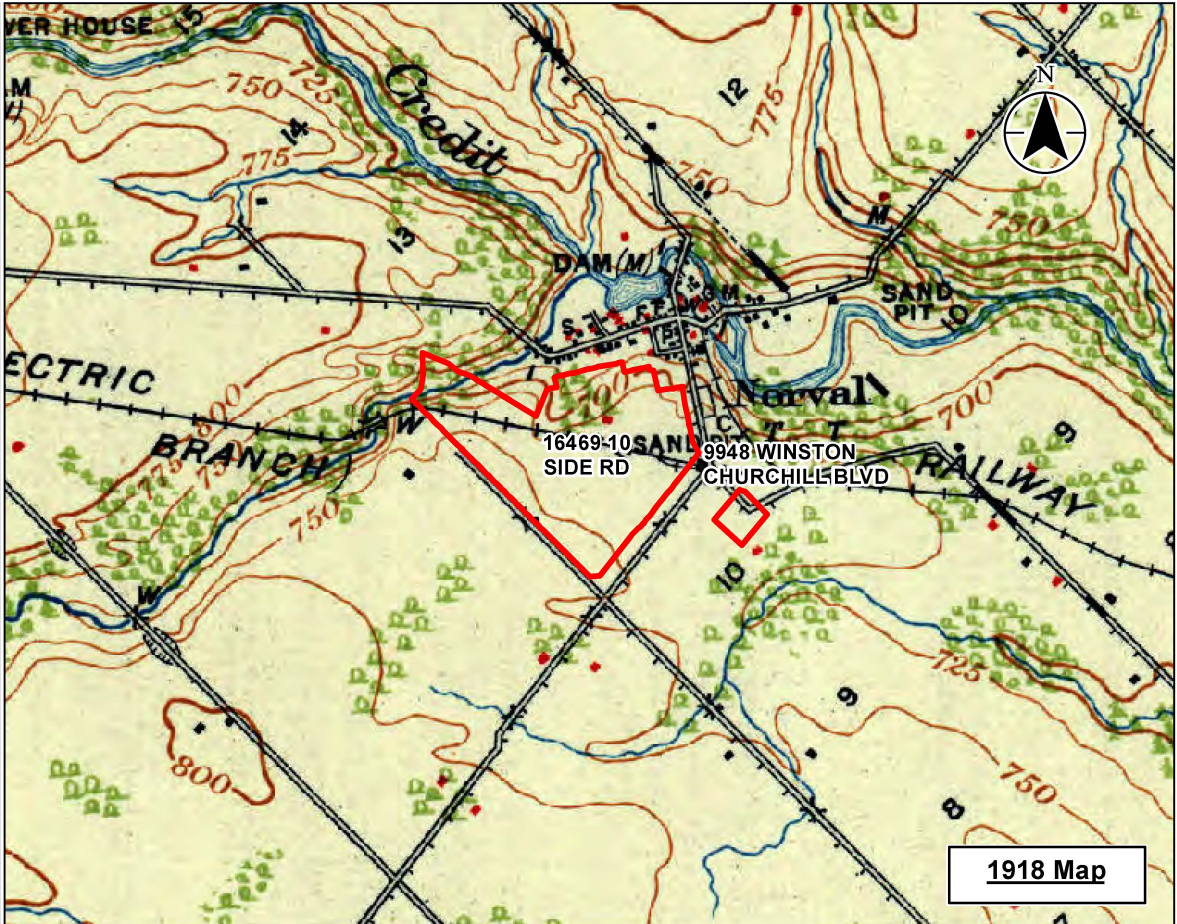
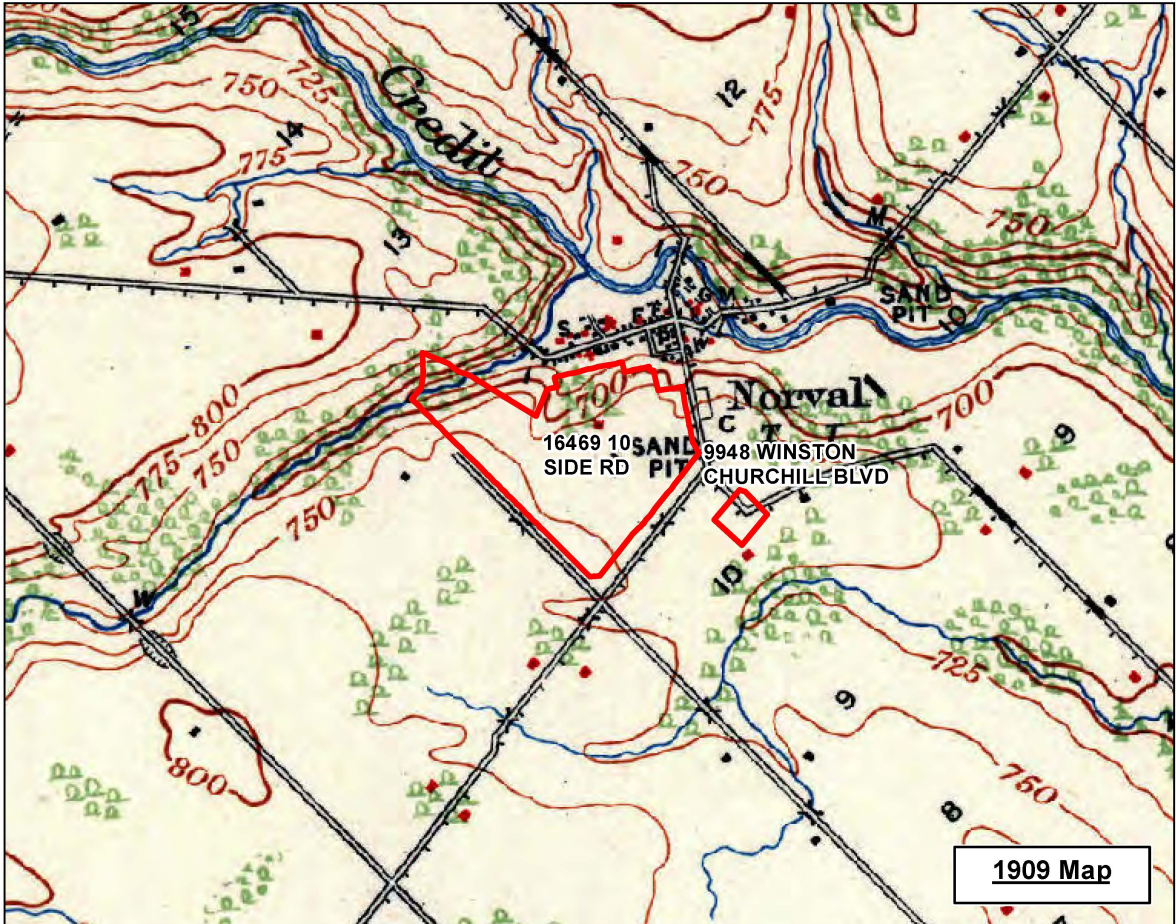
Figure No.


3

Title

19th Century Historical Mapping

\\s0215.spt001\work_group\016059\Active\165010598\03_data\all_cad\all\mxd\cultural\heritage\report_figures\20240412_HIA_HIS_9948WCSA_165010598_HIA_Fig4_20thCenturyTopo.mxd Revised: 2024-10-04 By: BCCover





Stantec

Legend

Study Area

NOT TO SCALE

Notes

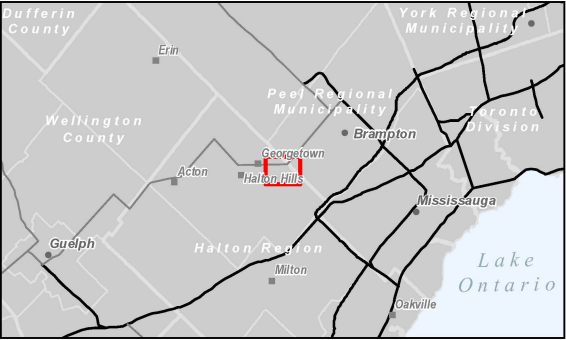
1. Sources:

Department of Militia and Defence. 1909. Topographic Map, Ontario, Brampton Sheet. Geographical Section, General Staff. Surveyed in 1907.

Department of Militia and Defence. 1913. Topographic Map, Ontario, Brampton Sheet. Surveyed in 1907, reprinted with corrections 1918.

Department of Militia and Defence. 1938. Topographic Map, Ontario, Brampton Sheet.

Department of Energy, Mines, and Resources. 1973. Brampton, Ontario. Surveys and Mapping Branch.



Project Location	165010598 REVA
Municipality of Halton, ON	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.

4

Title

20th Century Topographic Maps

4 Existing Conditions

4.1 Introduction

A site assessment was undertaken for 16469 10 Side Road on May 24, 2024, by Frank Smith, Cultural Heritage Specialist, and Kim Carroll, Landscape Architect in Training, both with Stantec. Weather conditions were seasonably warm and clear. Exterior access was granted to Stantec staff by the property owner. A location plan for 16469 10 Side Road is contained in Figure 5. A site assessment for 9948 Winston Churchill Boulevard was undertaken on June 14, 2024 by Kim Carroll, Landscape Architect in Training. Weather conditions were seasonably warm and partly cloudy. Permission to enter was not available for this property and all fieldwork was undertaken from the municipal right of way. Photographs were taken on a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.



4.2 16469 10 Side Road

4.2.1 Landscape Context

The property at 16469 10 Side Road is accessed by gravel driveways from 10 Side Road and Green Street. Adjacent to the Study Area, 10 Side Road is a two-lane asphalt paved road with gravel shoulders and no sidewalks (Photo 1). The roadway ends just east of the Study Area where it intersects with Adamson Street South and Winston Churchill Boulevard just west of a cemetery (Photo 2). While the character of this part of 10 Side Road is predominantly rural, newly completed residential subdivisions are located approximately 630 metres to the west. As a result, the character of the area is mixed. Green Street is a two-lane asphalt paved road with no curbs or sidewalk on the south side and concrete curbs and a mix of concrete and asphalt sidewalk on the north side. The general character of Green Street is residential and suburban and much of the area contains a mature tree canopy (Photo 3).

From 10 Side Road, the property is accessed from a one-lane gravel driveway which partially follows a former railway alignment. No physical evidence of the railway was observed. The driveway proceeds approximately 450 metres to the north and northwest towards the barn, outbuildings, and residence. A row of wood utility poles runs along the north side of the driveway until it bends north and parts of the driveway are lined with small deciduous trees, many of which are partially covered by vines (Photo 4).

From Green Street, the property is also accessed from a one-lane gravel driveway (Photo 5). A wood sign with a brown background and yellow lettering notes the property is “The Russell Farm” and “No. 15” (Photo 6). The driveway proceeds approximately 320 metres to the west towards the residence. To the north of the driveway is a stand of mature eastern white pine trees known as Russell’s Hill of Pines and to the south of the driveway is a tree row of small, intermediate, and mature Manitoba maple and black walnut trees (Photo 7 and Photo 8).



Both driveways lead to the structures on the property which consist of a residence, former barn, and outbuilding. The structures are surrounded by an area of lawn and meadow (Photo 9). The residence is partially enclosed with fencing and an area of lawn with several mature trees, including black walnut, bur oak, and white pine (Photo 10 to Photo 12). To the north of the structures is an area of woodlands consisting mostly of black walnut trees and the previously discussed Russell's Hill of Pines (Photo 13). To the south of the structures are two large agricultural fields (Photo 14).



Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025



Photo 1 10 Side Road, looking west



Photo 2 East terminus of 10 Side Road, looking east



Photo 3 Green Street, looking west



Photo 4 Gravel driveway accessed from 10 Side Road, looking northwest



Photo 5 Gravel driveway, looking east



Photo 6 Sign near entrance, looking west



**Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025**



Photo 7 Russell's Hill of Pines, looking north



Photo 8 Black walnut and Manitoba maple tree row, looking east



Photo 9 Field adjacent to residence, looking east



Photo 10 Fencing, looking north



Photo 11 Mature oak, looking south



Photo 12 Mature black walnut, looking north





Photo 13 Black walnut woodlands, looking north



Photo 14 Agricultural field, looking west

4.2.2 Residence

The residence is a one- and one-half storey structure with a steeply pitched cross gable roof clad in asphalt shingles with three red brick (Photo 15). The exterior of the residence is red brick with a stretcher bond and the foundation is stone (Photo 16 and Photo 17).

The front (south) façade of the residence is asymmetrical in composition (Photo 18). The upper storey contains three 6/1 wood sash windows with segmental arch window openings with red brick voussoirs and painted sills (Photo 19). The westerly most window is set within a gable peak (Photo 20). The first storey contains the main entrance consisting of a replacement door and screen door with a replacement sidelight and narrow transom with wood sash. A red brick voussoir is located above the transom (Photo 21). A shed roof addition and car port are attached to the front façade. The addition is clad in vinyl or aluminum siding and contains vinyl sash windows and a composite door and screen door (Photo 22 and Photo 23).

The west façade contains a second storey with two 1/1 wood sash windows with brick jack arches and painted sills. The first storey contains a 9/1 wood sash window with a red brick voussoir and stone or concrete sill (Photo 24).



The north façade contains three second storey windows with 6/1 wood sash windows, rusticated stone lintels, and rusticated stone sills. The westerly most window is set in a gable peak. The first storey contains 6/1 and 9/1 wood sash windows with rusticated stone lintels and rusticated stone sills (Photo 25). This façade also contains a wood porch with wood decorative trim and wood porch supports. The porch contains two secondary entrances to the residence (Photo 26). To the east of the porch is an enclosed gable secondary entrance with a wood door and wood screen door. Above the doorway is a rusticated stone lintel (Photo 27).

The east façade contains a second storey with a circular window with a wood sash and red brick surround. The first storey contains 6/1 and 1/1 wood sash windows with rusticated stone lintels and rusticated stone sills. This façade also contains a vinyl sash window to the north of the 6/1 windows. While the window has been replaced it retains a rusticated stone lintel and rusticated stone sill (Photo 28 and Photo 29).



Photo 15 General view of residence showing massing, roof, and exterior, looking east



Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025



Photo 16 Representative photo of brick exterior



Photo 17 Representative photo of stone foundation



Photo 18 Front façade, looking north



Photo 19 Upper storey window details, looking north



Photo 20 Gable peak, looking north

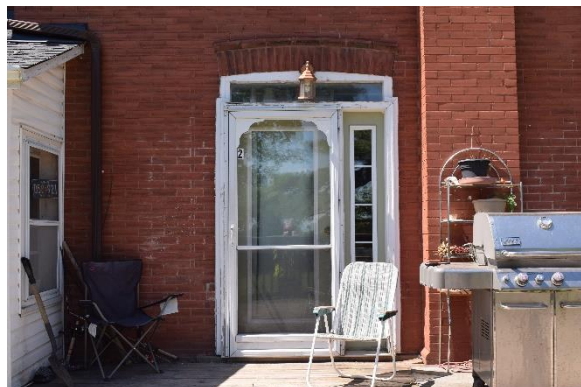


Photo 21 Main entrance, looking north



**Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025**



Photo 22 Shed roof addition, looking north



Photo 23 Car port, looking west



Photo 24 West façade, looking east



Photo 25 North façade, looking south



Photo 26 Porch, looking south



Photo 27 Enclosed secondary gable entrance, looking south



Photo 28 East façade, looking west



Photo 29 Circular window, looking west

4.2.3 Barn

Based on the CHRA prepared by Wood in 2021, the barn was formerly a cross gable roof Central Ontario barn with wood cladding. Following a review of aerial photography, it was determined the hayloft portion of the barn collapsed or was demolished in 2023 or early 2024. Presently, only the foundation (stables) level remains. The foundation is constructed of fieldstone, except for cut stone quoins. Entrances to the stables are located on the west, south, and east facades. The former window openings to the stable level have been clad with metal (Photo 30 to Photo 32). The earth bank to the hayloft remains visible near the north façade of the barn and debris associated with the hayloft is present (Photo 33 to Photo 34). Some of the interior of the stables remain intact and based on a visual inspection from an open door consists of a mix of machine cut, and hand-hewn timber beams, with the additional of some metal supports (Photo 35).



Photo 30 South façade of stone foundation, looking north



Photo 31 East and north façades of stone foundation, looking west



Photo 32 West façade of stone foundation, looking east



Photo 33 Debris associated with hayloft, looking south



Photo 34 Earth ramp, denoted by arrow, looking west



Photo 35 Intact stables interior, looking east

4.2.4 Outbuildings

The property contains six outbuildings, an outhouse, hunting blind, and silo. For the purposes of this report, the outbuildings are numbered one to six based on their order in the CHRA prepared by Wood in 2021.

Outbuilding One: This outbuilding is a gable roof structure with metal roof cladding and a wood exterior. It is attached to Outbuilding Two at the east façade (Photo 36).

Outbuilding Two: This outbuilding is a gable roof structure with metal roof cladding and a lightning rod. The exterior is clad in wood and several sections of the cladding are missing on the north and west façades. The missing cladding reveals a structure built with a mix of hand-hewn and machine cut wood. The structure is attached to Outbuilding One at the west façade. Together with the barn and Outbuilding One, these three structures form a small enclosure (Photo 37).

Outbuilding Three: This outbuilding is a small gable roof structure clad in wood with wood doors and is located west of the barn. To the immediate east of the outbuilding is a concrete trough (Photo 38).

Outbuilding Four: This outbuilding is a small shed roof structure with asphalt shingles and board and batten cladding and is located east of the residence. The south façade of this outbuilding has collapsed (Photo 39).

Outbuilding Five: This outbuilding is a small gable roof structure with metal roof cladding. The exterior is wood and it contains a wood sash window and wood door. The structure is located west of the house and is surrounded by woody vegetation (Photo 40).

Outbuilding Six: This outbuilding is a gable roof structure with ventilators, metal roof cladding, four entrances, wood sash windows, and a metal exterior with a concrete foundation. This outbuilding is located north of the residence and is the largest outbuilding on the property (Photo 41).



Other Outbuildings: The property also contains a concrete silo with a wood ladder adjacent to the north façade of the barn (Photo 42), a wood outhouse north of the barn (Photo 43), and a wood hunting blind within the wooded area (Photo 44).



Photo 36 Outbuilding One, looking south



Photo 37 Outbuilding Two, looking south



Photo 38 Outbuilding Three, looking north



Photo 39 Outbuilding Four, looking north

Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025



Photo 40 Outbuilding Five, looking south



Photo 41 Outbuilding Six, looking north



Photo 42 Silo, looking west



Photo 43 Outhouse, looking west



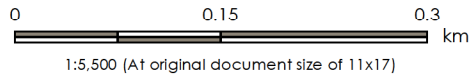
Photo 44 Hunting blind, denoted by arrow, looking north



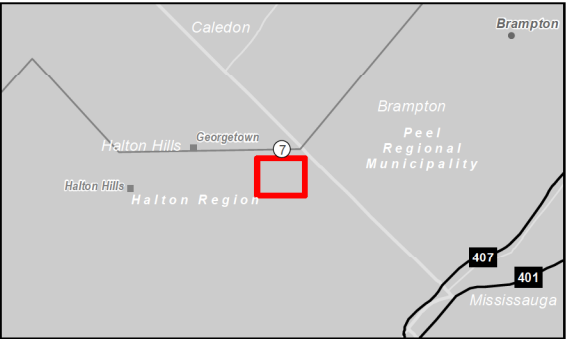
\\c0215\spatial\work_group\01_6020_Active\165010598\03_data\all_cad\all_cad\culturalheritage\maport_Halton\2024\012_H\A_1058_9948\WCB\165010598_H\A_1058_9948\locationPlan_16469_1058.mxd Revised: 2024-10-04 By: BCSwear



- Legend
- Watercourse (Permanent)
 - Waterbody
 - Site Feature



- 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.
5




Title
Location Plan for 16469 10 Side Road




4.2.5 Visual Condition Summary

Table 1 provides a summary of the visual condition of the structures and landscape elements located at 16469 10 Side Road based on the May 2024 field program. As noted, the names of the structures and landscape elements are based on the description in Section 4.3.4 and the Wood CHRA prepared in 2021.

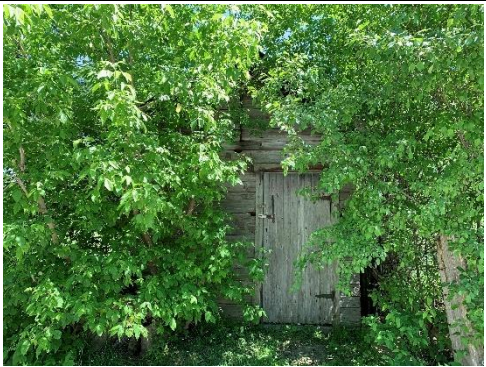


Table 1 Visual Condition Summary

Structure or Landscape Element	Visual Condition and Notes	Photograph
Sumac lined driveway following former railway alignment	Fair: While the driveway is well maintained, many of the trees are declining and overgrown with vines	
Outbuilding One	Fair: Sections of cladding missing	
Outbuilding Two	Poor: Several sections of cladding missing	



Structure or Landscape Element	Visual Condition and Notes	Photograph
Barn	Poor: The hayloft level has collapsed and only the stone foundation remains standing	
Silo	Fair: While overgrown with vines and missing capping, the concrete visually appears intact	
Outbuilding Three and Horse Trough	Good: Cladding and roofing remain visually intact and concrete trough remains visually intact	

Structure or Landscape Element	Visual Condition and Notes	Photograph
Outhouse	Fair: While the roofing and cladding is intact, the building is leaning towards the south	
Hunting Blind	Good: Appears visually intact	
Outbuilding Four	Poor: Partially collapsed	

Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025

Structure or Landscape Element	Visual Condition and Notes	Photograph
Outbuilding Five	Good: Roofing and cladding appear visually intact	
Outbuilding Six	Good: Roofing and cladding appear visually intact	
Main residence	Good: Roofing and cladding visually appears well maintained	



Structure or Landscape Element	Visual Condition and Notes	Photograph
Tree lines in vicinity of main residence	Fair: Mix of small, intermediate, and mature Manitoba maple and black walnut in various states of health	
Russel's Hill of Pines	Fair: Stand of eastern white pines in moderate health and some vine overgrowth	

4.3 9948 Winston Churchill Boulevard

4.3.1 Landscape Context

The property located at 9948 Winston Churchill Boulevard is accessed via two driveways located at the road bend of Winston Churchill Boulevard, just south of 10 Side Road. Although the character of this part of Winston Churchill Boulevard is predominantly rural, newly completed residential subdivisions are located approximately 700 metres to the west. As a result, the character of the area is mixed. Winston Churchill Boulevard is a two-lane asphalt paved road with no curbs or sidewalk (Photo 45). The property along Winston Churchill Boulevard is lined with a wooden fence painted white (Photo 46).



The site was observed from the public right of way. Aerial imagery shows that the two driveways connect in an irregular oval form, with a pond in the middle. Both driveways lead to the structures on the property which consists of a main dwelling on the property, and multiple outbuildings (Photo 47). The structures are surrounded by mature vegetation and were not visible from the public right of way. The south of the property is bordered by the Credit River, while the west and southeast length is bordered by agricultural fields (Photo 48). Based on aerial imagery there is a concrete pad located to the east of the main residence that currently has an above ground swimming pool.

The two entrance driveways are surrounded by mature vegetation. There are three mature black locusts, at the front of the property (Photo 49). Looking south, towards the property's entrance, the driveway to the right is marked with four brick pillars (Photo 50, Photo 51). The two brick pillars closest to the driveway are slightly taller in height. The pillars have buff brick detailing below the stone cap. Each pillar has a black metal light fixture on top. This driveway is lined with mature tree species, including spruce and maple species. Looking south, towards the property's entrance, the driveway to the left is lined with a wooden fence. This driveway is highlighted with mature maples, *Acer sp.*, and lined with a mix of mature black locust, and spruce species (Photo 52, Photo 53).



**Norval West Bypass Transportation Corridor Improvements—Heritage Impact Assessment: 16469
10 Side Road and 9948 Winston Churchill Boulevard, Halton Hills
4 Existing Conditions
November 19, 2025**



**Photo 45 Winston Churchill Blvd,
looking northeast**



**Photo 46 Painted wooden fence,
looking southwest**



**Photo 47 View of outbuildings from
10 Side Road, looking
southeast**



**Photo 48 Adjacent agriculture field,
looking northeast**



**Photo 49 Three mature Black Locust,
looking east**



**Photo 50 Four brick pillars, denoted
by arrows, looking
southwest**





Photo 51 Brick pillar details, looking southwest



Photo 52 Entrance surrounded by mature trees, looking southeast



Photo 53 Driveway lined with wooden fence and mature trees, looking south

4.3.2 Residence

Based on aerial imagery, the residence is a one- and one-half storey structure with a cross gable roof with a central peak, clad in asphalt shingles. The front façade faces northeast. The southeast façade of the residence has an addition with a gable roof. The southeast addition has a garage addition. The rear of the residence (southwest) has an addition with a cross gable roof, with four skylight windows. The cladding, foundation, and additional details of the residence are obscured by vegetation and distance from the right of way.



The Wood CHRA provides the following description of the residence:

[a] good example of [a] Gothic Revival farmhouse including a gable roof, projecting center entrance bay with [a] lancet window and keystone voussoir in [the] gable peak, bargeboard along all eaves, dichrome brick (now painted) pattern under eaves, six-over-six windows with large stone lintels and sills, and [a] main entry transom, sidelights, and [a] large stone lintel above (Wood 2021: 35).

4.3.3 Barn

Based on aerial imagery, the barn is located to the south of the residence. The barn has a gambrel roof clad in metal with five ventilators.

4.3.4 Outbuildings

Based on aerial imagery, there are three outbuildings on the property.

Outbuilding 1: The first outbuilding is located east of the residence. The outbuilding has a double pitched roof clad in asphalt shingles. The northeast façade of the outbuilding has a wooden deck.

Outbuilding 2: The second outbuilding is located to the northwest of the barn. The outbuilding has a gable roof clad in metal with two ventilators.

Outbuilding 3: The third outbuilding is located to the south of outbuilding 2 and to the east of the barn. The outbuilding is the smallest of the three with a gable roof clad in metal.



5 Evaluation

5.1 Introduction

The following section provides a summarization of the statement of CHVI prepared for 16469 10 Side Road by Wood and evaluates 9948 Winston Churchill Boulevard using the criteria prescribed in O. Reg. 9/06 based on the field investigations, research, and analysis conducted as part of this HIA.

5.2 16469 10 Side Road

5.2.1 Statement of Cultural Heritage Value or Interest

16469 10 Side Road has cultural heritage value or interest for design/physical, historical/associative, and contextual reasons.

The design/physical value of the property is connected to the heritage value of the main house, barn, Outbuildings 1 and 2, and the concrete silo. The main house is representative of a Victorian style residence and its connection to the barn and other farm buildings makes the property an example of an early farmhouse in Halton Hills.

The historical/associative value of the property relates to its associations with the Russell family, Russell's Hill of Pines, and Lucy Maud Montgomery. The property was purchased in 1881 by William Russell and the buildings on the property are historically associated with the Russell family. Additionally, the property is the location of the Russell's Hill of Pines which was described by Lucy Maud Montgomery as one of her favourite walking spots along the Credit River. The road that currently provides access to 16496 10 Side Road was originally an old railway track route which connected to the radial train station located adjacent to the Russell farm.



The contextual value of this property is found in its physical and historical links to its surroundings. The surviving buildings on the property are all functionally and visually linked to each other through their original farm purpose. Additionally, the presence of Russell's Hill of Pines in relation to both the Russell farm and the larger Village of Norval adds contextual value through additional physical and historical links. Finally, the property is a historical landmark due to its proximity of the property to the historic Norval community and the view of Russell's Hill of Pines from the Green Street driveway.

5.2.2 Heritage Attributes

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

- Main Residence Exterior
 - One-and-a-half storey Victorian style residence
 - Brick exterior laid out in a stretcher bond
 - Semi elliptical windows with a brick voussoir and drip moulding with either stone or moulded lug sill
 - Square windows with stone lintels either stone or moulded lug sill
 - Three exterior brick chimneys
 - One circular single light window with voussoir trim\
 - Two gable style dormers
 - Open porch with gingerbread style trim supported by five turned porch columns
- Landscape
 - Russell's Hill of Pines
 - Historical alignment of Green Street
 - Historical railway alignment



- Sumac lined driveway that follows the historic railway alignment for approximately 325m
- Tree lines in the vicinity of the main residence
- Other Buildings and Structures
 - Barn
 - Outbuildings 1 and 2
 - Concrete silo
- Historical Farm Equipment
 - Horse trough
 - Scattered remnants of farming equipment

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

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

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

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

(Wood 2021).



5.3 9948 Winston Churchill Boulevard

5.3.1 Design or Physical Value

As views of the residence were obscured during the field program due to vegetation and distance from right of way, the description of the property provided by Wood in 2021 has been used to assist with the evaluation. The main residence at 9948 Winston Churchill Boulevard is described in the Wood CHRA as a “good example of [a] Gothic Revival farmhouse including a gable roof, projecting center entrance bay with [a] lancet window and keystone voussoir in [the] gable peak, bargeboard along all eaves, dichrome brick (now painted) pattern under eaves, six-over-six windows with large stone lintels and sills, and [a] main entry transom, sidelights, and [a] large stone lintel above (Wood 2021: 35). Based on architectural style, historical research, and historical mapping it was likely built between 1848 when the original patentee sold the property and 1878 when a structure at the approximate location of the present-day residence is depicted on mapping.

The Gothic Revival style of architecture was popular in Ontario between 1830 and 1900 (Blumenson 1990: 37). These types of residences commonly contain steeply pitched rooves with steep cross gables, gable roofs with bargeboard, centre gable dormers, a single prominent window with gothic detailing, and porches (McAlester 2013: 267-268). Within Canada, these types of structures are commonly called “Gothic cottages” and contain side gable roofs, centre gable dormers, and arched windows. They were popularized by periodicals circulating through Canada in the mid-19th century, including *The Canada Farmer*. These residences were popular because they were affordable, relatively easy to construct, and used Gothic Revival elements popular in Britain and the United States such as bargeboard. The versatility of this vernacular design with Gothic Revival elements resulted in its widespread adoption in Ontario. These types of residences were built in rural communities, farms, and cities throughout the province (Mace 2013: 36).



Within the Town of Halton Hills, the Gothic Revival architectural style is relatively common. Many examples of such architecture have been designated, including: 88 Bower Street (Perkins House), 129 Main Street South (John Morgan House), 9690 Regional Road 25 (Duff House) and 14237 Tenth Line (Rolling Hills Farm) (Town of Halton Hills n.d.). Further, even more examples of Listed Properties on the heritage register in the Town of Halton Hills with Gothic Revival architecture include: 10319 15 Side Road, 12 Adamson Street North, 98 Agnes Street, 15 Arletta Street, 219 Arthur Street, 105 Bower Street, 119 Bower Street, and 12 Chapel Street (Town of Halton Hills n.d.).

Historical research and a review of the Wood CHRA and Halton Hills Heritage Register do not suggest that the residence contains a high degree of craftsmanship, artistic merit, or demonstrates a technical or scientific achievement. It is likely that 9948 Winston Churchill is similar to many of the other Gothic Revival residences within the Town of Halton Hills previously discussed.

The property at 9948 Winston Churchill Boulevard contains many landscape elements including but not limited to: a mature tree lined driveway, mature trees highlighting both entrances, a pond surrounding by mature vegetation, and mature privacy/wind screening on the east and south lengths. While these landscape elements are cultural, they are not centered around a specific design or style. The elements are utilitarian for farmsteads within southern Ontario.

5.3.2 Historical or Associative Value

The property was historically located in the unincorporated community of Norval within the town of Halton Hills, on Part Lot 10, Concession 11. The property was initially owned by Janet Denny before she sold in 1848 to Frederick White. In 1854, Thomas Forster purchased the property. Thomas Forester was the father of John Wycliffe Lowes Forster (J.W.L. Forster) a Canadian artist who specialized in portraits. J.W.L. Forster was one of the most popular academic portraitists in Toronto during the late nineteenth



and early twentieth centuries. He painted many notable figures, including Major General Sir Issac Brock, Colonel John Graves Simcoe, Alexander Graham Bell, Prime Ministers Laurier, MacDonald, and King, and the Emperor and Empress of Japan. Even though J.W.L. Forster moved away from home to pursue his art education in Toronto, Forster continued to spend time at his childhood home in Norval, as evidenced by his inclusion with his parents in the 1871 Census (Census of Canada 1871). Following the Forsters, the Hunter family purchased the property. This property has direct associations with a historic individual – J.W.L. Forster – who was important to many communities in Canada – including Norval and Toronto.

The property does not provide evidence of notable or influential aspects of the community's history or the history of a particular culture. The property also does not have the potential to yield information that is important to the understanding of the history of the Village of Norval or the Town of Halton Hills. Further, the property also does not have the potential to yield information about Forster or his artistic career. Forster was a portraitist and there is no evidence in his surviving work that he painted his childhood home and there is no known connection between his art and this property. The architect of the dwelling is unknown. There is no evidence to suggest that the property's landscape was designed or influenced by a landscape architect or designer.

5.3.3 Contextual Value

This property is set in a rural area within the Town of Halton Hills that is transitioning to a suburban character towards the west. It is one of many agricultural properties in the Town of Halton Hills that are increasingly adjacent to suburban developments . This does not constitute a distinct sense of identity or place. Thus, there is not a unique or definable character of an area to which this property can contribute. Further, while the buildings on the property (including the main residence, barn, and outbuildings) are all components of an agricultural property, their relationship to one another is typical of farms in Southern Ontario throughout the nineteenth and twentieth centuries.



The setback and massing blends with the surrounding area. As one of numerous farmsteads located in this area, the residence, barn, outbuildings, and surrounding landscape are not particularly memorable or useful as a wayfinding marker, and the property is therefore not a landmark.

5.3.4 Summary of Evaluation

Table 2 provides a summary of the findings of CHVI based on the evaluation according to O. Reg. 9/06 (subject to amendments of O. Reg. 569/22).

Table 2 Evaluation of 9948 Winston Churchill Boulevard According to O. Reg. 9/06

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Tentatively	Based on the Wood CHRA and information retrieved from the Town of Halton online mapping, and aerial images, the residence at 9948 Winston Churchill appears to be a Gothic Revival cottage. These sources also suggest that this Gothic cottage would likely meet this criterion. However, Stantec was unable to view the building and therefore cannot confirm whether the residence is a rare, unique, representative, or early example.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Gothic revival residences are typical in Southern Ontario and based on the available research there is no reason to believe the residence at 9948 Winston Churchill is anything other than typical in its design and execution. However, Stantec was unable to view the building and therefore cannot confirm if the residence displays a high degree of craftsmanship or artistic merit.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The residence is a typical 19 th century structure and based on the available research it is unlikely that the residence would meet this criterion. However, Stantec was unable to view the building and therefore cannot confirm whether the residence demonstrates technical or scientific expertise.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The property was purchased by Thomas Forster in 1854, the father of J.W.L. Forster, an established late nineteenth and early twentieth century Canadian portraitists. J.W.L. Forester would live consistently in the home at 9948 Winston Churchill Blvd until he moved to Toronto to pursue his portraitist career in 1869. Thus, this property has historical and associative value due to its direct associations with J.W.L. Forster, who was significant to many communities within Canada.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is a typical farmstead in Southern Ontario. It does not have the potential to yield new knowledge or a greater understanding of the history of the community or wider Town of Halton Hills or County of Halton.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	<p>While the property is associated with artist J.W.L. Forster, the site is not linked with his artistic career. J.W.L. Forster was a portraitist and there is no indication in his surviving body of work that he painted landscapes of his childhood home. Therefore the property does not contribute a deeper understanding to Forster's artistic career.</p> <p>The architect or builder of the house is unknown. There is no evidence to suggest that the property's landscape was designed or influenced by a landscape architect or designer.</p>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	<p>The property is set in a rural area in the Town of Halton Hills. While it is one of many agricultural properties within the area, this does not constitute a distinct sense of identity or place. Agricultural land use is widespread throughout the County of Halton and therefore the property and general area do not have a unique or definable character.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>While the residence, barn, and outbuildings are components of a property still used for agricultural purposes, this composition of structures is typical and widespread throughout southern Ontario. Therefore, there is no heritage value found in this typical relationship between these farm buildings.</p>



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
9. The property has contextual value because it is a landmark	No	The setback and massing blends with the surrounding area. As one of numerous farmsteads located in this area, the residence, barn, outbuildings, and surrounding landscape are not particularly memorable or useful as a wayfinding marker and the property is not a landmark.

5.3.5 Statement of Cultural Heritage Value or Interest

Description of Property

The property at 9948 Winston Churchill Boulevard is located in the community of Norval within the town of Halton Hills, on part of Lot 10, Concession 11. The property is located south of the River Credit in the northwest quadrant of the lot. The residence was likely constructed between 1850 and 1880. The property contains a residence set on a large property parcel with two outbuildings, a barn, pond, and trees.

Cultural Heritage Value

The property at 9948 Winston Churchill Boulevard tentatively contains design value for its representative Gothic Revival residence. The residence was likely built between 1848 and 1878.

This residence contains historical and associative value through its direct associations with J.W.L. Forster. J.W.L. Forester was an established late nineteenth and early twentieth century Canadian portraitist. Forester lived at 9948 Winston Churchill Boulevard from 1853 until he moved to Toronto to pursue his portraitist career in 1869. He became one of the most popular academic portraitists in Toronto during the late nineteenth and early twentieth centuries and painted many notable figures, including



Major General Sir Issac Brock, Colonel John Graves Simcoe, Alexander Graham Bell, Prime Ministers Laurier, MacDonald, and King, and the Emperor and Empress of Japan.

Heritage Attributes

Representative Gothic Revival residence, including:

- A gable roof
- Projecting center entrance bay with a lancet window and keystone voussoir in the gable peak
- Bargeboard along all eaves
- Six-over-six windows with large stone lintels and sills
- A main entry transom, sidelights, and a large stone lintel above the door

Note: Site access or photographs of the residence is required to determine the architectural details of the residence and confirm these potential heritage attributes.



6 Description of Proposed Undertaking

Halton Region has completed an MCEA Study for the Norval West Bypass Transportation Corridor Improvements, Highway 7 to 10 Side Road. The study assessed the need for a new Norval West Bypass alignment between Highway 7 and 10 Side Road, as well as improvements to 10 Side Road between Tenth Line and Adamson Street/Winston Churchill Boulevard. These improvements present an opportunity to streamline and facilitate a dominant travel direction by re-orienting the roadway to support growth in Halton Hills and Halton Region. There are opportunities to provide better links to regional transit and active transportation connections, as well as between the communities and hamlets within the area. Following the selection of the Recommended Design Alternative, the preliminary design was further developed.

It should be noted that the development of the design alternatives and selection of the Recommended Design Alternative considered several potential opportunities, including but not limited to the following criteria:

- Supports north-south travel;
- Maximizes corridor opportunities while minimizing impacts;
 - Provides for cycling and pedestrians along the corridor including protection at intersections;
 - Accommodates all road users including trucks and farm equipment;
 - Minimizes impacts to properties;
- Integrates with the Town of Halton Hills Southeast Georgetown Secondary Plan;
- Minimizes impacts to key features (such as natural and cultural features);
- Considers drainage, stormwater management, and flood storage; and
- Considers major utilities



The construction of the Norval West Bypass transportation corridor between Highway 7 and 10 Side Road will supply four traffic lanes of additional capacity, including multi-use pathways on either side of the road to support a multimodal transportation network. The typical cross-section has been developed based on an overall right of way width of 42 metres and includes a raised median which will be used for left turn lanes at intersections. A boulevard area will provide space for tree planting and landscaping opportunities, utilities, and lighting.

A single lane roundabout with supplemental turning lanes at the Highway 7 and the Norval West Bypass intersection will be constructed to facilitate safe movement for all modes of travel. The Norval West Bypass will connect to a realigned and widened 10 Side Road through a two-lane roundabout. 10 Side Road is proposed to be constructed as a four-lane road. The typical cross-section has been developed based on an overall right of way width of 42 metres and includes a raised median which will be used for left turn lanes at intersections. A boulevard area will provide space for tree planting and landscaping opportunities, utilities, and lighting.

Winston Churchill Boulevard/Adamson Street will be realigned to meet the recommended intersection at 10 Side Road. As a result of the realignment, a section of the existing Winston Churchill Boulevard/Adamson Street will be reconfigured to a cul-de-sac.

Preliminary design drawings of the proposed undertaking are included in Appendix A. Complete information regarding the proposed undertaking is contained in the Norval West Bypass Transportation Corridor Improvements – Municipal Class Environmental Assessment Environmental Study Report (Stantec 2024).



7 Impact Assessment

7.1 Introduction

As discussed in Section 2.4, the assessment of impacts is defined by the Town of Halton Hill's ToR for HIAs. In the following tables, 'Y' is used where the potential for impact has been identified and 'N' denotes where potential impacts are not anticipated or applicable.

7.2 16469 10 Side Road

7.2.1 Assessment of Impacts

Table 3 Assessment of Potential Direct Impacts to 16469 10 Side Road

Heritage Attribute	Destruction	Alteration
Main residence exterior	N	N
Russell's Hill of Pines	N	N
Historical alignment of Green Street	N	N
Historical railway alignment	N	Y
Sumac lined driveway that follows the historic railway alignment for approximately 325 metres	N	N
Tree lines in the vicinity of the main residence	N	N
Barn	Y	N
Outbuildings One and Two	Y	N
Concrete silo	Y	N
Horse trough	Y	N
Scattered remnants of farming equipment	Y	N
Title of the property as 'the Russell Farm'	N	N



Heritage Attribute	Destruction	Alteration
Potential to yield archaeological material ²	N	N
Trees, topography, and location of Russell's Hill of Pines in relation to the Russell Farm and Village of Norval	N	N
View from Norval historical community to Russell's Hill of Pines from the Green Street driveway	N	N

Table 4 Assessment of Potential Indirect Impacts to 16469 10 Side Road

Heritage Attribute	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances
Main residence exterior	N	Y	N	N	Y
Russell's Hill of Pines	N	N	N	N	N
Historical alignment of Green Street	N	N	N	N	N
Historical railway alignment	N	N	N	N	N
Sumac lined driveway that follows the historic railway alignment for approximately 325 metres	N	N	N	N	N
Tree lines in the vicinity of the main residence	N	N	N	N	N
Barn	N	N	N	N	N
Outbuildings One and Two	N	N	N	N	N
Concrete silo	N	N	N	N	N

² Impacts to archaeological resources are beyond the scope of this report. For a discussion of archaeological potential, please refer to the Stage 1 Archaeological Assessment for the Norval West Bypass completed by Stantec in 2020 (Stantec 2020).



Heritage Attribute	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances
Horse trough	N	N	N	N	N
Scattered remnants of farming equipment	N	N	N	N	N
Title of the property as ‘the Russell Farm’	N	N	N	N	N
Potential to yield archaeological material ³	N	N	N	N	N
Trees, topography, and location of Russell’s Hill of Pines in relation to the Russell Farm and Village of Norval	N	N	N	N	N
View from Norval historical community to Russell’s Hill of Pines from the Green Street driveway	N	N	N	N	N

7.2.2 Summary of Impacts

7.2.2.1 Direct Impacts

Historical Railway Alignment: The proposed alignment of the bypass will directly alter the surviving railway right-of-way by severing the intact corridor. Therefore, mitigation measures are required.

³ Impacts to archaeological resources are beyond the scope of this report. For a discussion of archaeological potential, please refer to the Stage 1 Archaeological Assessment for the Norval West Bypass completed by Stantec in 2020 (Stantec 2020).



Barn: The barn is located within the proposed alignment of the bypass and demolition of the barn is required to facilitate the bypass. Therefore, mitigation measures are required.

Outbuildings One and Two: The outbuildings are located within the proposed alignment of the bypass and demolition is required. Therefore, mitigation measures are required.

Concrete Silo: The silo is located within the proposed grading limit and demolition is required. Therefore, mitigation measures are required.

Horse Trough: The horse trough is located adjacent to construction activity and may be at risk of destruction. Therefore, mitigation measures may be required.

Scattered Remnants of Farm Equipment: The farm equipment is not real property and may have been relocated or removed since the completion of the CHRA in 2021. Much of the area part of the proposed bypass is thick meadow and the location of farm equipment was not readily event. Therefore, mitigation measures may be required.

The remainder of the heritage attributes of 16469 10 Side Road are not at risk of direct impact.

7.2.2.2 Indirect Impacts

Main Residence: The position of the residence within 20 metres of construction activity associated with the proposed bypass has the potential for indirect impacts resulting from land disturbance during construction activities.

The remainder of the potential heritage attributes of 16469 10 Side Road are not at risk of indirect impact.



7.3 9948 Winston Churchill Boulevard

7.3.1 Assessment of Impacts

Table 5 Assessment of Direct Impacts to 9948 Winston Churchill Boulevard

Heritage Attributes	Destruction	Alteration
Gothic Revival residence	N	N

Table 6 Assessment of Indirect Impacts to 9948 Winston Churchill Boulevard

Heritage Attribute	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances
Gothic Revival residence	N	N	N	N	N

7.3.2 Summary of Impacts

7.3.2.1 Direct Impacts

The residence is located over 100 metres southeast of the construction activity associated with the proposed undertaking. The residence will remain *in situ* and is not at risk of direct impacts from destruction or alteration.

7.3.2.2 Indirect Impacts

The heritage attributes of 9948 Winston Churchill Boulevard are not at risk of indirect impacts. No landscape elements were identified as heritage attributes and the residence is not at risk of shadows, isolation, or obstruction as it will remain *in situ* and situated over 135 metres to the southeast of the proposed undertaking. The current recommended design alternative includes the acquisition of approximately 200 square metres of land in the northwest corner of the property. While this does represent a change in land use, the property is over 23,000 square metres in size and the acquisition of 200 square metres will not change the overall land use of the property. It



will continue to be a large property with a residence, barn, and outbuildings. The residence is not at risk of indirect impacts from potential vibration damage as it is located more than 50 metres from proposed construction activity.

8 Mitigation, Alternatives, and Conservation Methods

8.1 16469 10 Side Road

8.1.1 InfoSheet #5 Mitigation Options

Heritage attributes of 16469 10 Side Road were determined to be at risk of direct and indirect impacts. Accordingly, the mitigation options identified in the Town of Halton Hill's ToR and Info Sheet #5 (see Section 2.4) have been explored below in Section 8.1.1.1.

8.1.1.1 Discussion of InfoSheet #5 Mitigation Options

Alternative Development Approaches: An alternative development approach that avoids direct impacts through removal or alteration is not feasible for the historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, and scattered remnants of farm equipment, given the proposed undertaking. While alternative solutions to the road corridor were considered as part of the MCEA process, this alignment was chosen to better integrate with the Southeast Georgetown Secondary Plan, minimize impacts to natural features and adjacent cultural features, consider drainage, stormwater, and food management.

For the main residence, an alternative development approach that avoids land disturbance within 50 metres of the residence is not feasible given the proposed undertaking. While alternative solutions to the road corridor were considered as part of the MCEA process, this alignment was chosen to better integrate with the Southeast Georgetown Secondary Plan, minimize impacts to natural features and adjacent cultural features, consider drainage, stormwater, and food management.



Isolating development and site alteration from significant built and natural

features and vistas: Isolation of the following heritage attributes is not feasible given the proposed undertaking: historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, and scattered remnants of farm equipment. Even if some or all of these attributes could be isolated from development, they would be in close proximity to an arterial roadway.

The proposed undertaking isolates the main residence from direct impacts. Isolation from indirect impacts due to land disturbance is not feasible given the recommended design alternative.

Design guidelines that harmonize mass, setback, setting, and materials: The proposed undertaking results in the construction of a four-lane arterial roadway. A discussion of design guidelines is not applicable to: the historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, scattered remnants of farm equipment, and main residence, as impacts are either direct and require demolition or indirect as a result of land disturbance.

Limiting height and density: The proposed undertaking results in the construction of a four-lane arterial roadway. A discussion of limiting height and density is not applicable to: the historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, scattered remnants of farm equipment, and main residence.

Allowing only compatible infill: The proposed undertaking results in the construction of a four-lane arterial roadway. A discussion of compatible infill is not applicable to: the historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, scattered remnants of farm equipment, and main residence.

Reversible alterations: The proposed undertaking results in the construction of a four-lane arterial roadway. Reversible alterations are not feasible for: the historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, scattered remnants of farm equipment, and main residence.



Buffer zones, site plan control, and other planning mechanisms: Impacts to these heritage attributes are direct and a discussion of buffer zones, site plan control, and other planning mechanisms is not applicable to: the historical railway alignment, barn, outbuildings one and two, concrete silo, horse trough, and scattered remnants of farm equipment.

The proposed undertaking may result in the potential for land disturbance to the main residence during the construction phase of the project. As such, planning mechanisms and site plan controls may be considered at this phase of study to avoid impacts to the built heritage resource.

Based on the above discussion, alternative mitigation measures are required. As per InfoSheet #5, the above mitigation measures are not meant to be exhaustive, and alternative mitigation measures are discussed in the following sections.

8.1.2 Retention

Generally, retention *in situ* is the preferred option when addressing any structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site-specific considerations. Not only must the CHVI be considered, so too must the structural condition of the cultural heritage resource, the site development plan, and the context within which the structure, or structures, would be retained.

Given the proposed alignment of the Recommended Design Alternative, retention is not feasible as the barn, outbuildings one and two, silo, any scattered farm equipment, and horse trough must be removed for road construction and grading. This alignment was chosen to better integrate with the Southeast Georgetown Secondary Plan, minimize impacts to natural features and adjacent cultural features, consider drainage, stormwater, and food management.



8.1.3 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the potential loss of a built heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified.

Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value.

Given the partial demolition of the barn this is not a feasible mitigation option for that structure. In addition, Outbuilding One is in poor visual condition and Outbuilding Two and the silo are in fair visual condition. It is unlikely the outbuildings and silo could withstand relocation. Even if these structures were able to be relocated, the outbuildings and silo are utilitarian structures of limited design value. These types of structures were built throughout southern Ontario during the first half of the 20th century and remain relatively common in rural parts of the Region of Halton.

Relocation of the horse trough and any farm equipment, if applicable, is an appropriate mitigation option due to their relatively small size. The horse trough and farm equipment 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.

8.1.4 Documentation and Salvage

Detailed documentation and salvage are often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the structure, or structures, which provides researchers and the general public with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CHVI of the property can be retained, albeit in a different context. Documentation and salvage of heritage attributes in their current context and where feasible, allows for reuse. Documentation should be undertaken prior to any changes made to the property.



Given the visual condition and CHVI identified for the railway corridor, outbuildings, barn, and silo, documentation and salvage are an appropriate mitigation measure.

8.1.5 Mitigation Discussion

Based on the above discussion, it has been determined that site plan controls, relocation, and documentation and salvage are appropriate mitigation measures.

Site Plan Controls for the Main Residence: Planning mechanisms and site plan controls are intended to lessen the impact on identified heritage attributes resulting from the potential for land disturbance due to temporary vibrations during the construction phase of the project. A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. This should be considered prior to the commencement of any construction activities onsite. This is an appropriate mitigation measures to avoid indirect impacts to the residence.

Relocation of the Horse Trough and Farm Equipment (if applicable): Relocation of the horse trough and any farm equipment, if applicable, is an appropriate mitigation option due to their relatively small size. The horse trough and farm equipment 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.

Documentation and Salvage of the Railway Corridor, Barn, Outbuildings, and Silo: Although documentation and salvage would not lessen the impact of the demolition of the barn, outbuildings, silo, and severance of the railway corridor, it would seek to record the CHVI identified making the buildings and landscape available for future study. Documentation activities should be carried out through photography, mapping, photogrammetry, and/or LiDAR scan. Documentation should be carried out in



advance of any changes made to the property and the results compiled into a
Documentation and Salvage Report.

8.2 9948 Winston Churchill Boulevard

No potential direct or indirect impacts were identified for the property at 9948 Winston Churchill Boulevard. Therefore, a discussion of mitigation measures is not applicable.



9 Summary and Recommendations

9.1 Summary of Key Findings

16469 10 Side Road: An assessment of impacts from the proposed undertaking on 16469 Side Road 10 identified direct impacts through potential alteration to the historical railway alignment, direct impacts through destruction to the barn, direct impacts through destruction to outbuildings one and two, direct impacts through destruction to the silo, direct impacts through destruction to the horse trough, and potential direct impacts through destruction to 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. Views were not identified as a heritage attribute, and direct impacts were not identified for the residence.

9948 Winston Churchill Boulevard: Following an evaluation according to O. Reg. 9/06 the property was found to tentatively contain a representative Gothic Revival residence. Property access is required to confirm this determination of CHVI. The property was also found to contain historical and associative value through its association with the noted portraitist J.W.L. Forster. An assessment of impacts from the proposed undertaking on 9948 Winston Churchill Boulevard identified no direct or indirect impacts.

9.2 Recommendations

9.2.1 16469 10 Side Road

9.2.1.1 Continued Avoidance

No direct or indirect impacts were identified for the following heritage attributes:

- Russell's Hill of Pines
- Historical Alignment of Green Street



- Sumac lined driveway that follows the historic railway alignment for approximately 325 metres
- Tree lines in the vicinity of the main residence
- Title of the property as ‘the Russell Farm’
- Trees, topography, and location of Russell’s Hill of Pines in relation to the Russell Farm and Village of Norval
- View from Norval historical community to Russell’s Hill of Pines from the Green Street driveway

Negatively impacting these heritage attributes 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.

9.2.1.2 Site Plan Controls

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).

9.2.1.3 Relocation

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.

9.2.1.4 Documentation and Salvage

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.

9.2.2 9948 Winston Churchill Boulevard

9.2.2.1 Continued Avoidance

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.



10 Bibliography

- Blumenson, John. 1990. *Ontario Architecture*. Canada: Fitzhenry and Whiteside.
- Census of Canada. 1871. Census of Canada 1870-71. Ottawa: S.E. Dawson. Family Search. Electronic Resource: <https://www.familysearch.org/ark:/61903/1:1:M435-NRH>. Last Accessed: June 11, 2024.
- Census of Canada. 1931. Seventh Census of Canada, 1931. Electronic Resource: <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=79983103&ecopy=e01164368>. Last Accessed: June 5, 2024.
- Chapman, L.J., and D.F. Putnam. 1984. *The Physiography of Southern Ontario, Third Edition*. Toronto: Ontario Ministry of Natural Resources.
- Crispino, M. and M. D'Apuzzo. 2001. Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building. *Journal of Sound and Vibration* 246 (2): 319-335.
- Department of Militia and Defense. 1909. *Topographic Map, Brampton, Ontario*.
- Department of Militia and Defense. 1918. *Topographic Map, Brampton, Ontario*.
- Department of Militia and Defense. 1938. *Topographic Map, Brampton, Ontario*.
- Department of Militia and Defense. 1973. *Topographic Map, Brampton, Ontario*.
- Government of Ontario. 1990. Planning Act, R.S.O. 1990, c. P. 13. Electronic Document: <https://www.ontario.ca/laws/statute/90p13>. Last accessed: June 6, 2024.
- Government of Ontario. 2006. InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Ministry of Citizenship and Multiculturalism. Toronto: Queen's Printer for Ontario.



Government of Ontario. 2024. *Provincial Planning Statement, 2024*. Electronic Document: <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>. Last Accessed: January 28, 2025.

Government of Ontario. 2023. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act (amended by O. Reg 569/22)*. Electronic document: <https://www.ontario.ca/laws/regulation/060009>. Last accessed: June 6, 2024.

Mace, Jessica. 2013. *Rural and Vernacular Gothic in Late Nineteenth Century Ontario*. Electronic Document: https://dalspace.library.dal.ca/bitstream/handle/10222/65242/vol38_no1_29_36.pdf?sequence=1&isAllowed=y. Last Accessed: June 28, 2024.

McAlester, Virginia Savage. 2013. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

McDonald, John. 2011. *Halton's Heritage: William Halton and Halton County*. Halton Sketches Publishing, Milton.

MCM. 2006. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Ministry of Citizenship and Multiculturalism. Toronto: Queen's Printer for Ontario.

MCM. 2022. *Eight guiding principles in the conservation of built heritage properties*. Electronic Document: <https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties>. Last Accessed: June 6, 2024.

Municipal Engineers Association. 2015. *Municipal Class Environmental Assessment*. Electronic document: <http://www.municipalclassea.ca/manual/page1.html>. Last accessed: June 6, 2024.



National Park Service. 2001. Identifying and Avoiding Risks from Adjacent Construction.

Electronic Document: <https://www.nps.gov/orgs/1739/upload/tech-note-temporary-protection-03-during-construction.pdf>. Last Accessed: June 6, 2024.

ONLand. 2024. Halton County (20), Halton, Plan 326, Lot 10, Concession 11. Electronic

Document: <https://www.onland.ca/ui/20/books/23496/viewer/153754530?page=3>.
Last Accessed: June 10, 2024.

Parks Canada. 2010. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Electronic Document:

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>. Last
Accessed: June 6, 2024.

Pope. J. H. 1877. Illustrated historical atlas of the county of Halton, Ont. Toronto :
Walker & Miles.

Rainer, J.H. 1982. Effects of Vibrations on Historic Buildings. The Association for
Preservation Technology XIV (1) 2-10.

Region of Halton. 2023. *Halton Region Official Plan*. Electronic Document:

<https://www.halton.ca/Repository/ROP-Office-Consolidation-Text>. Last Accessed:
June 6, 2024.

Smith, William Henry. 1846. *Smith's Canadian Gazetteer*. Toronto: H. & W. Rowsell.

Stacey, Robert. 2013. *John Wycliffe Lowes*. The Canadian Encyclopedia. Electronic

Resource: <https://www.thecanadianencyclopedia.ca/en/article/john-wycliffe-lowes-forster>. Last Accessed: June 10, 2024.

Stantec. 2020. *Stage 1 Archaeological Assessment: Municipal Class Environmental Assessment, Norval West Bypass Transportation Corridor Improvements from Highway 7 to 10 Side Road (Regional Road 10)*. PIF P256-0605-2020. On File at Stantec.



Stantec. 2023. *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment-Norval West Bypass Transportation Corridor Improvements*. On File at Stantec.

Stantec. 2024. *Norval West Bypass Transportation Corridor Improvements – Municipal Class Environmental Assessment, Environmental Study Report*. On file at Stantec.

Statistics Canada. 2017. Halton, RM, Ontario and Ontario. Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

Stephens, J.M. 2012. *J.W.L. Forster and the Queen's Own Rifles*. The Queen's Own Rifles of Canada Regimental Museum and Archive. Electronic Resource: <https://qormuseum.org/2012/06/23/j-w-l-forster-and-the-queens-own-rifles/>. Last Accessed: June 10, 2024.

Tremaine, George C, 1858. Historical County Map of Halton County. Oakville: George C. Tremaine.

Town of Halton Hills. 2019. *Official Plan*. Electronic Document: https://www.haltonhills.ca/en/your-government/resources/Documents/09_Town-of-Halton-Hills-Official-Plan-Part-F.pdf. Last Accessed: June 6, 2024.

Town of Halton Hills. 2020. *Heritage Impact Assessment Terms of Reference*. Electronic Document: <https://www.haltonhills.ca/en/business/resources/documents/HIA%20Terms%20of%20Reference%20May%202020.pdf>. Last Accessed: June 6, 2024.

Town of Halton Hills. n.d. *Heritage Register*. Electronic Document: <https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx>. Last Accessed: June 18, 2024.



Widdis, Randy William. 1982. Speculation and the Surveyor: An Analysis of the Role Played by Surveyors in the Settlement of Upper Canada. *Historie Sociale/Social History* 15(30): 443-458. Electronic document: <https://hssh.journals.yorku.ca/index.php/hssh/article/view/38223>. Last Accessed: June 10, 2024.

Wiss, J.F. 1981. Construction Vibrations: State-of-the-Art. *Journal of Geotechnical Engineering Division* 107: 167-181.

Wood. 2021. *Cultural Heritage Resource Assessment for the Southeast Georgetown Secondary Plan*. On File at Stantec.



11 Report Author Credentials

Frank Smith, MA, CAHP: Frank J. Smith is a Cultural Heritage Specialist with more than ten years of experience in detailed historical research and the evaluation of cultural heritage resources for cultural institutions, businesses, universities, and various levels of government in Canada and the United States. Frank joined Stantec from Western University where he worked as a Research Assistant for the Census of Canada of 1891 Project and the Curator of the John P. Metras Sports Museum. At Stantec, Frank's work has spanned the entire province, ranging from hydroelectric facilities along northern rivers to heritage studies in downtown Toronto. Frank is a professional member of the Canadian Association of Heritage and has a deep knowledge of sound historical research practices and the requirements when working with municipal and provincial agencies during the assessment and approvals process. Frank's research skills have been developed over the years while working in museums in the United States and Canada, serving as a research assistant, volunteer work for conservation organizations, and during the completion of his master's degree in public history.

Lashia Jones, MA, CAHP: Lashia Jones is a Senior Cultural Heritage Specialist and member of Stantec's Environmental Services Team, with experience in identifying, evaluating and planning for cultural heritage resources. Ms. Jones is a member of the Canadian Association of Heritage Professionals, and has a Master's Degree in Canadian Studies from Carleton University, specializing in Heritage Conservation. Ms. Jones has worked for both public and private sector clients, providing a variety of cultural heritage services including heritage impact assessments, cultural heritage evaluations, inventories of cultural heritage resources, heritage conservation districts, heritage master plans, conservation plans and cultural heritage bridge evaluations. Ms. Jones is well versed with local, provincial and national tools for the identification, evaluation and planning best practices for cultural heritage resources, including the Ontario Heritage Act, Provincial Policy Statement, Planning Act, Environmental Assessment Act, Ontario Heritage Tool Kit, Standards and Guidelines for the



Conservation of Provincial Heritage Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada. Lashia's role on various project types has given her experience in public engagement and consultation, constructive dialogue with clients, heritage committees, local councils and multi-disciplinary project teams.

Kimberley Carroll, MLA: Kimberley is a Landscape Architectural Intern (Associate) with the Ontario Association of Landscape Architects, an ISA certified Arborist, and a graduate of the University of Guelph's Master of Landscape Architecture degree. Kim has experience working for both public and private sector clients, providing a variety of landscape architectural services including parks and recreation master plans, wayfinding strategies, arborist reports, streetscape designs and landscape designs. Kimberley has a passion for working with cultural heritage landscapes and is actively growing her experience in the field of cultural heritage landscape architecture. Kim has gained experience assisting on cultural heritage services including heritage impact assessments, cultural heritage evaluations, inventories of cultural heritage resources and commemoration plans. Through project involvement Kim has gained valuable experience in public engagement and consultation, field work including inventories of landscape elements and built heritage, communication with clients, and multi-disciplinary project teams.

Paige Milner: Paige Milner is a Cultural Heritage Intern with Stantec and is currently completing her Masters of Public History at Western University. Paige has an extensive background in public history with experiences which include research, writing, exhibit development and installation, community consultation, and public speaking. In the summers of 2022 and 2023, Paige worked as a researcher for the Heritage London Foundation conducting research on the experience of female hosiery workers in London in the latter half of the twentieth century and the history of the London Asylum for the Insane, respectively. Through these research projects, Paige carried out extensive archival research as well as conducted twenty oral histories. Paige has been growing her experience in built and cultural heritage through her time volunteering on the



Stewardship Sub-Committee of the London Community Advisor Committees and as a Historical Home Sign Researcher for the Architectural Conservancy Ontario London Branch. Through her time at Stantec and her MA degree, Paige has expanded her knowledge of provincial legislation surrounding built heritage and has had the opportunity to evaluate properties within the O. Reg 9/06 and 10/06 criteria.



Appendices



Appendix A Town of Halton Hills Heritage Impact Assessment Terms of Reference



Heritage Impact Assessment Terms of Reference

The purpose of this document is to serve as a guideline for the preparation of Heritage Impact Assessments in support of proposed developments or site alterations on the site of an identified or significant cultural heritage resource, located in close proximity to a significant cultural heritage resource, or on adjacent lands to a significant cultural heritage resource. This document must be read together with the policies of the Town of Halton Hills Official Plan (May 2019 consolidation) and the Provincial Policy Statement (2020).

WHAT IS A HERITAGE IMPACT ASSESSMENT?

A Heritage Impact Assessment (HIA) is a study to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resources within the property.

An HIA must be prepared by a qualified heritage conservation professional and member of the Canadian Association of Heritage Professionals (CAHP) in good standing, retained by and at the expense of the proponent. The HIA will address properties identified in the Town of Halton Hills' Heritage Register (which includes both listed properties and properties designated under Part IV and Part V of the *Ontario Heritage Act*) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment. The HIA will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impacts the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.

The HIA shall address the relevant cultural heritage policies contained in the Provincial Policy Statement (2020) and the Town of Halton Hills Official Plan. The HIA should also address appropriate conservation principles, including, but not limited to:

- The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2011);
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (2007); and,
- Ontario Ministry of Culture's Heritage Conservation Principle's for Land Use Planning (2007).

WHY IS A HERITAGE IMPACT ASSESSMENT REQUIRED?

An HIA informs the review of a proposed development or site alteration on the site of an identified or significant cultural heritage resource, located in close proximity to a significant cultural heritage resource, or on adjacent lands to a significant cultural heritage resource. The rationale for the requirement to provide an HIA arises from:

- The *Ontario Heritage Act*;
- Section 2(d) of the *Planning Act*;
- Section 2.6.3 of the *Provincial Policy Statement* (2020); and,
- Part II-A, Section A2.6, Section F5, and Section G12 of the Town of Halton Hills' *Official Plan* (May 2019 consolidation).

WHEN IS A HERITAGE IMPACT ASSESSMENT REQUIRED?

A HIA is required for the following application types for properties identified on the Town of Halton Hills' Heritage Register, including both listed properties and properties designated under Part IV or Part V of the *Ontario Heritage Act*:

- Official Plan Amendment;
- Zoning By-law Amendment;
- Draft Plan of Subdivision; and/or,
- Site Plan Control.

A HIA may be required for the following additional application types, at the request of the Town's Senior Heritage Planner:

- Consent and/or Minor Variance, Building Permit applications, or Demolition Permit applications for any property included on the Town of Halton Hills' Heritage Register;
- Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan Control, Consent, and/or Minor Variance applications for properties adjacent to a cultural heritage resource; and,
- Heritage Permit Applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the *Ontario Heritage Act*.

WHAT DOES A HERITAGE IMPACT ASSESSMENT CONTAIN?

1. Introduction to the Development Site

- A location plan and aerial photograph identifying the development site;
- 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;

- 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); and,
- Present owner contact information.

2. Historical Research, Site Analysis and Evaluation

- 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;
- A development history of the heritage property, including original construction, additions and alterations with substantiated dates of construction; and,
- Research material including: relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, directories, etc.

3. Assessment of the Existing Condition

- A comprehensive written description and high-quality color photographic documentation of the cultural heritage resource(s) in its current condition.

4. Evaluation of Cultural Heritage Value or Interest

- A Statement of Significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by research and analysis of the site, and will follow the provincial guidelines set out in the Ontario Heritage Tool Kit, including Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest.
- 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 Designation) for the subject property.

5. Description of the Proposed Development or Site Alteration

- 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.

6. Measurement of Development or Site Alteration Impact

- 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 include, but are not limited to:
 - Destruction of any, or part of any, significant heritage attributes 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 an associated natural feature or plantings, 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 of built and natural features;
 - A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,
 - Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

7. Consideration of Alternatives, Mitigation and Conservation Methods

- 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.
- 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.

8. Summary Statement and Conservation Recommendations

- The significance and heritage attributes of the cultural heritage resource;
- The identification of any impact that the proposed development will have on the cultural heritage resource;
- 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; and,
- If applicable, clarification of why some conservation or mitigative measures, or alternative development or site alteration approaches, are not appropriate.

9. Bibliography

- A bibliography listing all source materials used and institutions consulted in preparing the HIA.

10. Report Author Credentials

- The qualifications and background of the consultant who completed the HIA.
- The consultant who completed the HIA must be a member in good standing of the Canadian Association of Heritage Professionals (CAHP).

Appendix B Recommended Design Alternative Drawing



