

FINAL REPORT:

Heritage Impact Assessment

63 & 63A Trafalgar Road, Hillsburgh, Town of
Erin, Ontario



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Project # LHC0311

LHC

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A: Qualifications. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the Property or the condition of any heritage attributes.

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

Archaeological potential has not been assessed as part of this HIA.

EXECUTIVE SUMMARY

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

LHC was retained in May 2022 by Beachcroft Investments Inc. (**the “Client”**) to undertake a Heritage Impact Assessment (**HIA**) for 63 & 63A Trafalgar Road (**the “Property”**) in the community of Hillsburgh, in the Town of Erin (**the “Town”**), Ontario.

The Client is proposing development of the Property as a residential subdivision consisting of single detached residences and townhouses. The 19th century house on the Property will be retained.

This HIA was requested at the request of the Client. There was no regulatory trigger facilitating this request. It is being prepared to evaluate the cultural heritage value of the Property, outline heritage planning constraints, assess potential adverse impacts on the cultural heritage value and heritage attributes of the Property and surrounding area, and identify mitigation measures and options to avoid or lessen impacts. This HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism’s (**MCM**) *Ontario Heritage Tool Kit*.

In LHC’s professional opinion, the Property meets criteria 1, 4, and 7 of *O. Reg. 9/06*. Heritage attribute of the Property are part of the house. Therefore, LHC finds that the proposed development will not have an adverse impact on the cultural heritage value or interest of the Property.

LHC recommends:

- that the existing house be conserved and rehabilitated –as needed—for ongoing use;
- a Temporary Protection Plan, is recommended to be prepared. The Temporary Protection Plan should include measures such as clearly marking the cultural heritage resource on project mapping as a no-go zone and fencing to physically prevent accidental construction traffic near the house; and,
- the history of the Property and the Nodwell family be recognized through commemoration on the Property. This could be done through designation of the severed lot with the retained historic house under Part IV Section 29 of the *OHA* and/or a plaque on the Property.

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1.0 INTRODUCTION TO THE PROPERTY

LHC was retained in May 2022 by Beachcroft Investments Inc. (**the “Client”**) to undertake a Heritage Impact Assessment (**HIA**) for 63 & 63A Trafalgar Road (**the “Property”**) in the community of Hillsburgh, in the Town of Erin (**the “Town”**), Ontario.

This HIA was requested at the behest of the Client. There was no regulatory trigger facilitating this request. The Client is proposing development of the Property as a residential subdivision consisting of single detached residences and townhouses.

This HIA is being prepared to evaluate the cultural heritage value or interest of the Property and to outline heritage planning constraints affected by the proposal. This HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism’s (**MCM**) *Ontario Heritage Tool Kit*.

1.1 Property Location

The Property is located on the north side of Trafalgar Road east of the northern entrance to Station Street in the community of Hillsburgh, in the Town of Erin, Ontario (Figure 1).

1.2 Property Description

The Property is an irregularly shaped lot with an area of 52.27 hectares (Figure 2). It includes a two-storey red brick residence with a rear wing and a small wood frame and shingle-clad addition to the north elevation. Access is from the driveway located immediately east of the residence that extends from Trafalgar Road to the rear of the residence.

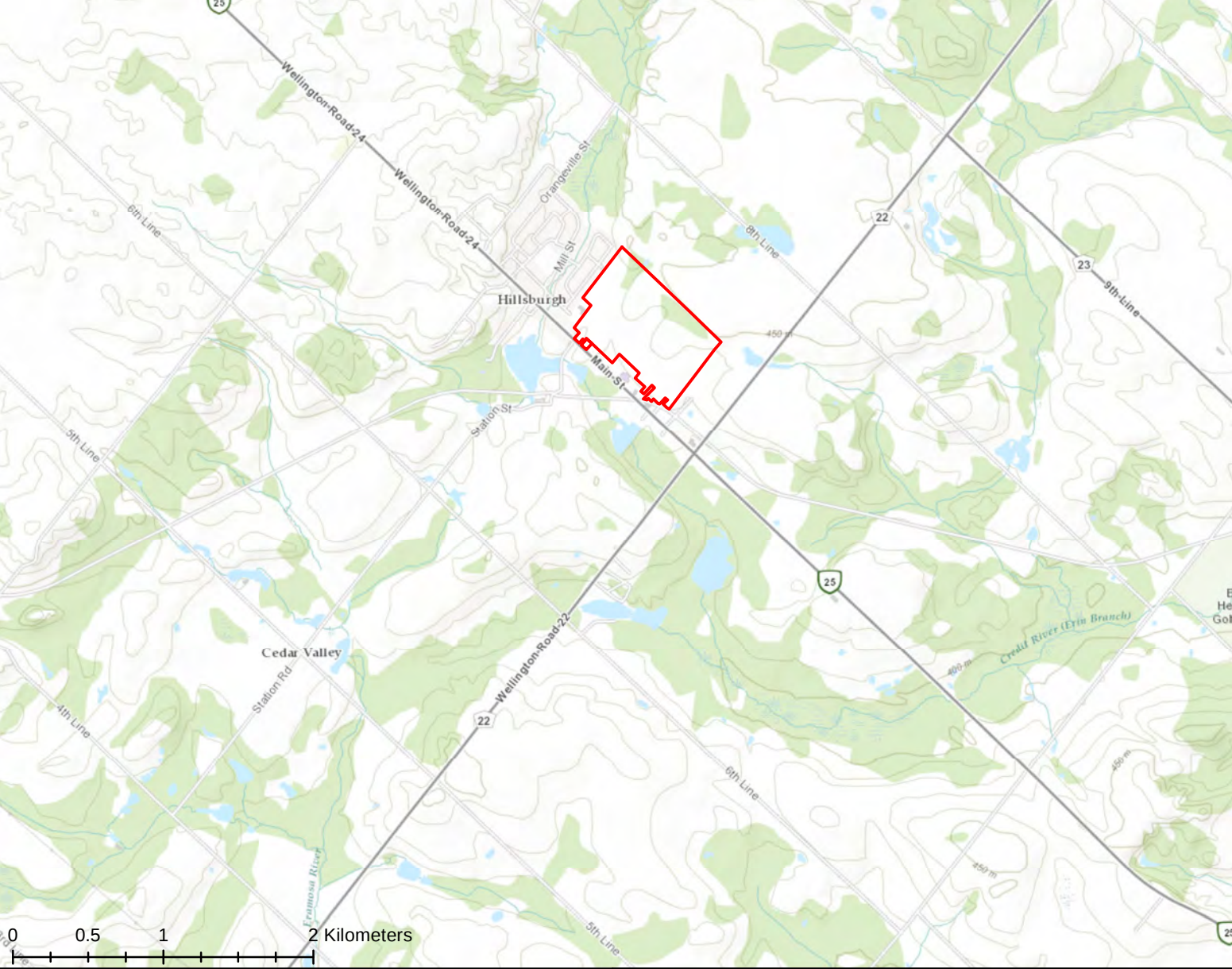
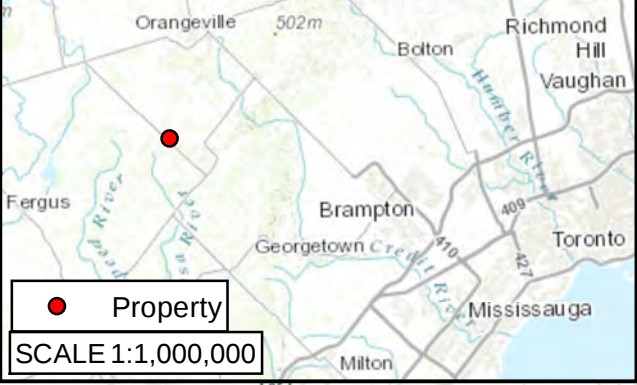
1.3 Property Owner

The Property owner is Beachcroft Investments Inc. of 6-20 Cachet Woods Court, Markham, ON.

1.4 Property Heritage Status

The Property is not listed as a non-designated property on the Municipal Heritage Register under Section 27 Part IV of the *Ontario Heritage Act* nor is it designated under Parts IV or V of the *Ontario Heritage Act*. The Property is included on the *Town of Erin’s Heritage Inventory*. The Town has indicated that it is looking to conserve the residence.

KEY MAP

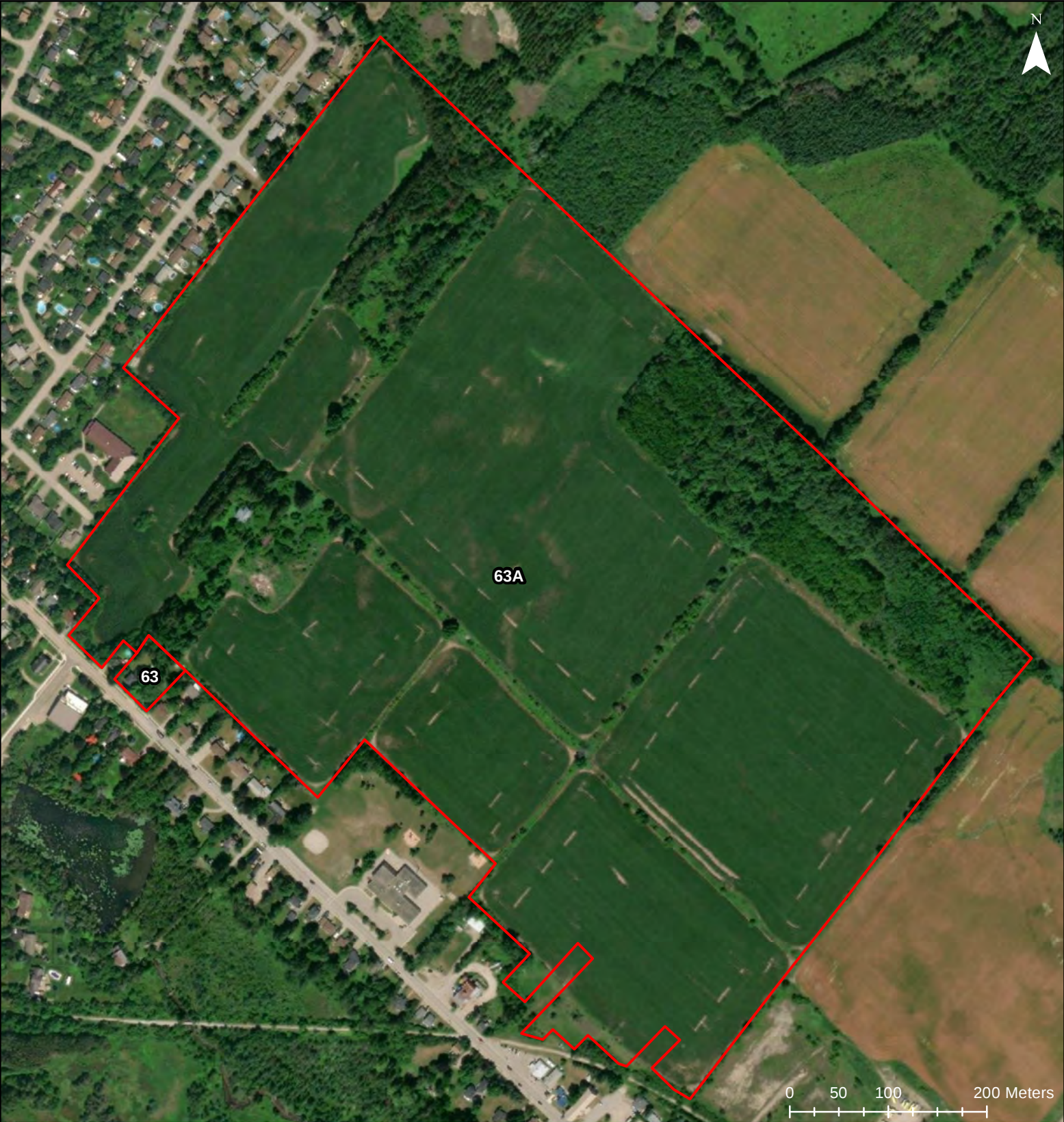


Legend

 Property

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE Location Plan	
CLIENT Beachcroft Investments Inc.	
PROJECT Heritage Impact Assessment 63 & 63 A Trafalgar Road, Hillburgh, Town of Erin, Ontario	
PROJECT NO. LHC0311	
CONSULTANT	YYYY-MM-DD 2022-07-18
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1



Legend Property NOTE(S) 1. All locations are approximate. REFERENCE(S) 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	TITLE Study Area, Current Conditions	
	CLIENT Beachcroft Investments Inc.	
	PROJECT Heritage Impact Assessment 63 & 63 A Trafalgar Road, Hillburgh, Town of Erin, Ontario	PROJECT NO. LHC0311
	CONSULTANT LHC	YYYY-MM-DD 2023-01-25
	PREPARED DESIGNED FIGURE #	LHC JG 2

2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

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

The impact assessment is guided by the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Information Sheet #5, Heritage Impact Assessments and Conservation Plans. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.² The HIA includes recommendations for design and heritage conservation to guide interventions to the Property.

This HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest. The Town of Erin Official Plan does not provide a definition of adjacent as related to heritage properties. The Wellington County Official Plan and the *PPS*, however, defines adjacent as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.”³

2.1 Legislative/Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

2.2 Historic Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

¹ Canada’s Historic Places, “Standards and Guidelines for the Conservation of Historic Places in Canada”, 2010, 3; MTCS, “Heritage Property Evaluation” Ontario Heritage Tool Kit, 2006, 18.

² MTCS, “Heritage Resources in the Land Use Planning Process” Ontario Heritage Tool Kit, 2006

³ Province of Ontario, “Provincial Policy Statement,” May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

- Library and Archives Canada;
- Ancestry; and,
- OnLand.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.3 Site Visit

Cultural Heritage Specialist Colin Yu and Heritage Planner Lisa Coles completed a site visit to document the Property and the surrounding area on 3 June 2022. A second site visit to document the interior of the building was conducted by Colin Yu on 8 June 2022. The extent of the interior that was examined as part of the 8 June 2022 site visit was restricted to the main building. The rear wing and the rear addition were not viewed by LHC.

2.4 Impact Assessment

The MTCS's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*⁴ outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

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

⁴ MHSCTI "Heritage Impact Assessments and Conservation Plans, Info Sheet #5" in Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005 (Queen's Printer for Ontario, 2006)

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 8.0.

3.0 POLICY FRAMEWORK

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the Provincial Policy Statement (*PPS*) and the *Ontario Heritage Act (OHA)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 The Planning Act, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁵

Under Section 1 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁶

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural

⁵ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," last modified December 2, 2021, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁶ Province of Ontario, "Planning Act," Part I S.5.

heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁷

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁸ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

A HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

⁷ Province of Ontario, "Provincial Policy Statement," 29.

⁸ Province of Ontario, "Provincial Policy Statement," 51.

3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18* (**Ontario Heritage Act or OHA**) enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *Act* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing, the *Ontario Heritage Act* is administered by the MCM.⁹ The *OHA* (consolidated on 1 January 2023) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹⁰

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario.

Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

O. Reg. 569/22—in force and effect 1 January 2023—amends the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the *OHA* outlined in *O. Reg. 9/06*. This is used to create a Statement of Cultural Heritage Value or Interest. The regulation revokes Section 1 and 2 of *O. Reg. 9/06*, substituting the following nine criteria, of which two must be met to designate a property under Section 29 of the *OHA*:

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.

⁹ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

¹⁰ Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O.18," last modified October 19, 2021, <https://www.ontario.ca/laws/statute/90o18>.

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.

3.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹¹

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

¹¹ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," last modified June 1, 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹²

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹³

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁴

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁵

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the PPS 2020.

3.1.6 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and

¹² Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified August 28, 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

¹³ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁴ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 39.

¹⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 47.

guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a HIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 Local Planning Context

3.2.1 County of Wellington Official Plan (1999)

The *Wellington County Official Plan (COP)* was adopted by Wellington County Council on 24 September 1998, approved by the Ministry of Municipal Affairs on 13 April 1999, came into effect on 6 May 1999, and was consolidated on 20 July 2021. The WCOP guides growth and development in Wellington County for the next 20 years.¹⁶ The County is currently conducting an Official Plan Review intended to be completed through a series of official plan amendments to conform to changes in provincial legislation.¹⁷

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined in Section 4 and Section 8 of the *COP*. Policies most relevant to the Property and proposal have been included in Table 1 below.

Table 1: County of Wellington Official Plan Relevant Policies¹⁸

Policy	Policy Text
4.1.5 Policy Direction	a) Significant built heritage resources and significant cultural heritage landscapes shall be conserved. Conserved means the identification, protection, use and/or management of heritage and archeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment in accordance with Section 4.6.7. b) The need for a Heritage Impact Assessment and/or Conservation plan will be based on the heritage attributes or reasons for which the resource is identified as significant, and will normally be identified in pre-consultation on development applications. d) The need for a Heritage Impact Assessment

¹⁶ Wellington County, "County of Wellington Official Plan," accessed 26 May 2022, <https://www.wellington.ca/en/resident-services/resources/Planning/Official-Plan/Wellington-County-Official-Plan-07-20-2021.pdf>.

¹⁷ Wellington County, "Official Plan Review," accessed 26 May 2022, <https://www.wellington.ca/en/resident-services/pl-official-plan-review.aspx#Official-Plan-Amendments>.

¹⁸ Wellington County, "County of Wellington Official Plan."

Policy	Policy Text
	e) Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources. f) The re-use of heritage buildings is often a valid means of ensuring their restoration, enhancement or future maintenance. Projects to re-use heritage buildings may be given favourable consideration if the overall results are to ensure the long term protection of a heritage resource and the project is compatible with surrounding land uses and represents an appropriate use of land. g) Where a property has been identified as a protected heritage property, development and site alteration may be permitted on adjacent lands where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
4.4.3 Residential Intensification	This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes: f) conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified;
4.6.7 Heritage Impact Assessment and Conservation Plan	A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal.¹³ Wellington County Official Plan May 6, 1999 (Last Revision July 20, 2021) Page 47 A heritage impact assessment is a study to determine if any significant cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means. A heritage impact assessment will generally be required to contain: a) Historical research, site analysis and evaluation b) Identification of the significance and heritage attributes of the cultural heritage resources c) Description of the proposed development or site alteration d) Assessment of development or site alteration impact

Policy	Policy Text
	e) Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include, but are not limited to: i. alternative development approaches ii. isolating development and site alteration from significant built and natural features and vistas iii. design guidelines that harmonize mass, setback, setting, and materials iv. limiting height and density v. allowing only compatible infill and additions vi. reversible alterations vii. buffer zones, and viii. site plan control f) Implementation and monitoring g) Summary statement and conservation recommendations
8.1.4 Major Objectives	The major objectives of all urban centres are: j) to protect, preserve and where practical enhance, the unique natural and cultural heritage resources of the community;
8.3.12 Intensification Criteria	Intensification within all residential land use designations shall be evaluated using the following criteria: g) the conservation of significant cultural heritage resources.

3.2.2 Town of Erin Official Plan (2004)

The *Town of Erin Official Plan (OP)* was approved by County Council on 14 December 2004 and was consolidated in October 2021. The *OP* guides the management of the town, physical development, and redevelopment to 2031.¹⁹

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by Section 3.3 and various other sections of the *OP*. Policies most relevant to the Property and proposal have been included in Table 2 below.

¹⁹ Town of Erin, "The Official Plan of the Town of Erin", accessed 26 May 2022, <https://www.erin.ca/media/2998/town-of-erin-official-planconsolidated-oct-2021.pdf>.

Table 2: Town of Erin Official Plan Relevant Policies²⁰

Policy	Policy Text
3.3.2 Objectives	The Town of Erin has the following objectives related to heritage resources: a) To encourage the protection of those heritage resources which contribute in a significant way, to the identity and character of the Town; b) To encourage the maintenance, restoration and enhancement of buildings, structures, areas or sites in Erin which are considered to be of significant architectural, historical or archaeological value; and c) To encourage new development, redevelopment and public works to be sensitive to, and in harmony with, Erin's heritage resources.
3.3.3 Identifying Heritage Resources	Heritage resources in the Town of Erin include, but are not necessarily restricted to: a) A property or area of historic value or interest, possessing one of the following attributes: i. an example of the Town's past social, cultural, political, technological or physical development; ii. a representative example of the work of an outstanding local, national or international personality; iii. a property associated with a person who has made a significant contribution to the social, cultural, political, economic, technological or physical development of the Town, County, Province or Country; iv. a property which dates from an early period in the Town's development. b) A property or area of architectural value or interest, possessing one of the following attributes: i. a representative example of a method of construction which was used during a certain time period or is rarely used today; ii. a representative example of an architectural style, design or period of building; iii. an important Town landmark; iv. a work of substantial engineering merit;

²⁰ Town of Erin, "The Official Plan."

Policy	Policy Text
	v. a property which makes an important contribution to the urban composition or streetscape of which it forms a part. c) A property or area recognized by the Province as being archaeologically significant. d) An area in which the presence of properties collectively represent a certain aspect of the development or cultural landscape of the Town, or which collectively are considered significant to the community as a result of their location or setting.
3.5.5 Residential Intensification	This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in rural areas and hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which include: f) Conserving cultural heritage and archaeological resources where feasible, as built-up areas are intensified;
3.10 Culture of Conservation	It shall be the policy of Council when considering development or re-development to encourage, where practical, measures that create a culture of conservation. These measures shall include water conservation, energy conservation, air quality conservation, integrated waste management and cultural heritage conservation.
3.13 Landscape Design	The Town shall ensure that as many trees and other vegetation as possible are retained on site subject to development. The Town may require submission of a tree inventory and saving plan for an application, with priority being given to trees and other vegetation most suited to adoption of post-construction conditions, through the following criteria: c) By establishing specific landscaping requirements in site plans for private development and for public projects which ensure the provision of trees and other vegetation in appropriate numbers, sizes, shape, texture and colour to achieve such as to: i) maintain and enhance the character of existing neighbourhoods and settlement areas and other areas of the Town;
3.14.1 Tourism – Objectives	c) To protect and enhance the natural and heritage assets of Erin which are a vital part of its tourism image;

Policy	Policy Text
3.14.5 Tourism and Heritage	The Town's built heritage is critical to fostering tourism activity. The Town will take appropriate measures to protect and enhance these buildings and landmarks for the enjoyment of future generations.
4.7.8 Compatibility of New Development	There are some older residential neighbourhoods in the Urban centres of Erin and Hillsburgh which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of rural communities in Ontario and is an important factor in why many people choose to live in the Town. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make reasonable efforts to ensure that future development is sensitive to and compatible with existing residential development. Therefore, the Council will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations which do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.
5.16.2 Planning Impact Assessment	Planning impact assessments may be required to evaluate: d) The compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or effect on heritage resources;

3.2.3 Town of Erin Urban Design Guidelines

The Town of Erin Urban Design Guidelines were established in April 2021. Design guidelines are intended to work alongside the Zoning By-law to implement the Official Plan policies and the vision for the Town as outlined in the OP. These are intended to guide developers and staff in planning and architecture related decisions.²¹

Guidelines related to cultural heritage resources as well as general policies pertaining to heritage are outlined in various sections of the *Urban Design Guidelines*. Guidelines most relevant to the Property and proposal have been included in Table 3 below.

²¹ The Planning Partnership, "Town of Erin Community and Architectural Design Guidelines: 'Urban Design Guidelines' for the Villages of Erin and Hillsburgh," accessed 22 November 2022, <https://www.erin.ca/media/2735/20210413erinudgsmall.pdf>.

Table 3: Town of Erin Urban Design Guidelines relevant guidelines²²

Guideline Section	Guideline Text
Guiding Principles	Enhance the character and attributes of the community: Recognition and enhancement of the unique attributes of the community is important to place-making and enhancing its character. These characteristics of the community should be considered in developments in the village core. Encourage quality built form: In an historic context, buildings that ‘relate’ to, rather than ‘replicate’ older building styles, is encouraged. Well designed, beautiful and context considerate buildings form the ‘heritage’ of the future. In a new neighbourhood context, house designs should be as ‘true’ to a defined architectural style as possible, rather than incorporating an eclectic disparate mix of unrelated styles/elements.
Village Structure / Character – Village of Hillsburgh	The attributes which collectively define the character of Village of Hillsburgh include: • The extensive surrounding natural and rural areas which frame the community and forms a green backdrop which is present in every aspect of the community and can be viewed/ experienced throughout its different areas. • Pockets of residential neighbourhoods. • The rolling natural topography which allows for spectacular and wide sweeping views of the surrounding natural areas • Trafalgar Road, the main north-south spine of the community which connects the historic downtown and surrounding neighborhoods. • An historic Main Street, running approximately two to three blocks on either side of Trafalgar Road, from George Street to Station Street. It includes a commercial core as well as offices and residential dwellings. • Neighbourhoods which evolved around one or two local streets connected to Trafalgar Road. Other streets, shorter and/or more secluded, connect/loop around to these local streets and/or end in cul-de-sacs. While most of these streets are curvilinear, some are straight. • The built form grain at the core is tighter than the rest of the community, and while buildings are generally separate from one

²² The Planning Partnership, “Town of Erin Community and Architectural Design Guidelines.”

Guideline Section	Guideline Text
	another, a few are attached and result in continuous streetwalls in key segments. Buildings within the adjacent residential neighbourhoods are placed on larger lot with generous setbacks.
Village Core Main Street	Both the Village of Erin and the Village of Hillsburgh are designated as Community Improvement Project Areas, as identified in the Town of Erin Community Improvement Plan 2018 (CIP). The Community Improvement Plan outlines incentivizing programs and strategies to help revitalize and reshape the Town, while encouraging development and growth. It also includes a set of Urban Design Guidelines that are aimed at enhancing the desired local character and aesthetics of the core areas of the community. The guidelines establish a set of design principles and outlines specific guidelines for the design of and enhancement to the existing building stock, new development and the built environment. Those design principles and guidelines are included here, and are as follows: • Scale and Compatibility: New developments and improvements to existing buildings that reinforce and complement the scale of the existing built fabric in terms of building height, massing and orientation, while maintaining key views and remaining sensitive to built and natural heritage assets. • Character and Sense of Place: New developments and improvements to existing buildings that are designed to complement and contribute to the existing character, architectural styles and natural settings (i.e., the Grand and Credit Rivers) within and adjacent to the Villages of Erin and Hillsburgh Sub-Areas, in order to create a unified sense of place. • Beautiful and Visually Appealing: New developments and improvements to existing buildings that are designed with reference to built form and architectural best practices for similar areas within the CIPA to create visually appealing downtown environments that are unique and memorable.
Placement and Orientation	With respect to placement and orientation, the following guidelines/recommendations should be considered: 1. Place and site new buildings on a property in relation to the street and the neighbours.

Guideline Section	Guideline Text
	2. Maintain consistent setbacks along the street or provide a distance that is the average of those on either side of the development. 3. Generally locate dwellings close to the street edge to frame the streetscapes.
Building Design – Massing & Elevation Articulation	1. Ensure the new building is generally consistent in height and massing with adjacent units on the streetscape. 3. Where possible, maintain the existing lot grading and the neighbourhood’s characteristic first floor height. 4. Design roof lines with similar pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood. 5. Articulate façades to reflect the rhythm and proportion of solids/voids, walls/windows, of neighbouring dwellings. 6. Design front elevations to reflect that of the adjacent dwellings (i.e. the horizontal expression and vertical rhythm of the windows and doors). 8. Ensure façade details throughout all building’s elevations are consistent with their intended architectural expression. 10. Avoid mixing historic architectural elements with other architectural styles elements. 11. Promote the design of historical styles of architecture by registered, qualified professional architects who have experience in designs of the particular period; the CIP may provide for grants towards this goal. 12. Consider traditional designs including existing styles found in the neighbourhood. A few styles found in the community are described on previous pages. In general, design new homes in traditional styles to reflect these characteristics.
Materials	14. Use building materials that reflect and complement the existing materials in the area; these should be high quality, durable and easily maintained. 15. Select consistent materials for a building’s main façade and any walls that are publicly visible. 16. Recommended building materials include brick, stone, wood, glass and concrete; One or two of these materials should be selected as base materials and may be complemented by a wider range of accent materials.

3.2.4 Local Planning Context Summary

The Region and the City consider cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *OP* policies, the County and the Town have committed to identifying and conserving cultural heritage resources.

4.0 RESEARCH AND ANALYSIS

4.1 Early Indigenous History

4.1.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.²³ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²⁴ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.²⁵

4.1.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.²⁶

4.1.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁷ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁸ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period, people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE

²³ Christopher Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

²⁴ EMCWTF, "Chapter 3: The First Nations," in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002). <http://www.trca.on.ca/dotAsset/37523.pdf>.

²⁵ EMCWTF, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

²⁶ EMCWTF, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

²⁷ EMCWTF, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

²⁸ EMCWTF, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

1400–1650).²⁹ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attiwandaron).³⁰

4.2 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged war on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.³¹

In the eighteenth century, the Mississauga moved into the Attiwandaron's territory. Following this, they established Lake Ontario as a French fur trading post. Following the Battle of the Plains of Abraham in 1759, the British gained control of the area and began to purchase large sections of land from the Mississaugas.³² The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.³³ In 1774 British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.³⁴ The Proclamation of 1763 and the Quebec Act set out the relationship between the British Crown and Indigenous peoples and led to various treaties between the two groups.

²⁹ EMCWFT, "Chapter 3: The First Nations," (Toronto: TRCA, 2002).

³⁰ Six Nations Elected Council, "About," *Six Nations of the Grand River*, accessed March 5, 2022, <https://www.sixnations.ca/about>; University of Waterloo, "Land acknowledgment," *Faculty Association*, accessed March 5, 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, "History," accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

³¹ Mississaugas of the Credit First Nation, "Community Profile," *Mississaugas of the New Credit First Nation*, accessed March 5, 2022, [http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D](http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D;); Mississaugas of Scugog Island First Nation, "Origin & History," accessed 18 March 2022, <https://www.scugogfirstnation.com/Public/Origin-and-History>.

³² John C. Weaver, "Hamilton," *The Canadian Encyclopedia*, accessed 5 March 2022, <https://www.thecanadianencyclopedia.ca/en/article/hamilton>.

³³ Randall White, *Ontario 1610-1985: A political and economic history* (Toronto: Dundurn Press Limited, 1985), 51.

³⁴ White, *Ontario 1610-1985: A political and economic history*, 51.; Archives of Ontario, "The Changing Shape of Ontario," in *The Evolution of Ontario's Boundaries 1774-1912*, accessed 16 January 2023, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>.

In 1818, an agreement was made between the Crown and certain Anishinaabe peoples for the 648,000 acres of land between the western boundary of the Brant Tract Treaty, the northern boundary of the Between the Lakes Treaty, the southern boundary of the Toronto Purchase Treaty, and the southern border of the Nottawasaga Purchase. This Treaty is formally known as the Ajetance Treaty, so named for the Chief of the Credit River Mississaugas at the time.³⁵

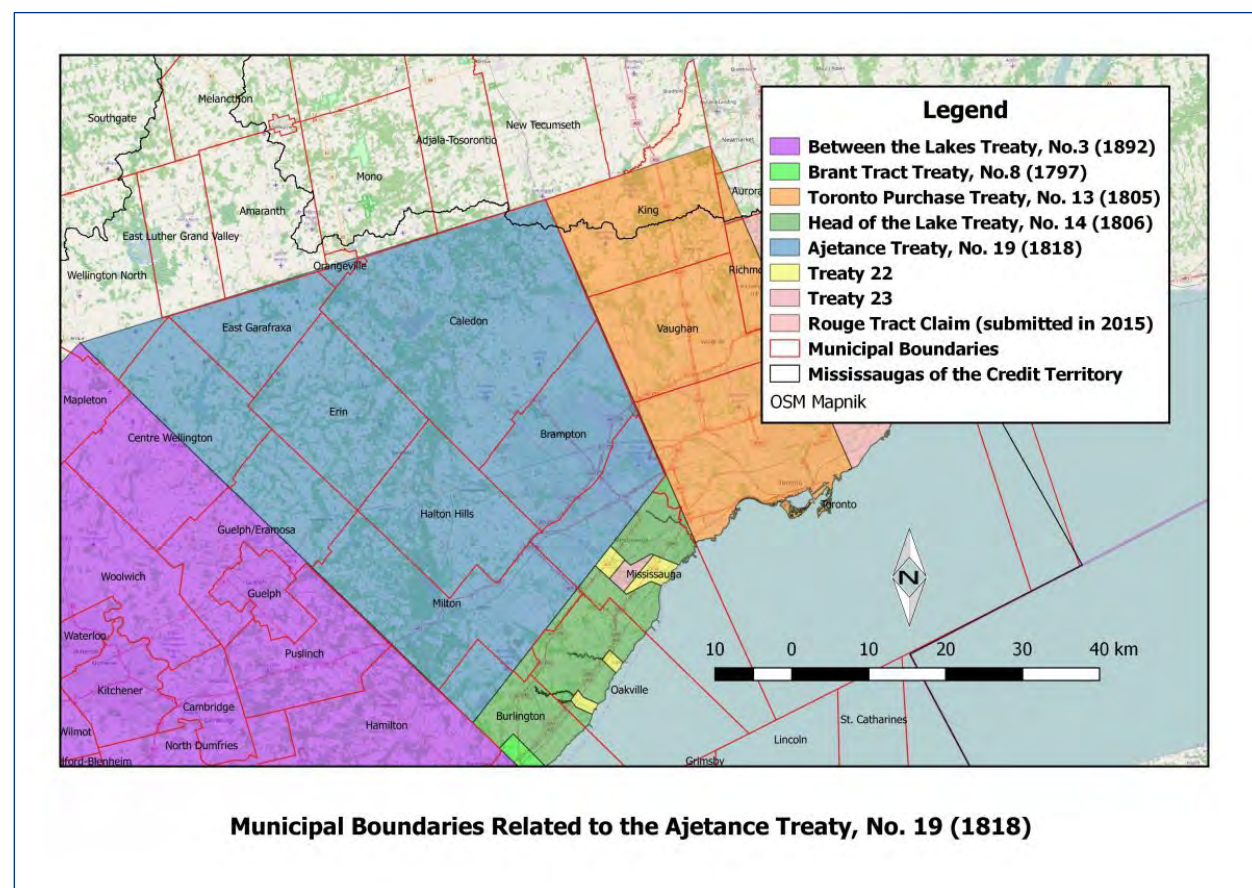


Figure 3: Ajetance Treaty and the Treaties of the Greater Toronto Area³⁶

4.3 Wellington County

In 1788, the administration of the colony divided what would become southern and eastern Ontario into four political districts: Lunenburg, Mecklenburg, Nassau, and Hesse. The districts were renamed the Eastern, Midland, Home, and Western Districts, respectively in 1791 when

³⁵ Mississaugas of the Credit First Nation, "Ajetance Treaty No. 19 (1818)," accessed 1 June 2022, <http://mncfn.ca/treaty19/>; Government of Ontario, "Map of Ontario Treaties and Reserves," last updated 13 January 2022, accessed 1 June 2022, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t19>.

³⁶ Mississaugas of the Credit First Nation, "Ajetance Treaty No. 19 (1818)."

the Province of Upper Canada was formed.³⁷ The Property is in part of what was Hesse or Western District.³⁸

Settlement in the Wellington County began in the 1820s.³⁹ Wellington County was initially part of the District of Wellington, which was formed by Act of Parliament in 1837. The District of Wellington consisted of the counties of Wellington, Waterloo, and Grey as well as parts of Dufferin County. The District was named after Arthur Wellesley, the First Duke of Wellington.⁴⁰ In 1852, the counties of Waterloo, Wellington, and Grey united. Only a year later, Wellington County separated from Waterloo. Following the separation, Wellington County was comprised of the Town of Guelph, and Townships of Amaranth, Arthur, Eramosa, Erin, Guelph, Garafraxa, Maryborough, Nichol, Peel, Pilkington, and Puslinch. Over the years, other municipalities joined the County including Elora and Fergus in 1858 and Erin Village in 1881. Seven new municipalities were formed in 1999 during amalgamation. The Town of Erin, comprising the Village of Erin, Hillsburgh, and the Township of Erin, was created with the amalgamation.⁴¹

4.4 Township of Erin

Although little is known about him, the first Euro-Canadian settler in the area is believed to be Archibald Patterson, who settled on land that would become part of Lot 2 Concession 8 in the early 1800s. It is believed that the name Erin --“the poetic name for Ireland”⁴²-- was chosen by the surveyors “because it was surveyed immediately after the Townships of Albion and Caledon”.⁴³ Albion is associated with England and Caledon is associated with Scotland. Despite its Irish name, Scottish settlers and Gaelic largely settled Erin Township was a prominent enough language spoken in the area that an interpreter was required for court proceedings.

The Township was surveyed in 1819 (southern part) and 1820 (northern part). The first known settlers were George and Nathaniel Rozell in November of 1820.

The soil -- “described as clay and sandy loam” -- paired with the hilly landscape was not conducive for agriculture.⁴⁴ As a result, settlement and development to the area was slow. However, the proximity to the Speed and Credit Rivers did provide suitable locations for mainly

³⁷ Archives of Ontario, “The Changing Shape of Ontario, Early Districts and Counties 1788-1899,” accessed 16 January 2023, <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

³⁸ Archives of Ontario, “The Changing Shape of Ontario - Early Districts and Counties 1788-1899.”

³⁹ Fred Dahms, *Wellington County* (Erin, ON: Boston Mills Press, 2008), 9.

⁴⁰ Wellington County, “Local History,” accessed 4 July 2022, [https://www.wellington.ca/en/discover/localhistory.aspx#:~:text=Wellington%20County%20was%20named%20after,Wellington%20and%20Grey%20were%20formed.](https://www.wellington.ca/en/discover/localhistory.aspx#:~:text=Wellington%20County%20was%20named%20after,Wellington%20and%20Grey%20were%20formed.;); Sir Francis Bond Head, *Statutes of His Majesty's Province of Upper Canada Passed in the First Session of the Thirteenth Provincial Parliament of Upper Canada Being Reserved Acts, To Which the Royal Assent was Subsequently Promulgated* (Toronto: Government of Upper Canada, 1838), 14.

⁴¹ Wellington County, “Local History.”

⁴² Town of Erin, “History of Erin Township,” accessed 11 July 2022, <https://www.erin.ca/uploads/userfiles/files/history%20of%20erin%20township.pdf>.

⁴³ Town of Erin, “History of Erin Township.”

⁴⁴ Town of Erin, “History of Erin Township.”

sawmills and grist mills, resulting in the development of mill communities and a lumber industry.⁴⁵ The first grist mill was established by Aaron Wheeler on the west branch of the Credit River in 1824. However, the mill was slow and was soon outpaced by the growing population.

The first township meeting was held in 1824 at the home of a prominent resident. The first Town Hall was constructed within the next few years, but its location is currently unknown. By 1830, the township had a population of 386 with one sawmill and one grist mill. Five years later, the population had grown to 442. In 1844, the Guelph and Erin Road was constructed by the District of Wellington. Many hotels and businesses were established around this road to accommodate travelers. By 1850, the population had increased to 3,055. In 1867, the County assumed responsibility for parts of the Guelph and Erin Road and installed gravel to replace the previous corduroy construction. Toll gates were later established to help with the maintenance of the road. The second Town Hall, located on Main Street, was constructed in 1887. The Township offices were later moved to another location before their final move to a facility south of Hillsburgh in 1995.⁴⁶

4.5 Hillsburgh Village

Originally named Howville, Hillsburgh was founded by William How in 1821.⁴⁷ William How and his family moved to Canada from Kent, England to take up residence on Lots 22 and 23 in Concession 7 with the assistance of Nathaniel Rozell. William established the first general store and trading post in a small log building that was later replaced with a larger one. In 1823, Nazareth Hill and his family settled on Lot 25 and established the first hotel. He also founded the first Sunday School and surveyed the village, changing its name to Hillsburgh in the process.⁴⁸ Hillsburgh slowly expanded adding other services such as a post office, blacksmiths, tanneries and a rail line. This expansion was the result of the local mills, the introduction of potato farming – which the village later became internationally famous for, the toll road that was established through Hillsburgh, and the hotels or roadhouses that were established to accommodate travellers. As a result of its growth, it was incorporated as a Police Village in 1899.⁴⁹

During the twentieth century, the introduction of tractor-driven and electric choppers resulted in the decline of the mill industry in the Hillsburgh. The telephone was introduced in 1909 and electric street lighting was added in 1921. In 1925, the main street of Hillsburgh was paved with cement. By the end of 1963, the cement was replaced with asphalt. In 1933, the train service

⁴⁵ Town of Erin, “History of Erin Township.”

⁴⁶ Town of Erin, “History of Erin Township.”

⁴⁷ Town of Erin, “History,” accessed 11 July 2022, <https://www.erin.ca/town-hall/town-hall/history.>; Matt Carmicheal, “Hillsburgh, Erin TWSP, Wellington CO., Ontario, Canada,” accessed 11 July 2022, <https://myplace.frontier.com/~matt.carmichael/family%20carmichael/hillsburgh.htm>.; Town of Erin, “History of Erin Township.”

⁴⁸ Carmichael, “Hillsburgh.”; Town of Erin, “History of Erin Township.”

⁴⁹ Carmichael, “Hillsburgh.”

was reduced from its previous four trains per day to two. Passenger trains were discontinued in 1958 and the tracks were removed in 1988.

4.6 Property History

The Property is located on Lot 24 Concession 8. According to the land registry documents, the lot was granted to the Canada Company in 1829 (Figure 6).⁵⁰ In 1833, the lot was sold to James Dunn who later resold it to George Chalmers.⁵¹ In 1835, William Nodwell purchased the whole lot.⁵²

William Nodwell and his family originated from Londonderry, Ireland. In the fall of 1838, the family arrived in Quebec, made their way to Erin Township, and settled on Lot 24 Concession 8. They built a log house on the Property. The house burned in 1839 and was replaced with a new log house near the site of the existing building.⁵³ William Nodwell sold the north-east half of his property to Angus Murphy to cover the cost of the new log house.⁵⁴ A frame barn was added to the Property in 1857.⁵⁵ The second log house was replaced with “the village’s first stately brick house” in the 1860s.⁵⁶ Various sources do not agree on the exact date of construction for the brick house with some stating 1864 and others stating 1868.⁵⁷

William Nodwell died in 1845 and left the Property to be divided between two of his sons. Instead, Robert Nodwell purchased one hundred acres in East Garafraxa Township and traded his brother Thomas for full ownership of their family farm (Figure 6). R.D. Nodwell, Robert’s son, took over the farm in 1895 and constructed the existing brick house for his parents.⁵⁸ The farm was known for short-horn cattle in the 1890s. R.D. Nodwell and his son Mungo started

⁵⁰ Land Registry Ontario (LRO), Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-37, Patent, accessed 26 May 2022, <https://www.onland.ca/ui/61/books/70021/viewer/27923088?page=57>.

⁵¹ LRO, Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-37, H-597.; LRO, Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-37, H-599.

⁵² LRO, Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-37, L-566.

⁵³ Town of Erin, “History of Erin Township.”

⁵⁴ Phil Gravelle, “Nodwells Important in Hillsburgh History,” last updated 11 November 2015, accessed 12 July 2022, <https://erininsight.blogspot.com/2015/11/nodwells-important-in-hillsburgh-history.html>.

⁵⁵ Town of Erin, “History of Erin Township.”

⁵⁶ Phil Gravelle, “Heritage Committee Tries to Save 1864 Farmhouse,” *The Wellington Advisor*, last updated 31 July 2019, accessed 12 July 2022, <https://www.wellingtonadvertiser.com/heritage-committee-tries-to-save-1864-farmhouse/>.

⁵⁷ Town of Erin, “History of Erin Township.”; Gravelle, “Heritage Committee Tries to Save 1864 Farmhouse.”; Gravelle, “Nodwells Important in Hillsburgh History.”; Hikingthegta, “Nodwell House – Homestead Farm,” last updated 4 August 2016, accessed 12 July 2022, <https://hikingthegta.com/2016/08/03/nodwell-house-homestead-farm/>.

⁵⁸ Town of Erin, “History of Erin Township.”

growing seed potatoes and a dairy herd in the early 1900s.⁵⁹ Mungo Nodwell took over the farm around 1926.⁶⁰

Robert Nodwell sold half of the lot minus a few exceptions to Mungo Nodwell in 1926.⁶¹ The Property remained in the Nodwell family until 2003 when it was sold to Dominion Packers and Realities Ltd.⁶²

In 1960, Mungo Nodwell donated six acres of land east of his dairy pasture for the construction of Ross R. Mackay public school (Figure 7). An electric fence was installed between the pastures and the school but has since been replaced with a row of trees. The school was initially constructed to have four classrooms but has since been expanded. The original 1864 schoolhouse is believed to still exist as part of Hillsburgh Feed (present day 29 Trafalgar Road).⁶³ Mungo's daughter Nina moved to Markdale and sold the Property to Manuel Tavares in 2003.⁶⁴

The Nodwell family was active in the community. Various members of the family were leaders at St. Andrew's Church. Robert D. Nodwell was President of the Hillsburgh branch of the Upper Canada Bible Society. William E. Nodwell, son of R.D. Nodwell, was a Lieutenant of the 30th Wellington Rifles and served as a recruiter during World War I. R.J. Nodwell, son of R.D. Nodwell, was a doctor who served in the Medical Corps of World War II, was appointed the Deputy Director General of Medical Services for the Army in 1953 and was the Director of Toronto Western Hospital in 1960.⁶⁵ In 1954, R.D. Nodwell and Dan Gray restored Pioneer Cemetery (located across the street and east of the Property) and had the grave markers relocated and embedded in a concrete base near the front of the cemetery property. This cemetery is where many of the first settlers of the area are buried including William How. The cemetery has not been in use since 1900.⁶⁶

The first Nodwell brick house built in the 1860s and located elsewhere on the Property was demolished in 2019 (Figure 4 and Figure 8).⁶⁷ The building was considered to be a social hub for the community. Mungo Nodwell and his wife Lillian often hosted various community events in the house's Great Room and harvest table. All of the agricultural buildings from the Nodwell farm—known as Homecrest Farm—no longer exist (Figure 5 and Figure 8).

⁵⁹ Hikingthegta, "Nodwell House."; Town of Erin, "History of Erin Township."

⁶⁰ Town of Erin, "History of Erin Township."

⁶¹ LRO, Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-37, D30-14346.

⁶² Parcel Register [provided by client], 20 December 2020, WC22157 and WC 22174.

⁶³ Hikingthegta, "Nodwell House."; Hikingthegta, "Hermit Hollow – Hillsburgh," last updated 15 September 2015, accessed 12 July 2022, <https://hikingthegta.com/2015/09/18/hermit-hollow-hillsburgh/>.

⁶⁴ Gravelle, "Nodwells Important in Hillsburgh History."

⁶⁵ Gravelle, "Nodwells Important in Hillsburgh History."

⁶⁶ Town of Erin, "History of Erin Township."

⁶⁷ Lisa Coles, email correspondence with Tanjot Bal (Town of Erin), June 1-2, 2022.

4.7 Italianate Architectural Style

The Italianate architectural style is a classical style based on both rural Italian architecture of the Renaissance and urban palazzos. It developed in the 1830s from England's belief that a more flexible and more decorative style was needed to counterbalance the Gothic style. Charles Barry popularized the Italianate style. However, his version of the Italianate style -- later known as the Renaissance Revival style -- was reserved for commercial and public buildings in Ontario. A more modest and rural version developed for domestic architecture. It was popular in Ontario from 1860 until 1890.⁶⁸ This rural adaptation of the Italianate style was introduced in Ontario by *The Canada Farmer* journal and was made widely available by Andrew Jackson Downing.⁶⁹ It was known for being a highly flexible style that could be adapted to almost any context.⁷⁰ According to Downing, "the Italian style is one that expresses not wholly the spirit of country life nor of town life, but something between both, and which is a mingling of both."⁷¹ Characteristic features of the Italianate style include: paired eave brackets; tall, narrow segmentally arched windows; paired windows; moulded window surrounds or heads; quoins; wide overhanging eaves; square or L-shaped plans; low hipped roof; two storeys; and cupolas or belvederes.⁷²

4.8 Farmhouse Construction

The *Canadian Farmer*, in 1864 stated that the farmhouse "requires to be adapted to the location, as it is impracticable to make the natural scenery subservient to the architectural composition."⁷³ Characteristic features of a farmhouse include: "extended space on the ground, to afford room for all the in-door occupations of agricultural life, which will always give the farm-house breadth rather than height; a certain rustic plainness, which denotes a class more occupied with the practical and useful than the elegant arts of life; a substantial and solid construction, which denotes abundance of materials to build with, rather than money to expend in workmanship."⁷⁴

⁶⁸ Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., 2004), 65-73.

⁶⁹ Mikel, *Ontario House Styles*, 65.; John Blumenson, *Ontario Architectural Style: A Guide to Styles and Building Terms 1784 to the Present* (Toronto: Fitzhenry & Whiteside, 1990), 58-59

⁷⁰ Mikel, *Ontario House Styles*, 65-73.

⁷¹ Andrew Jackson Downing, *The Architecture of Country Houses* (Ottawa: Algrove Publishing Limited, 2002 reprint), 286.

⁷² Mikel, *Ontario House Styles*, 65.; Shannon Ricketts, Leslie Maitland, and Jacqueline Hucker, *A Guide to Canadian Architectural Styles* (Toronto: University of Toronto Press, 2011), 82.

⁷³ "Rural Architecture: Suburban Villa or Farmhouse," *The Canadian Farmer* (Toronto, Upper Canada), May 16, 1864, accessed from https://www.canadiana.ca/view/oocihm.8_04206_9/2?r=0&s=1.

⁷⁴ Downing, *The Architecture of Country Houses*, 138.



Figure 4: Image of the 1860s Nodwell House before its demolition in 2019⁷⁵



Figure 5: Image of the former drive shed⁷⁶

⁷⁵ Gravelle, "Heritage Committee Tries to Save 1864 Farmhouse."

⁷⁶ Hikingthegta, "Nodwell House."



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Archives of Ontario, "Erin Township", (http://ao.minisinc.com/FS_IMAGES/10043483.jpg: accessed July 18, 2022), 1857.
2. Leslie, G. and Wheelock, C.J., "Map of the County of Wellington, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed July 18, 2022), scale 1:47,520, Toronto: Leslie, G. and Wheelock, C.J., 1861.
3. H. Parsell & Co and Walker & Miles, "Erin", In: "Illustrated Historical Atlas of Waterloo & Wellington Counties Ontario 1881 & 1877", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed July 22, 2022), scale 1:39,600, Owen Sound, ON: Richardson, Bond & Wright Ltd, 1877.
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TITLE
1857, 1861, 1877, and 1906 Historic Mapping Showing the Property

CLIENT
Beachcroft Investments Inc.

PROJECT
Heritage Impact Assessment 63 & 63 A Trafalgar Road, Hillburgh, Town of Erin, Ontario

PROJECT NO. LHC0311

CONSULTANT



YYYY-MM-DD

2023-01-25

PREPARED

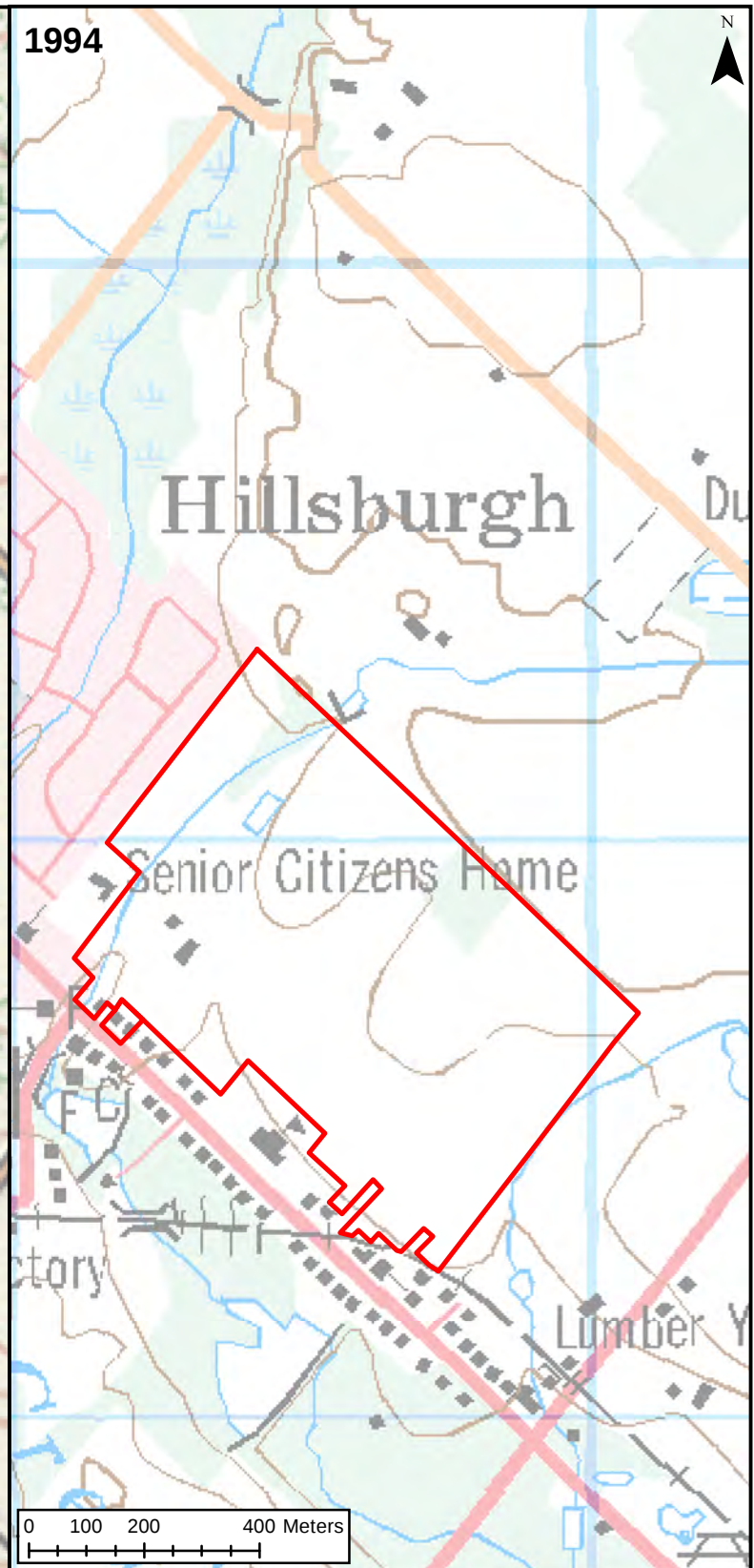
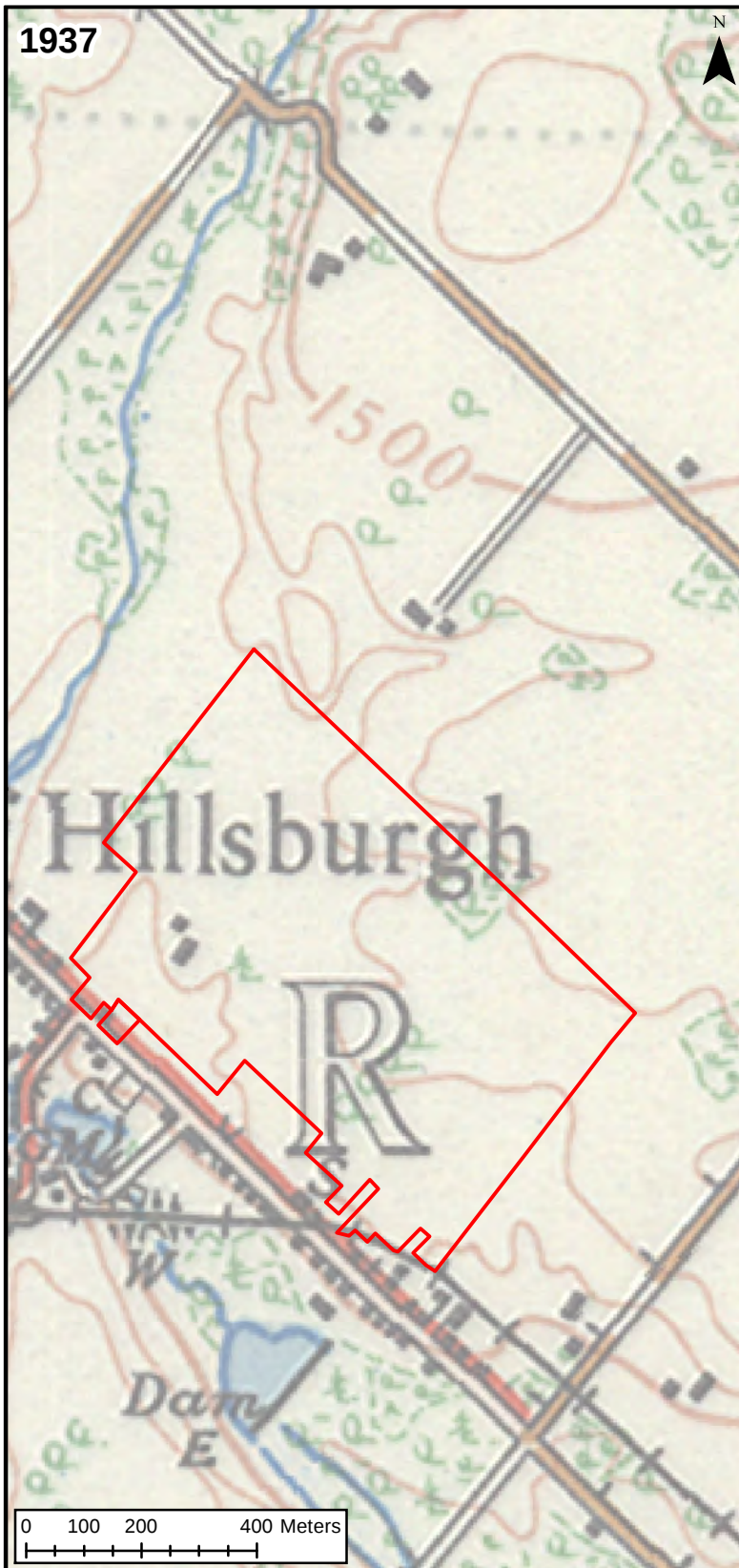
LHC

DESIGNED

JG

FIGURE #

6



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Department of National Defence, Geographical Section, General Staff, "Orangeville, Ontario", (<http://geo1.scholarsportal.info/#r/discovery/hide>: accessed July 18, 2022), Scholars Portal, Ontario Council of University Libraries, sheet 40 P/16, scale 1:63,360, Ottawa: Department of Mines and Resources, 1937.
 5. Department of Energy, Mines, and Resources, "Orangeville, Ontario", (https://ftp.maps.canada.ca/pub/nrcan_mcan/raster/: accessed July 18, 2022), Natural Resources Canada, sheet 40 P/16, scale 1:50,000, Ottawa: Department of Energy, Mines and Resources, 1994.
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TITLE

1937 and 1994 topographic maps showing the Property

CLIENT

Beachcroft Investments Inc.

PROJECT

Heritage Impact Assessment 63 & 63 A Trafalgar Road, Hillsburgh, Town of Erin, Ontario

PROJECT NO. LHC0311

CONSULTANT



YYYY-MM-DD

2023-01-25

PREPARED

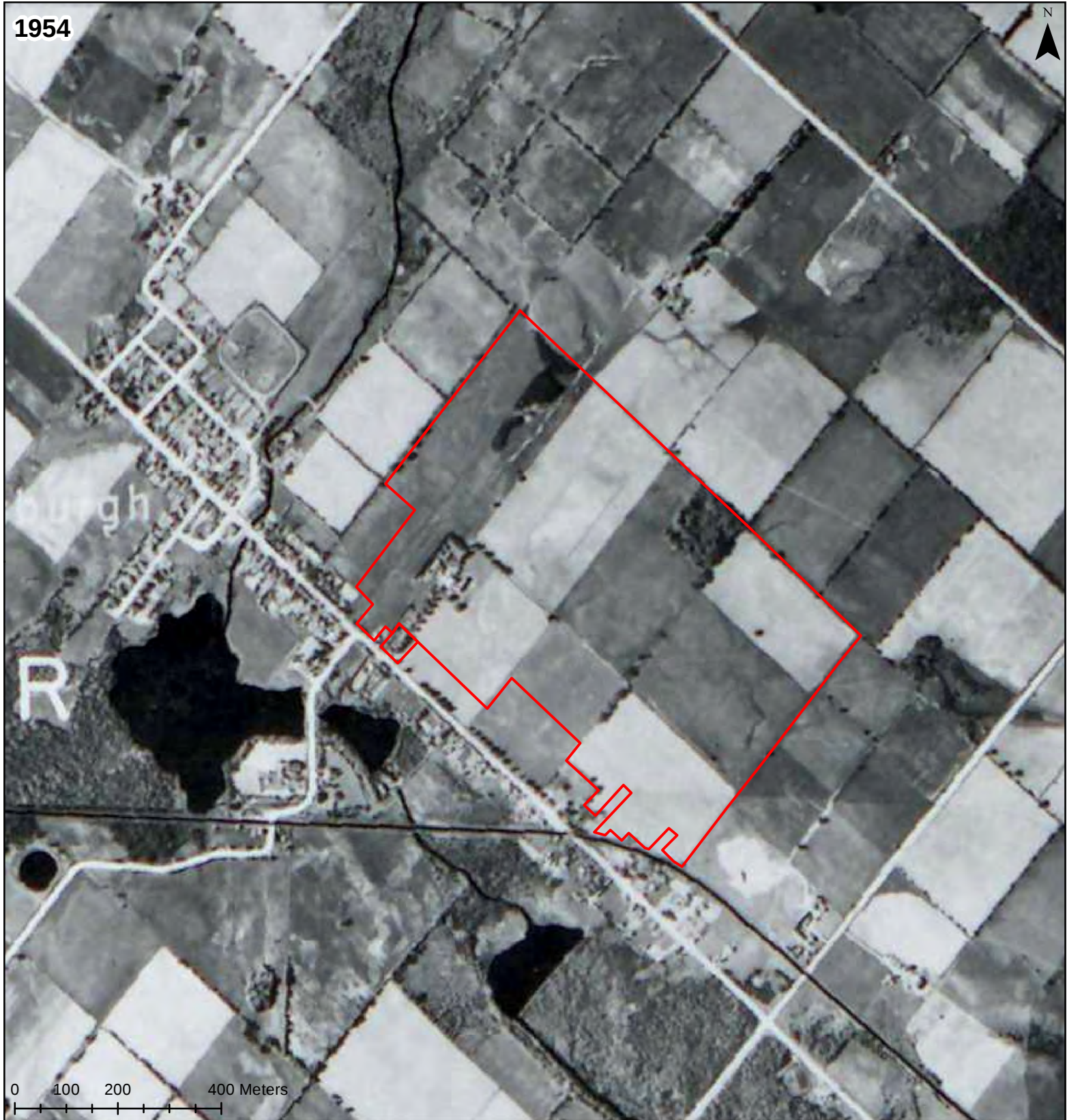
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DESIGNED

JG

FIGURE #

7



Legend

Property

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
1. University of Toronto, "437.801", (<https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>; accessed July 19, 2022), University of Toronto 1954 Air Photos of Southern Ontario, 1954.
Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.

TITLE 1954 AirPhoto Showing the Property	
CLIENT Beachcroft Investments Inc.	
PROJECT Heritage Impact Assessment 63 & 63 A Trafalgar Road, Hillburgh, Town of Erin, Ontario	
PROJECT NO. LHC0311	
CONSULTANT	YYYY-MM-DD 2023-01-25
	PREPARED LHC
	DESIGNED JG
	FIGURE # 8

5.0 ASSESSMENT OF EXISTING CONDITIONS

5.1 Surrounding Context

The Property is in Southwestern Ontario. It is 17.48 kilometers (km) west of the west shore of the Credit River and 13.89 km east of the east shore of the Grand River. In term of larger communities, it is 31.36 km northwest of downtown Brampton and 28.05 km northeast of downtown Guelph. Locally, it is 6 km northwest of downtown Erin.

The topography of the surrounding area gently slopes away from Trafalgar Road on both sides of the street. The Property is situated at the top of a steep slope that descends northwest towards Station Street in one direction and southeast towards 60 Trafalgar Road in the other (Figure 9 to Figure 12). Beyond Station Street, the surrounding area is relatively flat with a steep slope visible in the distance (Figure 9). In the direction of 60 Trafalgar Road, another slope immediately follows this one (Figure 11). The vegetation of the area is dense with trees lining Trafalgar Road, small, landscaped yards fronting nearby residential properties, and patches of dense tree cover consisting of both deciduous and coniferous varieties of trees (Figure 9 to Figure 22).

The Property is bound by Trafalgar Road to the southwest, and residential properties to the northwest, northeast, and southeast. Trafalgar Road is a municipally maintained arterial road connecting the residential area known as Hillsburgh with Brisbane – a hamlet south of downtown Erin. It is a two-lane road flanked by sidewalks and curbs on both sides of the street and streetlights on the south side of the street (Figure 9 to Figure 19). Station Street is a municipally maintained collector road connecting residences and some institutional buildings like the Hillsburgh Library to Trafalgar Road. It is a two-lane road flanked by curbs with streetlights on the east side of the street and a sidewalk on the west side (Figure 21 and Figure 22). The intersection of Trafalgar Road and Station Street is stop sign controlled (Figure 20).

The character of the surrounding area is rural transitional, marking the shift from the Hillsburgh commercial area to the agricultural lands to the north, south, and east. It is mainly composed of residential properties with some institutional and commercial properties. Residential properties are primarily one to two storeys in height with setbacks ranging from 3.65 meters (m) to 22.83 m (Figure 10 to Figure 13 and Figure 15 to Figure 17). Institutional properties are primarily one to two stories in height with setbacks ranging from 10.84 m to 32.13 m (Figure 14 and Figure 20 to Figure 22). Commercial properties are primarily one to one-and-a-half storeys in height with setbacks ranging from 5.80 to 8.08 m (Figure 18 and Figure 19). Building materials primarily consist of brick, especially dichromatic brick, with some contemporary materials like vinyl siding (Figure 15 and Figure 18 to Figure 19). There are seven dichromatic or mock dichromatic brick buildings (residences, commercial buildings and institutional buildings) in the surrounding area

and several others that are red brick with accents in yellow stone or wood that create a similar look from a distance.

The Hillsburgh Pioneer Cemetery is across Trafalgar Road, southwest of the Property. The Cemetery is a small area surrounded by dense tree cover. The graves are spread across the cemetery property, but the headstones are located close together in a central monument. (Figure 23 and Figure 24).



Figure 9: View northwest along Trafalgar Road towards Station Street from the southeastern edge of 65 Trafalgar Road



Figure 10: View southeast along Trafalgar Road looking towards the Property from the southeastern edge of 65 Trafalgar Road



Figure 11: View southeast along Trafalgar Road from the driveway of the Property



Figure 12: View northwest along Trafalgar Road looking towards the Property from in front of 62 Trafalgar Road



Figure 13: View northwest along Trafalgar Road looking towards the Property from in front of 58 Trafalgar Road



Figure 14: View southeast along Trafalgar Road from in front of 58 Trafalgar Road



Figure 15: View northwest along Trafalgar Road looking towards the Property from in front of 59 Trafalgar Road



Figure 16: View southeast along Trafalgar Road looking towards the Property from in front of 75 Trafalgar Road



Figure 17: View northwest along Trafalgar Road from in front of 79 Trafalgar Road



Figure 18: View northwest along Trafalgar Road from in front of St. Andrew's Presbyterian Church



Figure 19: View of the north side of Trafalgar Road from in front of 86 Trafalgar Road



Figure 20: View south of the intersection of Trafalgar Road and Station Street from in front of 71 Trafalgar Road



Figure 21: View southwest along Station Street from the sidewalk on the west side of Station Street



Figure 22: View south along Station Street from the Station Street bridge



Figure 23: View of Pioneer Cemetery with its gravestones embedded in a concrete base

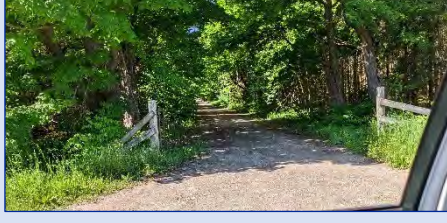


Figure 24: View of the plaque that accompanies Pioneer Cemetery

5.2 Adjacent Heritage Properties

Table 4 lists cultural heritage properties adjacent to the Property along Trafalgar Road and Eighth Line. All adjacent properties are listed on the *Municipal Heritage Register* under Part IV Section 27 of the *OHA*.

Table 4: Adjacent Heritage Properties⁷⁷

Address	Heritage Recognition	Notes	Image
68 Trafalgar Road	Listed	Ontario Farmhouse, red brick	
70 Trafalgar Road	Listed	Four Square Home, red brick	
5848 Eighth Line	Listed	Square Sandstone Home, Bank barn	
5882 Eighth Line	Listed	Fieldstone Farmhouse	

⁷⁷ Lisa Coles, email correspondence with Tanjot Bal (Town of Erin), June 1-2, 2022.

5.3 63 Trafalgar Road

5.3.1 Property Setting

The Property is a 52.27-hectare (ha) irregularly shaped lot. The lot is administratively divided into two sections: a small lot comprising the house and a much larger lot comprising a number of small fields separated by lines of mature trees and woodlots (Figure 26 and Figure 27). At first glance, there is a historic appearance to the field pattern of the larger back lot. However, based on a comparison of the 1954 aerial image (Figure 8) and contemporary aerial imaging, the mature growth on the Property is not historic but is secondary growth introduced in the 20th century. The woodlot just behind the section of the lot that comprises the house is the former location of the 1860s brick house it was removed in 2019.

The Property is accessed from Trafalgar Road by a gravel driveway east of the house and a square stone path leading from the sidewalk to the front elevation. The driveway is flanked by mature Sugar Maple trees that line the driveway. The edge of the Property east of the driveway and the south edge of the Property are lined with a split-rail fence. The west edge of the Property is lined with young trees (Figure 27 and Figure 28). The north edge of the Property has a section of dense tree cover on the west side and a farm field on the east side (Figure 27). and Figure 26).

5.3.2 Exterior

The house is located at the southern end of the lot along Trafalgar Road (Figure 2). The house has an “L” shape plan. It is a two-storey red brick building with painted yellow brick accents on a rubble stone foundation. The house has a one-storey red brick rear wing with painted yellow brick accents and a small one-storey cedar shingle clad rear addition to the rear wing (Figure 28 to Figure 34).

The residence has a shallow pitch, truncated, hip roof with overhanging eaves and decorative brackets (Figure 35). A brick chimney is located on the east side of the north elevation (Figure 31).

Windows are found on all elevations. The south elevation has a one-over-one segmental wood window with a painted concrete lug sill, a red and painted yellow brick voussoir, and a wood storm window divided into four panes on the west side of the first storey. The second storey of the south elevation features a one-over-one segmental wood window with a painted concrete lug sill and a red and painted yellow brick voussoir on the west side, and a one-over-one segmental wood window with a painted concrete lug sill, a red and painted yellow brick voussoir, and a wood storm window divided into four panes on the east side (Figure 28 and Figure 36).

The west elevation of the main building has two one-over-one segmental wood windows with painted concrete lug sills, red and painted yellow brick voussoirs, and wood storm windows divided into four panes on the first storey and two flat-headed sliding windows fit into

segmental window openings with painted radiating voussoirs on the basement level. The second storey features two one-over-one segmental wood windows with painted concrete lug sills, red and painted yellow brick voussoirs, and wood storm windows divided into four panes, and a small flat-headed casement window with a concrete lug sill immediately south of the north window. The west elevation of the rear wing has a two-over-two flat-headed window with a concrete lug sill and a painted brick voussoir offset to the south side. The west elevation of the rear addition has a boarded-up flat-headed window just below the roofline, a flat-headed fixed window with a wood window surround, and a covered-up flat-headed window with a wood window surround immediately north (Figure 29, Figure 30, and Figure 37).

The north elevation of the main building has a slim one-over-one flat-headed wood window with a concrete lug sill and a painted brick voussoir. The north elevation of the rear addition has two segmental windowpanes fit into flat-headed window frames with wood window surrounds beneath the gable, and two boarded-up flat-headed windows with wood window surrounds on the first storey (Figure 30 and Figure 31).

The east elevation of the main building has a flat-headed sliding window fit into a segmental window opening with a painted radiating voussoir on the basement level; a one-over-one segmental wood window with a painted concrete lug sill, a red and painted yellow brick voussoir, and a wood storm window divided into four panes on the first storey; and a one-over-one segmental wood window with a painted concrete lug sill, a red and painted yellow brick voussoir, and an air conditioner fit into the bottom pane on the second storey. The east elevation of the rear addition has a covered-up flat-headed window on the north side of the entrance, a segmental windowpane fit into a flat-headed window with a wood window surround south of the entrance, and a boarded-up flat-headed rectangular window with a wood window surround beneath the roofline (Figure 32 and Figure 33).

The front door of the house is a single wood door offset to the east side of the south elevation with a segmental arch transom and red and painted yellow brick voussoirs (Figure 28). Across the covered porch on the east elevation, the house has a flat-headed single door fit into a segmental opening with a red and painted yellow brick voussoir. The covered porch features decorative brackets and decorative woodwork (Figure 33). On the east elevation of the rear wing, there is a single wood flat-headed door fit into a segmental opening with a red and painted yellow brick voussoir (Figure 32). The rear wing also has a single wood door on the north side of the west elevation of the rear wing (Figure 30). The east elevation of the rear wing's addition has a single wood plank door (Figure 32).

As described in Section 4.7, the house demonstrates the L-shaped plan, two storeys, low-hipped roof, paired eave brackets, wide overhanging eaves, and segmentally arched windows of the Italianate style with nods to quoins and voussoirs through a more farmhouse style of painted brick in place of dichromatic brick. The construction makes use of one of the most common Italianate forms: a square hipped-roof house, which is generally rectangular with the narrow side fronting onto the street, symmetrical window placement, and entrance offset to



Figure 25: View of the agricultural field on the east side of the rear edge of the Property

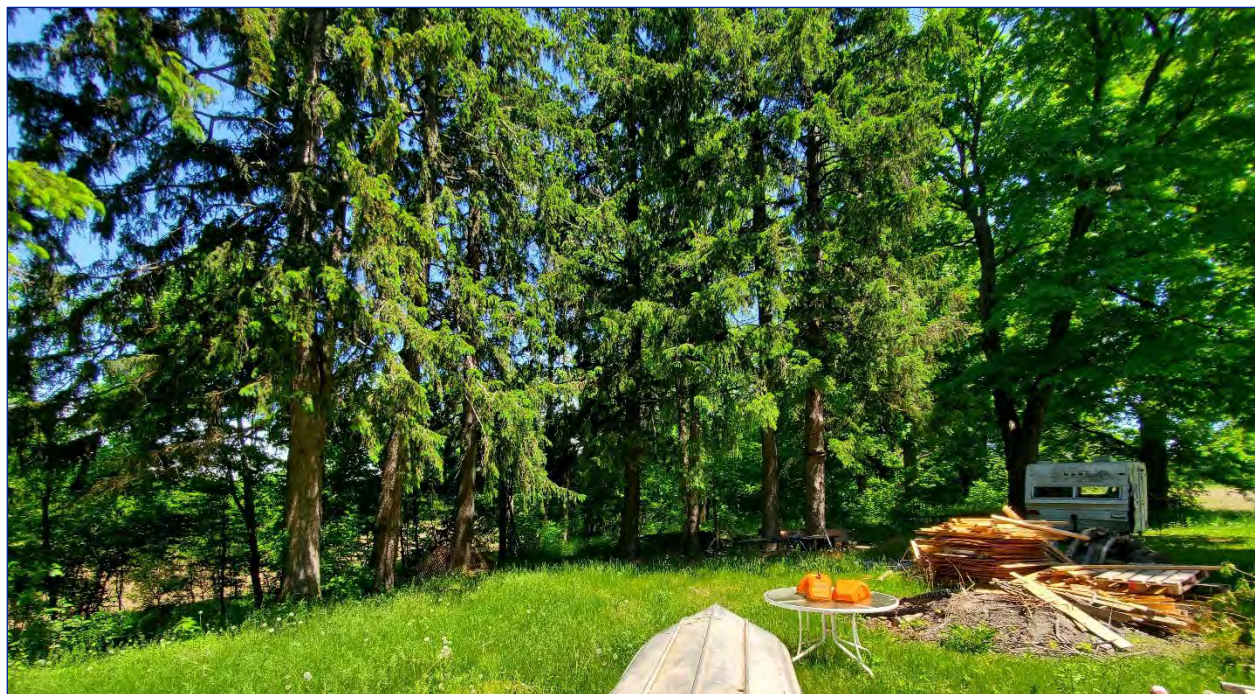


Figure 26: View of the dense trees on the west side of the rear edge of the Property



Figure 27: View of the driveway, the mature trees, and the fences



Figure 28: View of the south elevation



Figure 29: View of the west elevation of the main building



Figure 30: View of the west and north elevations



Figure 31: View of the north elevation



Figure 32: View of the east elevation



Figure 33: View of the south and east elevations



Figure 34: View of the foundation



Figure 35: Detailed image of the brackets and a second storey window on the south elevation

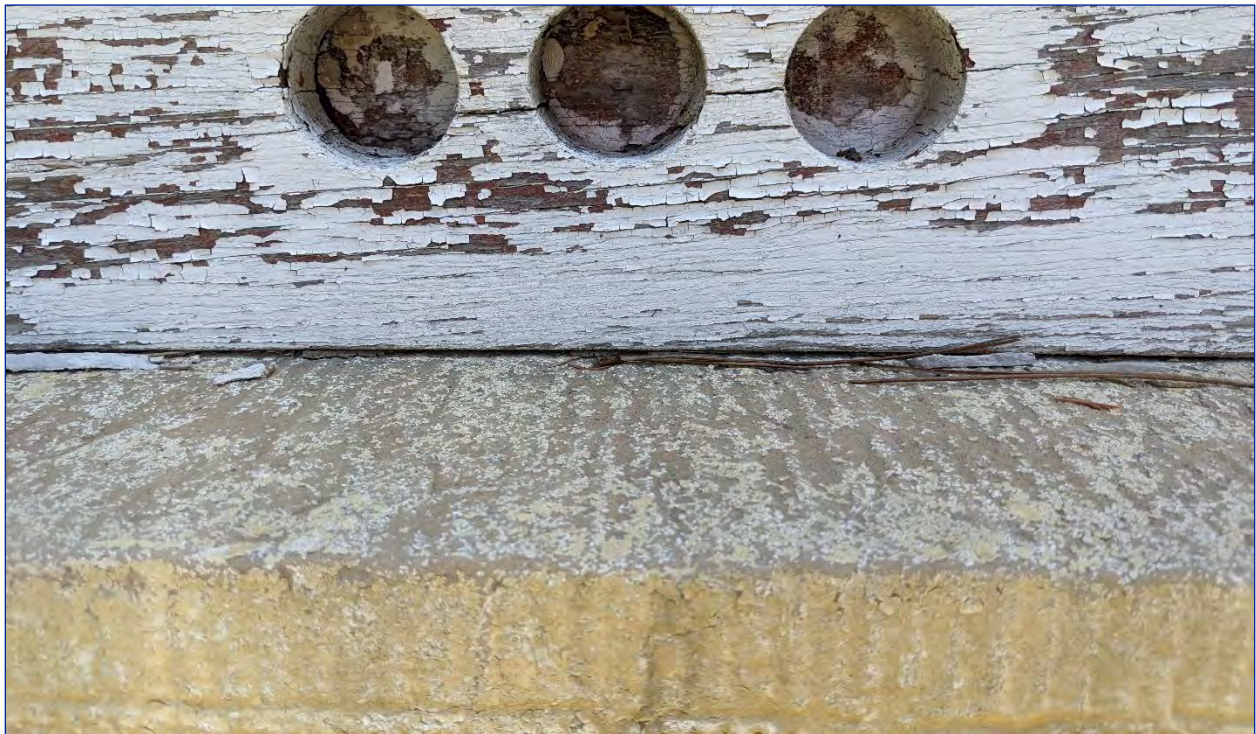


Figure 36: Detail image of the lug sills and wood storm windows



Figure 37: Detail image of the basement windows

one side. This form of Italianate architecture is typically found on town and city lots.⁷⁸ The house also exhibits the extended space of the ground floor, rustic plainness, and substantial and solid construction of a farmhouse.

5.3.3 Interior

The first floor of the main building consists of a living room, a kitchen, a laundry room, and a bathroom. The south elevation entrance with its segmental transom leads into the living room comprising the front half of the building and including a narrow staircase leading to the second storey (Figure 38 and Figure 39). The opening at the rear of the living room provides access to the kitchen. West of the kitchen is the first-floor bathroom and the laundry room (Figure 40 to Figure 42). The single door entrance accessed across the covered porch opens into the kitchen. The staircase into the basement is located just off the kitchen and under the staircase to the second storey (Figure 43 to Figure 46).

The second storey comprises three bedrooms and a bathroom. The staircase leads up to the second storey landing (Figure 47). There is a door at the top of the staircase leading into one of the bedrooms (Figure 48). The door opening to the west of the staircase leads into a small hallway with two doors (Figure 49). The door to the west opens into the bathroom and the door

⁷⁸ Mikel, Ontario House Styles, 66.

to the north opens into the second bedroom (Figure 50 and Figure 51). The final bedroom is located through the door that is southwest of the top of the staircase (Figure 52).

The interior features that appear to be original and inspired by the 1860s farmhouse⁷⁹ include the:

- Wood floors (Figure 38, Figure 40, and Figure 47);
- Decorative door and window trim on the first and second storeys (Figure 38, Figure 40, Figure 42, Figure 43, Figure 47, and Figure 49);
- Single interior doors on the first and second storeys (Figure 40, Figure 43, Figure 47, and Figure 49);
- Narrow wood staircase into the basement (Figure 44);
- Narrow wood staircase to the second storey with its balusters, newel posts, and handrail (Figure 39);
- Wainscoting in the kitchen (Figure 40 and Figure 43);
- Crown moulding in the living room (Figure 38); and,
- Small inset cabinet in the second storey bathroom (Figure 53).



Figure 38: View of the living room

⁷⁹ See Figures 17 to 26 in Peter Stewart, George Robb, and Paul Dilse's Heritage Assessment of the Nodwell Farmhouse completed in July 2004.



Figure 39: Detailed view of the staircase to the second storey



Figure 40: View of the kitchen



Figure 41: View of the first storey bathroom



Figure 42: View of the laundry room



Figure 43: View of the basement door



Figure 44: View of the basement stairs



Figure 45: View of the south half of the basement



Figure 46: View of the north half of the basement



Figure 47: View of the second storey landing



Figure 48: View of the bedroom at the top of the stairs



Figure 49: View of the hallway in front of the bathroom and second bedroom



Figure 50: View of the second storey bathroom



Figure 51: View of the second bedroom



Figure 52: View of the third bedroom



Figure 53: Detailed view of the inset medicine cabinet in the second storey bathroom

6.0 EVALUATION

6.1 Ontario Regulation 9/06 Evaluation

The Property municipally known as 63 & 63A Trafalgar Road was evaluated against *O. Reg. 9/06* (amended by *O. Reg. 569/22*) under the *OHA* using research and analysis presented in Section 4.0 and 5.0 of this HIA.

Table 5: *Ontario Regulation 9/06* Evaluation for 63 & 63A Trafalgar Road

Criteria	Criteria Met	Justification
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.	Y	The Property has design value or physical value because the house on it is a representative example of an Italianate farmhouse. The Italianate architectural style was intended to be adapted to various contexts. Based on historical accounts (Section 4.6), the house was constructed in the 1890s indicating that this is not an early example of Italianate architecture. As described in Section 5.3.2, the house demonstrates typical features of the Italianate style and of typical farmhouses. The rear section of the Property has historically been agricultural and at first glance demonstrates a historic field pattern. However, based on a comparison of the 1954 aerial (Figure 8) and contemporary aerial imaging, the field pattern and the mature trees are largely from the latter half of the 20th century. The Property does not have design or physical value as a rare, unique, 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.	N	There is no evidence to suggest that the house was constructed with a high degree of craftsmanship or artistic merit. It is largely a plain and simple building with some decorative elements and painted brick to give the appearance of dichromatic brick. The pattern of bricks and painted brick reinforces the simple

Criteria	Criteria Met	Justification
		construction. The house appears to be is consistent with standard buildings from the time.
3. The Property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. The Property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the house was constructed with a higher degree of technical or scientific achievement than a standard building at the time.
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.	Y	The Property has historical value or associative value because it has direct associations with people who are significant to the community. The Property is associated with the Nodwell family, who were a local farming family well-known for their short-horn cattle, seed potatoes, and dairy herd. The family made many contributions to the community through the donation of land for a school, serving as leaders of St. Andrew's Church and the Upper Canada Bible Society, military service, being active in the Hillsburgh Women's Institute, and restoring Pioneer Cemetery. The Nodwell farm became a community space of sorts where local events were held (Section 4.6). The Property does not have direct associations with a theme, event, belief, activity, organization, or institution that is significant to the community.

Criteria	Criteria Met	Justification
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.	N	The Property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the Property meets this criterion.
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.	N	The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. Although the house is a representative example of the Italianate architectural style (see criterion 1), there is no evidence to suggest that the building was the work of a specific architect, artist, designer, or theorist. The builder is unknown.
7. The Property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Y	The Property has contextual value because it is important in supporting the character of the area. As outlined in Section 5.1, the area is characterised by residences of one to two storeys in height with varying setbacks which is consistent with the spatial layout of the Property. This is one of several Italianate style brick houses in the Village and one of many 19th century properties with a large property, a similar setback, and a mature treed yard. House materials consist of primarily brick, especially dichromatic brick, with some contemporary materials like vinyl siding. The prominence of brick in the surrounding area, including this Property, provides an indication of a shared character. This house was built in the 1890s using complimentary elements to the original 1860s house that was believed to be the first brick house in the area. The two-

Criteria	Criteria Met	Justification
		storey height and massing of the house on the Property is consistent with the general character of the area. The rear section of the Property does demonstrate a defined field pattern and is historically associated with agricultural use. However, a comparison of historic and contemporary aerial imaging reveals that the contemporary field pattern and mature tree growth are largely from the late 20th century.
8. The Property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The Property is not physically, functionally, visually, or historically linked to its surroundings. There is no evidence to suggest that this property has any links to its surroundings.
9. The Property has contextual value because it is a landmark.	N	The Property and the house on it are not a landmark. A landmark is defined as: “a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.”⁸⁰ As a building associated with the Nodwell family, it is known in the community, but there is no evidence to suggest that this building is a landmark. The lines of trees on the east and west sides of the Property obscure the building from view until the observer is in-line with the trees, making it difficult for the house to serve as a landmark.

⁸⁰ Ministry of Tourism, Culture & Sport (MTCS), Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process. Sept 1, 2014.

6.2 Town of Erin Criteria Evaluation

The Property municipally known as 63 & 63A Trafalgar Road was evaluated against the Town of Erin's criteria for heritage resources outlined in the Official Plan using research and analysis presented in Section 4.0 and 5.0 of this HIA.

Table 6: Town of Erin Criteria for Heritage Resources⁸¹

Criteria	Criteria Met	Justification
3.3.3 (a) A property or area of historic value or interest, possessing one of the following attributes:		
i. An example of the Town's past social, cultural, political, technological or physical development	Y	The house is an example of the Town's past physical development. As described in Section 4.6, this house was built in the 1890s using complimentary elements to the original 1860s house that was believed to be the first brick house in the area. Also discussed in Section 4.6, the donation of part of the original parcel for a school and the severance of various lots along Trafalgar Road are also representative of the Town's past physical development. Although the Nodwell farm-- also known as Homestead Farm -- was a community space of sorts where local events were held, this history is associated with the 1860s house that was demolished in 2019. Therefore, the existing house does not represent a tangible link to the Town's past social development..

⁸¹ Town of Erin, "The Official Plan."

Criteria	Criteria Met	Justification
ii. A representative example of the work of an outstanding local, national or international personality	N	The house does not demonstrate the work or ideas of an outstanding local, national, or international personality. There is no evidence to suggest that the building was the work of an architect, artist, designer, or theorist. The builder is unknown.
iii. A property associated with a person who has made a significant contribution to the social, cultural, political, economic, technological or physical development of the Town, County, Province, or Country	Y	As discussed in section 4.6 and section 6.1, the Property is associated with the prominent local Nodwell family. The Nodwells were a farming family well-known for their short-horn cattle, seed potatoes, and dairy herd. The family made many contributions to the community. The Nodwell farm became a community space of sorts where local events were held.
iv. A property which dates from an early period in the Town's development	N	As described in section 4.6 and section 5.3.3, this house was built in the 1890s using complimentary elements to the original 1860s house that was believed to be the first brick house in the area. However, there is no evidence to suggest that the existing house dates from an early period in the Town's development.
3.3.3 (b) A property or area of architectural value or interest, possessing one of the following attributes:		
i. A representative example of a method of construction which was used during a certain time period or is rarely used today	N	There is no evidence to suggest that the building was constructed using a method of construction of a particular era or a method of construction that is rarely used today.

Criteria	Criteria Met	Justification
ii. A representative example of an architectural style, design, or period of building	Y	The house is a representative example of an Italianate farmhouse. Vernacular farmhouse is a ubiquitous construction with numerous examples throughout the Province. The Italianate architectural style was intended to be adapted to various contexts. As described in Section 5.3.2, the house demonstrates typical features of the Italianate style and of typical farmhouses.
iii. An important Town landmark	N	The house is not a landmark, which is a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.⁸² As a building associated with the Nodwell family, it is known in the community, but there is no evidence to suggest that this building is a landmark. The lines of trees on the east and west sides of the Property obscure the building from view until the observer is in-line with the trees, making it difficult for the house to serve as a landmark. The topography, vegetation, and massing of the Property also do not suggest that this Property is a landmark.
iv. A work of substantial engineering merit	N	The house does not demonstrate a work of substantial engineering merit. There is no evidence to suggest that the

⁸² Ministry of Tourism, Culture & Sport (MTCS), Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process. Sept 1, 2014.

Criteria	Criteria Met	Justification
		building was constructed with a higher degree of engineering merit than a standard building at the time.
v. A property which makes an important contribution to the urban composition or streetscape of which it forms a part.	Y	The Property makes an important contribution to the urban composition or streetscape because it supports the character of the area. As outlined in Section 5.1, the area is characterised by residences of one to two storeys in height with varying setbacks which is consistent with the spatial layout of the Property. This is one of several Italianate style brick houses in the Village and one of many 19 th century properties with a large property, a similar setback, and a mature treed yard. House materials consist of primarily brick, especially dichromatic brick, with some contemporary materials like vinyl siding. The prominence of brick in the surrounding area, including this Property, provides an indication of a shared character.
3.3.3 (c) A property or area recognized by the Province as being archaeologically significant	N	There is no evidence to suggest that the Property has been recognized as being archaeologically significant by the Province.
3.3.3 (d) An area in which the presence of properties collectively represent a certain aspect of the development or cultural landscape of the Town, or which collectively are considered significant to the community as a result of their location or setting	N	There is no evidence to suggest that the house and the Property are part of a cultural heritage landscape or a collection of properties that are considered to be significant to the community as a result of their location or setting.

6.2.1 Summary

In LHC's professional opinion, the Property meets criteria 1, 4, and 7 of *O. Reg. 9/06* for its design and physical value, historical or associative value and contextual value. In addition, the Property meets criteria a.i, a.iii, b.ii, and b.v. of Official Plan policy 3.3.3 for its historical and architectural value.

6.3 Proposed Statement of Cultural Heritage Value or Interest

6.3.1 Description of Property

The Property is a large, irregular shaped parcel with a small frontage on Trafalgar Road on part of Lot 24 Concession 8 in the community of Hillsburgh in the Town of Erin in Wellington County. The 52.27-hectare property comprises fields separated by hedge and tree rows and a 19th century residential building on the Trafalgar Road frontage. The house is a two-storey red brick building with painted yellow brick accents.

6.3.2 Statement of Cultural Heritage Value or Interest

The Property has design and physical value for its house which is a representative example of an Italianate farmhouse. Elements including its L-shaped plan, square-hipped roof, paired eave brackets, wide overhanging eaves, symmetrical window placement, segmentally arched windows and entrance offset to one side reflect this style.

The Property has historical and associative value because the building has a direct association with people that are significant to the community. The house is directly associated with the Nodwell family, a prominent local farming family. The family made many contributions to the community, contributed to the development of Hillsburgh, and served as an important part of the local social fabric.

The Property has contextual value because it is important in supporting the character of Hillsburgh. The house is important in supporting the character of Hillsburgh as one of several Italianate style brick houses from the 19th century and one of several buildings with a dichromatic brick appearance.

6.3.3 Heritage Attributes

Key heritage attributes of the Property are part of the house. They include:

- The location and setback of the house facing Trafalgar Road (*O. Reg. 9/06*, criteria 7)
- Key elements of the two-storey brick house include:
 - The scale and massing of the building (*O. Reg. 9/06*, criteria 1 and 7);
 - Two-storey height (*O. Reg. 9/06*, criteria 1 and 7);
 - L-shaped plan with a rectangular rear wing and a small rectangular rear addition on the north elevation (*O. Reg. 9/06*, criteria 1);

- o Rubble stone foundation (*O. Reg. 9/06*, criteria 1);
- o Truncated hip roof on the main section of the building and a front-facing gable roof on the rear wing and rear addition (*O. Reg. 9/06*, criteria 1);
- o Projecting eaves with wood soffit and paired brackets in a c- and s-curve design with strapwork and incised carving (*O. Reg. 9/06*, criteria 1);
- o Red brick exterior with false quoins of bricks painted yellow (*O. Reg. 9/06*, criteria 1 and 7);
- o Symmetrical arrangement of windows (*O. Reg. 9/06*, criteria 1);
- o Segmental window openings with painted voussoirs, and painted concrete lug sills (*O. Reg. 9/06*, criteria 1 and 7);
- o Thin flat-headed window opening with painted voussoir and painted concrete lug sill on the north elevation of the main section of the house (*O. Reg. 9/06*, criteria 1 and 7);
- o Flat-headed window opening with painted voussoir and painted concrete lug sill on the west elevation of the rear wing (*O. Reg. 9/06*, criteria 1 and 7);
- o Flat-headed window openings with painted voussoirs in the basement level of the west elevation of the main building (*O. Reg. 9/06*, criteria 1 and 7);
- o Single flat-headed door opening with a segmental transom and painted voussoir offset to the east side of the south elevation (*O. Reg. 9/06*, criteria 1 and 7);
- o Single wood door on the south elevation with two small wood panels at the bottom and two tall windows with decorative wood trim at the top (*O. Reg. 9/06*, criteria 1);
- o Single segmental door opening with a painted voussoir on the south elevation of the projecting bay (*O. Reg. 9/06*, criteria 1 and 7);
- o Single segmental door opening with a painted voussoir on the east elevation of the rear wing (*O. Reg. 9/06*, criteria 1 and 7); and,
- o Hip-roofed covered porch with single and double s-curve brackets, pierced decorative woodwork with a sunbeam pattern, and plain square columns (*O. Reg. 9/06*, criteria 1).

7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The client is proposing to develop the Property as a residential and mixed use subdivision. Access to the subdivision will be through an extension to Station Street (currently ending at Trafalgar Road), an extension to Market Street, the currently existing but unopened Guelph Street, a newly created and yet to be named street opening onto Trafalgar Road just north of the existing school, and a newly created and yet to be named street opening onto Wellington Road 22. Guelph Street, located southeast of the existing school on Trafalgar Road, will provide access to the park / stormwater management areas at the southern end of the proposed development (Figure 54).

The proposed residential subdivision will consist of 799 units with 442 single detached dwellings, 249 street townhouses, 108 units of back-to-back townhouses and the existing house. The concept proposes retaining the house on the Property in its current location. A separate lot that is relatively consistent with existing lots on the street will be created for the house. A mixed use area that will be part of a future development will be situated south of centre on the Property just north of the existing school on Trafalgar Road (Figure 54).

The subdivision will retain woodlots along the north of the Property. A park will be developed east of the road leading into the subdivision from Station Street and a second park will be on the east side of development southeast of the mixed use area. The proposal also includes a future water tower and a new well at the northwest corner of the Property (Figure 54).

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 23 AND 24, CONCESSION 8
(GEOGRAPHICAL TOWNSHIP OF ERIN)
PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14
ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4
AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,
PART OF LOTS 21 & 22, ALL OF LOTS 23 & 24, WEST OF
GUELPH STREET, REGISTERED PLAN 95
(FORMERLY VILLAGE OF HILLSBURGH)
NOW IN THE TOWN OF ERIN
COUNTY OF WELLINGTON
SCALE 1:2000

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM DRAINERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____, 2023

RAYMOND J. SIBTHORN

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ERIN FOR APPROVAL

OWNER

BEACHCROFT INVESTMENTS INC.
c/o
BALLANTRY HOMES
20 CACHET WOODS COURT
SUITE 8, MARKHAM, ONTARIO
L3C 3G1

DAVID HILL

TOTAL AREA OF LAND TO BE SUBDIVIDED = 52.272±Ha. (129.166±Acs)

SCHEDULE OF LAND USE

DETACHED DWELLINGS

LOTS	22-35, 28-55, 93-99, 141-159, 189-188	116	116	8.485	16,525
	144-251, 283-290, 322-332				
	359-368, 413-421 and 429-431				
	all of which are in the 1st and 2nd subdivisions				
	34-12, 21-31, 36-37, 59-67, 80-81, 87-92, 100, 128-129, 139-140, 148-187, 171, 177-180, 199-216, 220-243, 252-258, 277-285, 291-295, 311-322, 333-342, 349-358, 399-381, 398-393, 397-412, 477-483, 485-491, 501 and 494	174	174	6.827	15,378
	all of which are in the 1st and 2nd subdivisions				
LOTS	1-2, 5-11, 58-58, 68-78, 82-83, 101-107, 119-127, 130-138, 161-163, 168-170, 172-176, 181-188, 217-222, 229-235, 308-310, 343-345, 362-367, 384, 454-457, 461-463, 470-476	158	158	5.118	12,841
	479-484, 492-493 and 495-503				

STREET TOWNHOUSE DWELLINGS

BLOCKS 84-86, 108-109, 118-118, 306-307, 395-396, 422-428, 432-447, 452-453, 458-460, 464-469 and 485	47	245	5,567	13,756
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BACK TO BACK TOWNHOUSE DWELLINGS

BLOCKS 110-115 and 440-451	10	100	1.028	2.543
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EXISTING HERITAGE HOUSE

LOT 504	1	1	0.276	0.682
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SUBTRACT	57	448	769	25.100	82.023
BLOCK 505 - FUTURE DED. MIXED USE / SENIORS HOUSING	1			3.589	6.305
BLOCKS 506-508 - RAIN / STORM WATER MANAGEMENT	3			2.436	6.920
BLOCKS 509-515 - TRAILHEAD PARK	7			0.200	0.464
BLOCKS 516-517 - WOODLOT	2			7.887	16.488
BLOCKS 518-519 - BUFFER	2			1.702	4.206
BLOCK 520 - FUTURE WATER TOWER	1			0.160	0.395
BLOCKS 521-525 - OPEN SPACE	5			0.107	0.254
BLOCK 528 - ENVIRONMENTAL PROTECTION	1			0.074	0.184
SUBTOTALS				12.018	26.697
23.0% WIDE TYP. LENGTH=104IN. AREA= 2.78SQ					
20.0% WIDE TYP. LENGTH=80IN. AREA= 0.84SQ					

TOTAL	79	446	769	52,272	129,166
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NOTE — ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
NOTE — *SPECIAL DESIGN UNITS



PROJECT No. P-3304

SCALE 1:2000

FEB 9 2023

KIM DWG. No. - 23:1

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
PLANNING PARTNERS INC. TEL: (905) 869-4055 FAX: (905) 869-0097 design@kimplanning.com
Planning • Design • Development

8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

Since the Property demonstrates CHVI, an impact assessment (Table 7) has been prepared. As such, the table below considers potential negative impacts of retaining the two-storey residence in its current location. Table 8 addresses potential impacts identified by the MCM in relation to the identified heritage attributes and cultural heritage value or interest of adjacent heritage properties.

Table 7: Potential Impacts on 63 & 63A Trafalgar Road

Heritage Attributes	Potential Impact	Type of Impact	Discussion
The location and setback of the house facing Trafalgar Road	No	None	The proposed development proposes to retain the residence in its current location on the Property on a newly severed parcel of land. This will not change the location and orientation of the house along Trafalgar Road; therefore, it will not have a direct adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the location and setback of the house. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
The scale and massing of the building	No	None	The proposed development does not include any changes to the scale and massing of the house. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the scale and massing of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Two-storey height	No	None	The proposed development does not include any changes to the height of the house. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the height of the building. The heritage attributes of the house will

Heritage Attributes	Potential Impact	Type of Impact	Discussion
			not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
L-shaped plan with a rectangular rear wing and a small rectangular rear addition on the north elevation	No	None	The proposed development does not include any changes to the plan of the house. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the plan of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Rubble stone foundation	No	None	The proposed development does not include any changes to the foundation. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the foundation of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Truncated hip roof on the main section of the building and a front-facing gable roof on the rear wing and rear addition	No	None	The proposed development does not include any changes to the roof of the house. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the roof of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Projecting eaves with wood soffit and paired brackets in a c- and s-curve design with strapwork and incised carving	No	None	The proposed development does not include any changes to the eaves, soffits, or brackets. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the eaves, soffit, and brackets of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Red brick exterior with false quoins of bricks painted yellow	No	None	The proposed development does not include any changes to the exterior of the house. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the exterior of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Symmetrical arrangement of windows	No	None	The proposed development does not include any changes to the windows. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the arrangement of windows of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Segmental window openings with painted voussoirs,	No	None	The proposed development does not include any changes to the windows. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the window openings of the

Heritage Attributes	Potential Impact	Type of Impact	Discussion
and painted concrete lug sills			building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Thin flat-headed window opening with painted voussoir and painted concrete lug sill on the north elevation of the main section of the building	No	None	The proposed development does not include any changes to the windows. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the window openings of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Flat-headed window opening with painted voussoir and painted concrete lug sill on the west elevation of the rear wing	No	None	The proposed development does not include any changes to the windows. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the window openings of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Flat-headed window openings with painted voussoirs in the basement level of the	No	None	The proposed development does not include any changes to the windows. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the window openings of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect

Heritage Attributes	Potential Impact	Type of Impact	Discussion
west elevation of the main building			obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Single flat-headed door opening with a segmental transom and painted voussoir offset to the east side of the south elevation	No	None	The proposed development does not include any changes to the entrances. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the door openings of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Single wood door on the south elevation with two small wood panels at the bottom and two tall windows with decorative wood trim at the top	No	None	The proposed development does not include any changes to the entrances. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the entrances of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Single segmental door opening with a painted voussoir on the south elevation of the projecting bay	No	None	The proposed development does not include any changes to the entrances. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the door openings of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land

Heritage Attributes	Potential Impact	Type of Impact	Discussion
			disturbance for the severed land that will include the retained house.
Single segmental door opening with a painted voussoir on the east elevation of the rear wing	No	None	The proposed development does not include any changes to the entrances. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the door openings of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.
Hip-roofed covered porch with single and double s-curve brackets, pierced decorative woodwork with a sunbeam pattern, and plain square columns	No	None	The proposed development does not include any changes to the porch. Therefore, it will not have a direct or indirect adverse impact through destruction or alteration. Shadows from the proposed development are not expected to affect the covered porch of the building. The heritage attributes of the house will not be isolated, nor will there be a direct or indirect obstruction of significant views or vistas. The proposal will not result in a change in land use or land disturbance for the severed land that will include the retained house.

Table 8: Potential impacts on adjacent heritage properties

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
68 Trafalgar Road	No	Project activities will be confined to the Property and will not extend into the Property at 68 Trafalgar Road. As the Property is on the opposite side of Trafalgar Road, and the proposed new development will generally be situated to the rear of the existing properties along Trafalgar Road, no adverse impacts associated with destruction, alteration, shadows, isolation, obstruction of significant views, a change in land use, or land disturbances have been identified.
70 Trafalgar Road	No	Project activities will be confined to the Property and will not extend into the Property at 70 Trafalgar Road. The heritage attributes of the Property are generally confined to the built-form. No adverse impacts associated with destruction, alteration, shadows, isolation, obstruction of significant views, a change in land use, or land disturbances have been identified.
5848 Eighth Line	No	Project activities will be confined to the Property and will not extend into the Property at 5848 Eighth Line. The heritage attributes of the Property are generally confined to the built-form. The woodlots and buffers on the north side of the subdivision are anticipated to shield the Property from any visual impact. Therefore, no adverse impacts associated with destruction, alteration, shadows, isolation, obstruction of significant views, a change in land use, or land disturbances have been identified.
5882 Eighth Line	No	Project activities will be confined to the Property and will not extend into the Property at 5882 Eighth Line. The heritage attributes of the Property are generally confined to the built-form. The woodlots and buffers on the north side of the subdivision are anticipated to shield the Property from any visual impact. Therefore, no adverse impacts associated

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
		with destruction, alteration, shadows, isolation, obstruction of significant views, a change in land use, or land disturbances have been identified.

8.1 Summary of Potential Impacts

Potential impacts related to retention of the two-storey residence in its existing location were explored in Table 7 and Table 8. No potential adverse impacts were identified.

9.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained 3 May 2022 by Beachcroft Investments Inc. to undertake an HIA for the Property located at 63 & 63A Trafalgar Road in the community of Hillsburgh, in the Town of Erin, Ontario. The Client is proposing development of the Property as a residential subdivision consisting of single detached residences and townhouses. The 19th century house on the Property will be retained.

This HIA was requested at the behest of the Client. There was no regulatory trigger facilitating this request. It has been prepared to evaluate the cultural heritage value or interest of the Property, to outline heritage planning constraints, and assess potential adverse impacts on the cultural heritage value and heritage attributes of the Property. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit*.

In LHC's professional opinion, the Property meets criteria 1, 4, and 7 of *O. Reg. 9/06*. Heritage attribute of the Property are part of the house. Therefore, LHC finds that the proposed development will not have an adverse impact on the cultural heritage value or interest of the Property. Alternatives and mitigation measures to lessen or avoid these potential adverse impacts were not explored.

LHC recommends:

- that the existing house be conserved and rehabilitated –as needed—for ongoing use;
- a Temporary Protection Plan, is recommended to be prepared. The Temporary Protection Plan should include measures such as clearly marking the cultural heritage resource on project mapping as a no-go zone and fencing to physically prevent accidental construction traffic near the house; and,
- the history of the Property and the Nodwell family be recognized through commemoration on the Property. This could be done through designation of the severed lot with the retained historic house under Part IV Section 29 of the *OHA* and/or a plaque on the Property.

SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.

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

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

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APPENDIX A: QUALIFICATIONS

Christienne Uchiyama, MA CAHP – Principal, LHC

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

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than one hundred cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Lisa Coles, MPI (Candidate), BA – Heritage Planner

Lisa Coles is a Heritage Planner with LHC. She holds a B.A. (Hons) in History and French from the University of Windsor and a Graduate Certificate in Museum Management & Curatorship from Fleming College. Lisa is currently a Master of Arts in Planning candidate at the University of Waterloo and has over five years of heritage sector experience through various positions in museums and public sector heritage planning. She is excited to have the opportunity to work in all aspects of the heritage field and to build on her previous experience as part of the LHC team.

Colin Yu, MA, CAHP – Intermediate Cultural Heritage Specialist

Colin Yu is a Cultural Heritage Specialist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and a member of the Board of Directors of the Ontario Association of Heritage Professionals.

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development

proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, BA – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science (GIS) and a Certificate in Urban Planning Studies from Queen's University. Jordan joined the LHC team shortly after graduating and during her time at the firm has contributed to over one hundred reports. Jordan has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to project mapping Jordan has also begun to develop interactive maps and tools that will contribute to LHC's internal data management. She has also taken on the role of Health and Safety representative for the firm. Between graduation and beginning work with LHC her GIS experience allowed her the opportunity to briefly volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Jordan is excited to continue her work with LHC to further develop her GIS skills and learn more about the fields of heritage and archaeology.

Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

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

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound

Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), the *Wellington County Official Plan* (**WCOP**) and the *Town of Erin Official Plan* (**OP**).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Adjacent Lands for the purposes of Policy Direction 4.1.5, means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (**WCOP**).

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

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act* (**PPS**, **WCOP**).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist (**PPS**).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act* (**WCOP**).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers (**PPS**).

Built Heritage Resource means one or more significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community. These resources may be identified through designation or heritage conservation easements under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions (**WCOP**).

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 (*PPS*).

Conserved means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment (*WCOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under Wellington County Official Plan May 6, 1999 (Last Revision July 20, 2021) Page 205 the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value (*WCOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, or works subject to the Drainage Act (*WCOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the Property's built,

constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property) (*PPS*).

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

Heritage Attributes means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property (*WCOP*).

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS*).

Protected Heritage Property means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or resource, or preventing its destruction, demolition or loss (*WCOP*).

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites (*WCOP*).

Significant in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*WCOP*).

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

APPENDIX C: LAND REGISTRY RECORDS FOR THE PROPERTY

Table 9: Land Registry and Title Search Records for 63 & 63A Trafalgar Road⁸³

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	9 July 1829		The Crown	Canada Company		All 200
H-597	B+S	14 Aug 1833	14 Jan 1834	Canada Company	James Dunn		All 200
L-599	B+S	10 Jan 1838	5 Feb 1839	James Dunn	Geo. Chalmers		All 200
L-566	B+S	4 Feb 1835	8 Feb 1839	George Chalmers	Will'm Nodwell		All 200
D30-14346	Grant	23 Aug 1926	23 Aug 1926	Robert D. Nodwell + wife	Murgo C. Nodwell	\$15,000	W ½; Except Pt. sold Church. Others
D30-14347	Mortg.	1 June 1926	23 Aug 1926	Mungo C. Nodwell, unmarried	Robert D. Nodwell	\$14,900	W ½; Except Pts. Others. Not recorded in full
D30-14348	Grant	1 June 1926	23 Aug 1926	Mungo C. Nodwell, unmarried	Robert D. Nodwell	\$1	Pt. W ½; with Rt.-of-way
D33-17338	Dis. Mtg.	31 May 1946	5 June 1946	Robert D. Nodwell	Mungo C. Nodwell	\$1	Pt. W ½; from mortg. 14347
D34-17847	Dis. Mtg.	12 Aug 1948	12 Aug 1948	Robert D. Nodwell	Mungo C. Nodwell		W ½; Mtg. 14342
M-32311	Will	3 May 1963	6 May 1963	Mungo C. Nodwell, dec'd	U.E. Nodwell		West ½

⁸³ Land Registry Ontario, Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-37, accessed 26 May 2022, [https://www.onland.ca/ui/61/books/70021/viewer/27923088?page=1](https://www.onland.ca/ui/61/books/70021/viewer/27923088?page=1;); Land Registry Ontario, Wellington (61), Township of Erin, Book 160; Concession 8; Lot 19-32, accessed 26 May 2022, <https://www.onland.ca/ui/61/books/70396/viewer/25825936?page=1>; Parcel Register [provided by client], 20 December 2020.

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
M-32310	Cert.	22 Apr 1963	6 May 1963	Mungo C. Nodwell, dec'd	Re Estate of		Pt. W ½ (as in 14348) Others; West ½ (as in 14346) Except pts
WC22157	Trans.	26 Mar 2003		Mungo C. Nodwell, deceased	Nina Jane Nodwell, Linda Alice Wright, Mungo C. Nodwell (estate)		
WC22174	Trans. Per. Rep.	26 Mar 2003		Mungo C. Nodwell (estate), Lillian E. Nodwell (estate), Nina Jane Nodwell, Linda Alice Wright	Dominion Packers & Realities Ltd.	\$1,350,000	