

**PREMIER GATEWAY PHASE 2B EMPLOYMENT AREA SECONDARY PLAN
CULTURAL HERITAGE RESOURCE ASSESSMENT
EXISTING CONDITIONS REPORT**

TOWN OF HALTON HILLS, ONTARIO

Prepared for:

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EXECUTIVE SUMMARY

ASI was contracted as a part of a consulting team led by Macaulay Shiomi Howson Ltd. on behalf of the Town of Halton Hills to conduct a Cultural Heritage Resource Assessment (CHRA) for the Premier Gateway Phase 2B Employment Area Secondary Plan. The project involves a cultural heritage resource assessment of the subject lands to assist in the creation of a comprehensive Secondary Plan with appropriate land use designations and policies.

The purpose of this report is to describe the existing conditions of the study area, present an inventory of existing and potential cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts to identified existing and potential cultural heritage resources. It should be noted that properties identified as potential cultural heritage resources have not been evaluated under Ontario Regulation 9/06 to determine whether the properties merit designation under the *Ontario Heritage Act*. These properties have been identified as potential cultural heritage resources as a means of informing the Secondary Plan and providing the Town with a list of properties that may require evaluation as part of any future development. The assessment was conducted under the project management of James Neilson, Cultural Heritage Specialist in the Cultural Heritage Division at ASI under the senior project management of Rebecca Sciarra, Director in the Cultural Heritage Division at ASI.

The results of background historical research and a review of secondary source material, including historical mapping, revealed that the study area has a rural land use history dating back to the mid-nineteenth century. The field review confirmed that the following known or potential cultural heritage resources are found within or adjacent to the Plan study area:

- Three properties within the study area, including two listed properties (CHR 1 and CHR 2) and one property identified during field review (CHR 3).
- Three properties adjacent to the study area, including two listed properties (CHR 4 and CHR 6) and one property identified during field review (CHR 5).

Based on the results of the assessment, the following recommendations have been developed:

1. A total of six cultural heritage resources are identified as strong candidates for conservation. A total of three properties (CHR 1, CHR 2 and CHR 3) within the study area are identified as candidates for integration into future land use developments in the secondary plan area. A total of three properties (CHR 4, CHR 5 and CHR 6) are identified as being adjacent to the secondary plan area, and potentially affected by future land use developments in the secondary plan area. These resources include residential structures, agricultural-related buildings, a church, cemeteries, and landscape features. Land use development in the secondary plan area should be appropriately planned to conserve these cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource's cultural heritage significance that may include, but are not limited to, attributes such as standing buildings, building remnants, vistas, entrance drives, tree lines and hedgerows. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate reuses for cultural heritage resources located in areas with future office, commercial, or industrial land uses. The Premier Gateway Phase 2B Employment Area Secondary Plan should incorporate policies that promote the conservation of existing cultural heritage resources and consider the presence of the potential cultural heritage resources identified in this report.
 - a. Based on the results of field review and a review of historical mapping, the listed properties identified as CHR 1, CHR 2, CHR 4 and CHR 6 and the potential heritage properties identified as part of background research and field review (CHR 3 and CHR 5) have the potential to retain physical, historical, and/or contextual value. These resources should be subject to a cultural heritage evaluation report to further assess their cultural heritage value under Ontario Regulation 9/06 and determine their candidacy for municipal designation under the *Ontario Heritage Act*.
 - b. Based on their potential to retain physical, historical, and/or contextual value, the potential heritage properties identified in the field (CHR 3 and CHR 5) should also be considered for listing on the Town of Halton Hills Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the *Ontario Heritage Act*.
2. Given that two properties (CHR 2 and CHR 3) identified in this report make up a large portion of the Secondary Plan area, the cultural heritage value of the properties may be proactively assessed as part of the Secondary Plan process in order to help inform the finalized secondary plan.
3. Any proposed development on or adjacent to an identified existing or potential cultural heritage resource should require a cultural heritage evaluation report and/or heritage impact assessment to further assess the cultural heritage value of the identified potential cultural heritage resources under Ontario Regulation 9/06, and to ensure that the existing cultural heritage resources in the study area are conserved.

4. To ensure the protection and conservation of cultural heritage resources in the secondary plan area, the Town of Halton Hills shall consider use of the following means including: designation under the Ontario Heritage Act; securing of a heritage easement agreement on the property; listing of the property on the municipal heritage register; designating areas within the secondary plan area as “Areas with Cultural Heritage Character” where appropriate and developing heritage conservation objectives for that area and carrying out Cultural Heritage Area Impact Assessments where required; development of a satisfactory financial or other agreement to fully restore or reconstruct heritage structures or attributes damaged or demolished as a result of future land uses; and/or site plan approval conditions. *Ontario Heritage Act* designation, Areas with Cultural Heritage Character guidelines, and heritage easements are undertaken to ensure protection of a resource and implementation of sensitive alterations. These protective tools do not necessarily impose restrictions on private property owners that would compromise viability of on-site agricultural production.
5. Land use development in the secondary plan area should be planned to integrate the conservation of cultural heritage resources with conservation strategies for natural heritage features and environmentally-sensitive areas.
6. Urban design and built form guidelines for the secondary plan area should be planned to ensure appropriate relationships between new residential buildings and residential cultural heritage resources.
7. New development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials, design features and heritage attributes.
8. Significant views and focal points should be established in the secondary plan area to provide views and vistas of prominently located cultural heritage resources.
9. This report should be circulated to the Halton Hills Heritage Committee for its consideration.

ARCHAEOLOGICAL SERVICES INC.

PROJECT PERSONNEL

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1.0 INTRODUCTION

ASI was contracted as a part of a consulting team led by Macaulay Shiomi Howson Ltd. on behalf of the Town of Halton Hills to conduct a Cultural Heritage Resource Assessment (CHRA) for the Premier Gateway Phase 2B Employment Area Secondary Plan. The project involves a cultural heritage resource assessment of the subject lands to assist in the creation of a comprehensive Secondary Plan with appropriate land use designations and policies.

The study area (Figure 1) is located in the southeast corner of the Town of Halton Hills and at the eastern edge of Halton Region. The study area is bounded by Steeles Avenue to the south, Eighth Line to the west and Winston Churchill Boulevard to the east¹. The northern boundary follows a line parallel to, and approximately 600 metres north of, Steeles Avenue. The study area is approximately 257 hectares (635 acres) in size and generally consists of farmland with a number of subdivided residential and industrial properties.

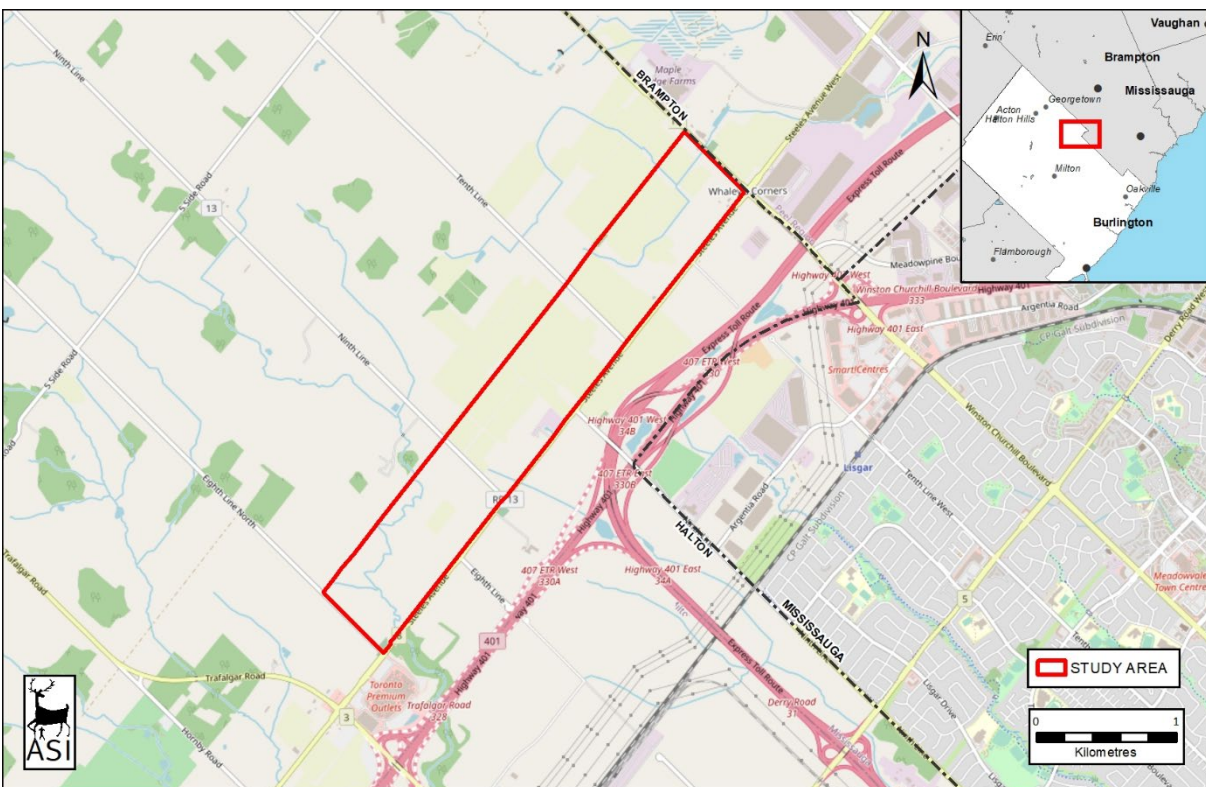


Figure 1: Location of the Premier Gateway Phase 2B Employment Area Secondary Plan (Open Street Maps)

The purpose of this report is to describe the existing conditions of the study area, present an inventory of aboveground cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified existing and potential

¹ For the purposes of this report, Steeles Avenue will be considered the southern boundary of the study area, Eighth Line will be considered the western boundary, and Winston Churchill Boulevard will be considered the eastern boundary of the study area.

cultural heritage resources. The assessment was conducted under the project management of James Neilson, Cultural Heritage Specialist in the Cultural Heritage Division at ASI and the senior project management of Rebecca Sciarra, Director of the Cultural Heritage Division at ASI.

2.0 CULTURAL HERITAGE RESOURCE ASSESSMENT CONTEXT

2.1 Legislation and Policy Context

The authority to request this heritage assessment arises from Section 2 (d) of the *Planning Act*. The *Planning Act* (Ministry of Municipal Affairs and Housing 1990) and related *Provincial Policy Statement* (Government of Ontario 2020), which was updated in 2020, make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing of potential concerns and interests. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.7 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of relevance for the conservation of cultural heritage features are contained in Section 2 - Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be 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.

Several definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

A built heritage resource is defined as: “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.” (Government of Ontario 2020)

A cultural heritage landscape is defined as “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.” (Government of Ontario 2020)

Adjacent lands are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.” (Government of Ontario 2020).

In addition, *significance* is defined as 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 (Government of Ontario 2020).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Government of Ontario 2020).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

2.2 Halton Regional Official Plan (2018)

The *Halton Regional Official Plan* (2018) addresses cultural heritage goals, objectives and policies. Relevant policies include:



165. The *goal* for *Cultural Heritage Resources* is to protect the material, cultural and built heritage of *Halton* for present and future generations.

166. The *objectives* of the *Region* are:

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

167. It is the *policy* of the *Region* to:

3. Require that *development* proposals on adjacent *lands* to protected *Cultural Heritage Resources*:

- a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
 - b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and
 - c) express the *Cultural Heritage Resources* in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.
5. Encourage the Local Municipalities to prepare, as part of any *Area-Specific Plan* or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

2.3 Town of Halton Hills Official Plan (2019)

Sections A2.6 and F5.1 of the *Town of Halton Hills Official Plan* (2019) address cultural heritage goals, objectives and policies. Relevant policies include:

A2.6.1 Goal

To identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.

A2.6.2 Strategic Objectives

- a) To enhance the character of the Town by protecting and maintaining the Town's cultural heritage resources;
- b) To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present;
- c) To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Town;



- d) To use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts;
- e) To educate the public on the Town's history and achievements;
- f) To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made;
- g) To pursue the designation, or other means of protection, under the Ontario Heritage Act, of significant cultural heritage resources;
- h) To prevent the demolition, destruction, inappropriate alteration or use of designated cultural heritage resources;
- i) To promote the conservation of significant cultural heritage resources on lands that are adjacent to proposed development and to encourage the adjacent development to be of an appropriate scale and character;
- j) To continue to develop a comprehensive inventory of the Town's built heritage and cultural heritage landscape resources; and,
- k) To consult with Heritage Halton Hills and other established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Town.

F5.1 General Policies

F5.1.7 Pioneer Heritage Cemeteries

Council shall discourage the closure and relocation of pioneer cemeteries since they contribute to the character of the Town and are an excellent representation of the Town's history and identity.

F5.2.6 Area-Specific Official Plan Policy and Zoning By-law Provisions

Council may, by Amendment to this Plan or incorporation into a Secondary Plan, include policies that are intended to provide guidance on how buildings and properties can be developed/redeveloped in an area where a concentration of significant cultural heritage resources exists. The intent of the policies would be to conserve and enhance the cultural heritage of an area, in accordance with the goals and objectives of this Plan. These policies shall:

- a) describe the historical development context of the area;
- b) review the existence and significance of cultural heritage resources in the area;
- c) identify the conservation priorities for significant cultural heritage resources;
- d) establish how cultural heritage resources should be considered through a redevelopment process; and,
- e) identify and describe the architectural design and streetscape guidelines that will guide development in a defined area.

The policies may be implemented in the implementing Zoning By-law through the creation of a heritage overlay zone or an area-specific heritage area zone, as appropriate.

F5.2.7 Retention/Relocation of Built Heritage Structures



Council shall encourage the retention of buildings of significant cultural heritage and protected heritage structures in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.

F5.2.8 Prevention of Demolition of Built Heritage Structures

Pursuant to the Ontario Heritage Act, and as part of an overall strategy to conserve built heritage resources, Council may refuse to permit the demolition of heritage buildings or structures that have been designated under the Ontario Heritage Act.

2.4 Premier Gateway Phase 2B Secondary Plan Priorities

The purpose of the Secondary Plan is “to develop appropriate land use designations and policies for the Phase 2B Employment Area, building off of the key recommendations of the Scoped Subwatershed Study and other background studies” (Town of Halton Hills).

2.4.1 Data Collection

In the course of the Cultural Heritage Resource Assessment, all potentially affected cultural heritage resources within and adjacent to the study area are subject to inventory. Short form names are usually applied to each resource type (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for, and existence of, cultural heritage resources in a geographic area.

Background historical research, which includes consultation of primary and secondary research sources and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth- and twentieth-century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify additional cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and experience. A built structure or landscape is identified as a potential cultural heritage



resource that should be considered during the assessment if the resource potentially satisfies the criteria for determining cultural heritage value under Ontario Regulation 9/06 of the *Ontario Heritage Act*:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2) (MHSTCI 1990).

If a resource potentially satisfies one or more of these criteria, it will be identified as a potential cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, further historical research and consultation is required to determine the specific significance of the identified cultural heritage resource.

3.0 HISTORICAL CONTEXT

This section provides a summary of historical research and a description of identified and potential above-ground cultural heritage resources that may be affected by the proposed undertaking. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land use. Historically, the study area is located within Lot 1, Concessions 9 to 11; all in the former Township of Esquesing and is historically associated with the Village of Hornby and Hamlet of Whaley's Corners.

3.1 Physiographic Setting

The study area is located within the bevelled till plains of the Peel Plain physiographic region. The surface of the Peel Plain is characterized by level to gently rolling topography, with a consistent, gradual slope toward Lake Ontario. It covers 775 square kilometres across the central portions of the Regional Municipalities of York, Peel and Halton. The Plain is made up of deep deposits of dense, limestone and shale imbued till, often covered by a shallow layer of clay sediment. Many of the rivers and streams have cut deep valleys across this well-drained plain.



Although now almost completely deforested, there is evidence that this plain carried a hardwood forest of high quality and great wealth of species. In the better-drained parts grew sugar maple, beech, white oak, hickory, basswood, and some white pine. The depressional areas carried elm, white ash, and white cedar. Although there is some well-drained soil associated, the dominant soil is the imperfectly drained Peel clay. It is a productive soil when surface drainage is established, contributing to the area's historical use as productive farmland (Chapman and Putnam 1984:174-176).

In addition, the study area is located within Subwatershed 6 (East Branch and East Branch Lisgar Subwatersheds) within the Sixteen Mile Creek Watershed and Subwatershed 4 (the Mullet Creek Subwatershed) within the Credit River. The Sixteen Mile Creek east of Eighth Line has a well-defined river valley, but the Mullet Creek valley located near Winston Churchill Boulevard is less well defined.

3.2 Indigenous Overview

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the Town of Halton Hills has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the pre-contact Indigenous settlement of the area.²

Table 1: Outline of Southern Ontario History and Pathways

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
ARCHAIC			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
WOODLAND			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages

The study area is within the Head of the Lake Purchase. Treaty #14 was signed on September 5, 1806 by the Crown's representative, William Claus, Deputy Superintendent of Indian Affairs, and the Mississaugas of the Credit following the provisional agreement of 1805 (Treaty #13a). The land negotiated under this purchase consisted of an 85,000 acres stretching along the north shore of Lake Ontario from the western boundary of the Toronto Purchase to the Brant Tract and the eastern boundary of the Head of the Lake Purchase (Treaty #3) in the east to a depth of 6 miles. As part of the

² While many types of information can inform the precontact settlement of the Town of Halton Hills, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



terms of this purchase, the Mississaugas of the Credit retained sole right of fisheries at 12 and 16 Mile Creeks along with the possession of each creek's flats. In addition, the Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a 1-mile strip of land on each of its banks (Mississaugas of the Credit First Nation 2017a). In payment for these lands the Mississaugas of the Credit First Nation received a payment of £2,000.00 Quebec currency in goods (Surtees 1984:62–63; Crown-Indigenous Relations and Northern Affairs 2016). Modern cities found within the lands of the Head of the Lake Purchase include Oakville, Mississauga, and parts of Burlington (Mississaugas of the Credit First Nation 2017a). These lands were further negotiated over the following two decades through Treaty #22 and #23, which saw the remaining Mississauga lands reduced to a 200-acre parcel on the east bank of the Credit River for the establishment of a mission village (Mississaugas of the Credit First Nation 2017b).

The signees on the British side included William Claus on behalf of the Crown, Commissioner D. Cameron on behalf of the province, Captain George R. Ferguson son the Canadian Regiment, Lieutenant William L. Crowther of the 41 Regiment, Hospital staff James Davidson, H.M Smith, P. Shelby assistant secretary of Indians Affairs, J.B. Rousseau, and interpreter David Price.

The signees on the side of the Mississaugas included Chechalk, Quenepenon, Wabukanyne, Okemapennesse, Wabenose, Kebonecenc, Osenego, Acheton, Pataquan, and Wabakagego.

3.3 Township Survey and Settlement

3.3.1 Esquesing Township

The land within Esquesing Township was acquired by the British from the Mississaugas in 1818. The first township survey was undertaken in 1819, and the first legal settlers occupied their land holdings in the same year. The township is said to have been named from the corruption of a Mississauga word, eshkwessing, signifying "the last in a row" which referred to the Sixteen Mile Creek. Esquesing was initially settled by the children of Loyalists, soldiers who served during the War of 1812, and by immigrants from England, Scotland and Ireland. By the 1840s, the township was noted for its good farms and excellent land which produced a superior quality of wheat (Smith 1846; Armstrong 1985; Rayburn 1997).

In the period between 1814 and 1860, the lots and concessions that had been previously surveyed formed the basis for the clearing of land for future agricultural development. The farms were often basic in the beginning with the 200 acre properties later evolving to include a more substantial residence either built of frame, brick or stone masonry complemented with agricultural outbuildings such as a barn, driveshed, silo, and storage sheds.

Formerly a municipal township, Esquesing is located in the northeast corner of Halton County. When the township opened for settlement in 1819 much of the land was covered immense stands of pine. Among the pioneers of Esquesing were: James Hume, R McDonald, John McPherson, John McColl, Joseph Standish, John Duncan Stewart, Samuel Watkins, John Stewart, James Laidlaw, Liam Nickell, Abram (Smith 1846; Armstrong 1985; Rayburn 1997).



Most of these settlers were of British extraction with the Scottish predominating in the township's southern corner, which became known as the Scotch Block. By 1821, the township had a population of 424 and was incorporated as a municipality in the Gore District of Upper Canada. The first township meeting was held at the home of Joseph Standish on January 1st that year, with James Fraser acting as clerk. When the Municipal Act was passed in 1849, Esquesing's first council for the year 1850 consisted of John McNaughton, reeve; Niman Lindsay, deputy-reeve; and James Young, R. S. Hall and William Thompson, councillors. In 1832 the Reverend Peter Ferguson organized the Presbyterian "Boston" congregation of the Scotch Block, and their stone church was built in 1868 (Mika and Mika 1981; Esquesing Historical Society 1995).

The township's first post office known as Esquesing was opened in 1832 with Henry Fyfe as postmaster. Thomas Thompson operated the only tavern in the township prior to 1840. Esquesing's early industries included the paper and woollen mills of the Barber Bros., the tannery of P. W. Dayfoot and the brewery of John Brain. The Grand Trunk Railway arrived in the township in 1857, having built its line through Georgetown which greatly enhanced the growth of this village on the Credit River near the western border of Esquesing. The economy of Esquesing is still largely based on agriculture. (Mika and Mika 1981; Esquesing Historical Society 1995).

The Township was organized into a corporation with its "capital" at the village of Stewarttown. The principal road to the lake was Trafalgar Road so development of several villages began along this route first. A more direct route to the capital was established by the York to Guelph Road, now Highway Seven. In pioneer times, these little hamlets provided the essential services for pioneers and travelers. It was the arrival of the Railway in 1856 that changed the landscape and provided the stimulus for Georgetown and Acton to grow into villages. Esquesing Township Council governed the remaining rural areas which included many villages. In 1864, the Corporation of the Village of Georgetown separated from Esquesing. In 1874, the Village of Acton was incorporated. In 1974, the three corporations were once again reunited under the Town of Halton Hills, which includes a small part of Trafalgar Township. The south-west corner of Esquesing Township was given to the newly created Town of Milton in 1974. With the advent of regional government for Halton County, part of Esquesing Township came under the municipal jurisdiction of the town of Milton, and part was annexed to the town of Halton Hills, on January 1, 1974 (Mika and Mika 1981; Esquesing Historical Society 1995).

3.3.2 *Whaley's Corners*

Whaley's Corners was a small crossroads hamlet that developed around the intersection of the Town Line (now Winston Churchill Boulevard) and Steeles Avenue and straddled Halton and Peel Counties. The community was named for the Whaley family, a prominent settling family who owned the east half of Lot 1, Concession 11 in Esquesing Township, Halton County. In the nineteenth century, Whaley's Corners was home to a general store, toll gate, schoolhouse, the Mount Zion Methodist Church, a blacksmith and ashery. The community also had an early football team known as the Victorias. A cairn within the historic Mount Zion Cemetery remembers the former church and the historic hamlet of Whaley's Corners (Heritage Mississauga 2019).

3.3.3 *Village of Hornby*

The Village of Hornby, located at the intersection of Trafalgar Road and Steeles Avenue, was considered the gateway into Esquesing Township during the early decades of settlement in this area. The village



was named after Hornby Castle in Hornby, Lancashire. (Mika and Mika 1981; Esquesing Historical Society 1995)

Although the Steeles Avenue allowance was opened about 1834, it was little more than a cleared path. A trip by this route was usually very difficult. Almost all the traffic from Esquesing, Erin, and Garafraxa townships would travel south to Oakville for access to the lake. The route of southerly traffic followed the Seventh Line, later known as Highway Seven, and then Trafalgar Road. Hornby was an important hub for travelers, and the village grew up around the intersection, including several hotels and taverns. These travellers were often farmers, transporting their harvested goods south to Oakville to be sold and shipped to Toronto by boat. Later stage coach traffic from Milton to Georgetown would stop off at Hornby. When the township divided itself into 15 school districts in 1842 splitting Hornby in half, Hornby residents protested, resulting in the formation of a joint Esquesing-Trafalgar school section in 1848. Instead of renumbering the sections Hornby was assigned number AE. (Mika and Mika 1981; Esquesing Historical Society 1995)

In 1850, the road was planked from Oakville up to Stewarttown. A joint-stock company was formed to plank the road and to set up toll booths at strategic locations, including a toll location at Hornby. When the United Counties of Halton-Wentworth announced plans to split into two separate counties Hornby residents campaigned to situate the municipal facilities in Hornby, however in 1853, Milton was designated the County seat. In 1856, the Grand Trunk Railway opened its Toronto to Guelph line through Acton and Georgetown, diverting the grain trade easterly. Milton was successful in establishing a rail link in 1877, when the Hamilton and North-Western railway opened through Milton and Georgetown. At this time Hornby reverted back to being primarily an agricultural centre. (Mika and Mika 1981; Esquesing Historical Society 1995)

In the 1950s, Highway 401 was built just adjacent to Hornby, and the village adapted, constructing gas stations and convenience stores. As urban dwellers sprawl into the country, the village continues to serve as a hub of community life, even though the composition of its inhabitants has changed. The area remains primarily agricultural and rural residential uses, with the exception of the Hornby Glen Golf Course, which was built in 1964. (Mika and Mika 1981; Esquesing Historical Society 1995)

3.4 Land Use History

Several property owners and historical features are illustrated within the study area on the earliest maps featured in this study: the 1858 *Tremaine's Map of Halton County* and the 1877 *Illustrated Historical Atlas of Halton County*. These maps record the names of owners/occupants of properties within the study area, as well as the location and arrangement of roadways, residences, farmhouses, churches, schools, and other key resources. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

Both the 1858 *Tremaine's Map of Halton County* (Figure 2) and the 1877 *Illustrated Historical Atlas of Halton County* (Figure 3) provide limited information about the study area. The owner of each property is identified along with the layouts of Steeles Avenue, Eighth, Ninth and Tenth Lines and Winston Churchill Boulevard. Sixteen Mile Creek traverses Lot 1, Concession 9. The 1858 *Tremaine's Map of*



Halton County does not depict any residences, while the 1877 *Illustrated Historical Atlas of the Halton County* notes the presence of a church and cemetery, lime kiln, and seven farmhouses, most of which are associated with orchards. The village of Hornby is shown west of the study area at the intersection of Trafalgar Road and Steeles Avenue and includes a church and a drill shed.

Historically, the study area is located on Lot 1, Concessions 9 to 11 in the Township of Esquesing, Halton County. Details of historical property owners and historical features in the study area are listed in Table 2 below:

Table 2: Nineteenth-century property owners and historical features

Con #	Lot #	1858 <i>Tremaine's Map of Halton County</i>		1877 <i>Illustrated Historical Atlas of Halton County</i>	
		Property Owner(s)	Historical Feature(s)	Property Owner(s)	Historical Feature(s)
9	1, west half	David Lindsay	Sixteen Mile Creek	Archibald McCurdy David Lindsay Jr.	Farmhouse, orchard, church and cemetery, Sixteen Mile Creek
9	1, east half	H. McLaren	Sixteen Mile Creek	George May	Sixteen Mile Creek
10	1, west half	Thomas Howson	N/A	Theodore Brain	Two farmhouses, orchard
10	1, east half	Robert May	N/A	Estate of Robert May	Farmhouse, orchard
11	1, west half	George Mason, J. Edwards	N/A	Douglas Campbell, William Edwards	Two farmhouses, two orchards
11	1, east half	John Whaley	N/A	John Whaley and Mrs. M. A. Whaley	Farmhouse, orchard, lime kiln



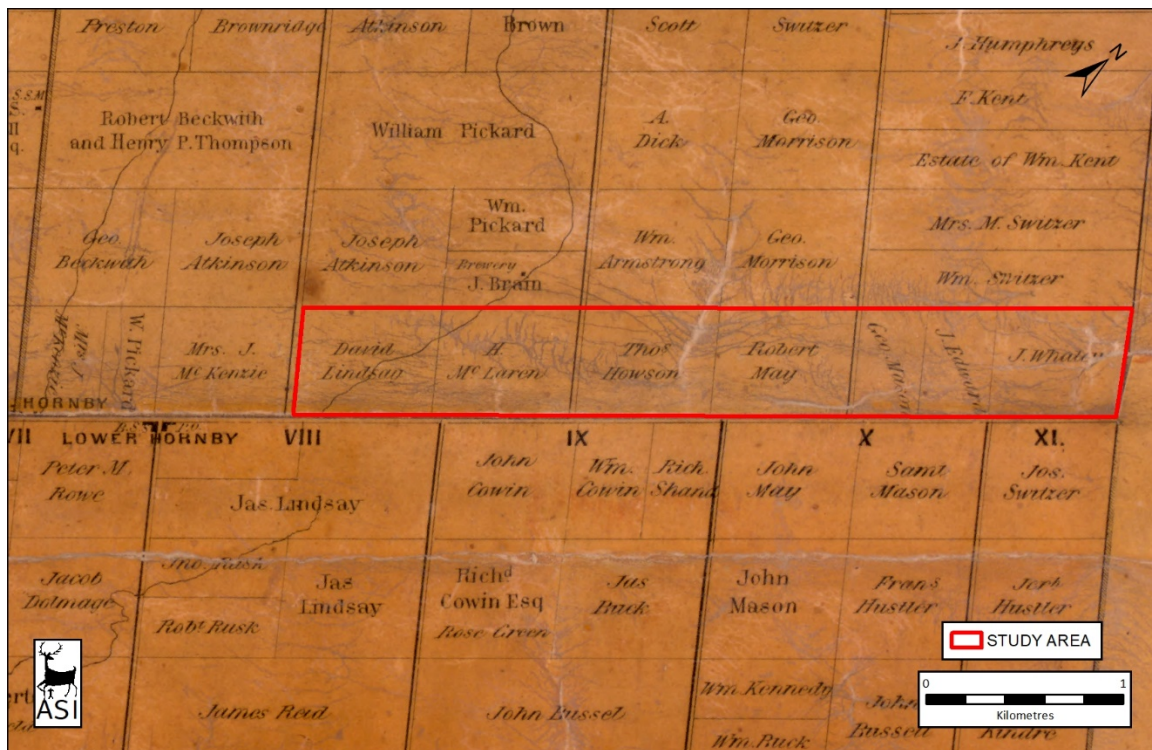


Figure 2: 1858 Tremaine's Map of Halton County (Tremaine 1858)

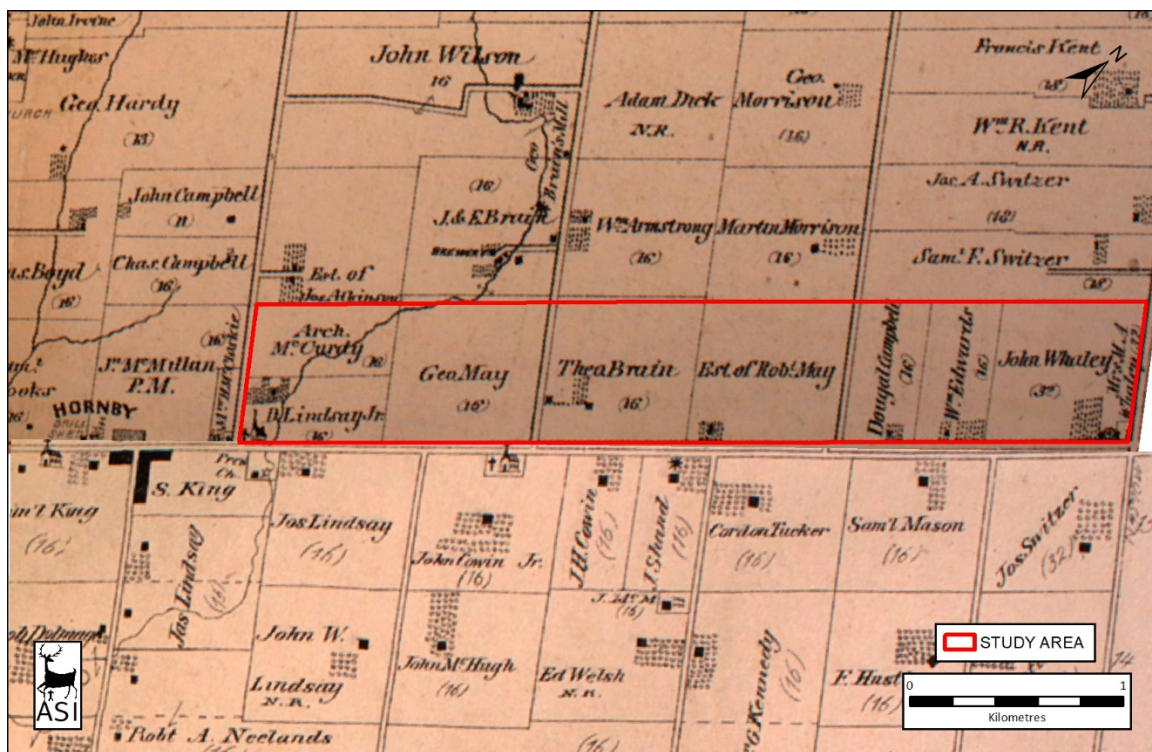


Figure 3: 1877 Historical Atlas of Halton County (Pope 1877)

In addition to nineteenth-century mapping, historical topographic mapping and aerial photographs from the twentieth century were examined. This report presents maps and aerial photographs from 1909, 1954, 1973 and 1999. These do not represent the full range of maps consulted for this study but were assessed to cover a representative range of land uses that occurred in the area during each period.

In the early 1900s, a standardized system of topographic mapping was developed, officially known as the National Topographic System (NTS). These maps provide a snapshot of buildings, environmental features, roads, railways and other infrastructure. The 1909 NTS map displays the rural character of the study area (Figure 4). The church and cemetery and most of the farmhouses noted in the 1877 map are depicted, with the addition of one house on the east half of Lot 1, Concession 9. Four stone or brick houses and four wooden houses are illustrated for a total of eight houses in the study area. Steeles Avenue, Eighth, Ninth and Tenth Lines and Winston Churchill Boulevard are depicted in their present alignment. Telephone lines are depicted along Eighth and Ninth Lines. A tributary of Mullet Creek is depicted traversing the east half of Lot 1, Concession 11. The village of Hornby is shown west of the study area, with development spreading east along Steeles Avenue. Hornby has a post office, a school, and a blacksmith shop. The hamlet of Whaley's Corners is noted at the southeast corner of the study area, with a church near the northeast corner.

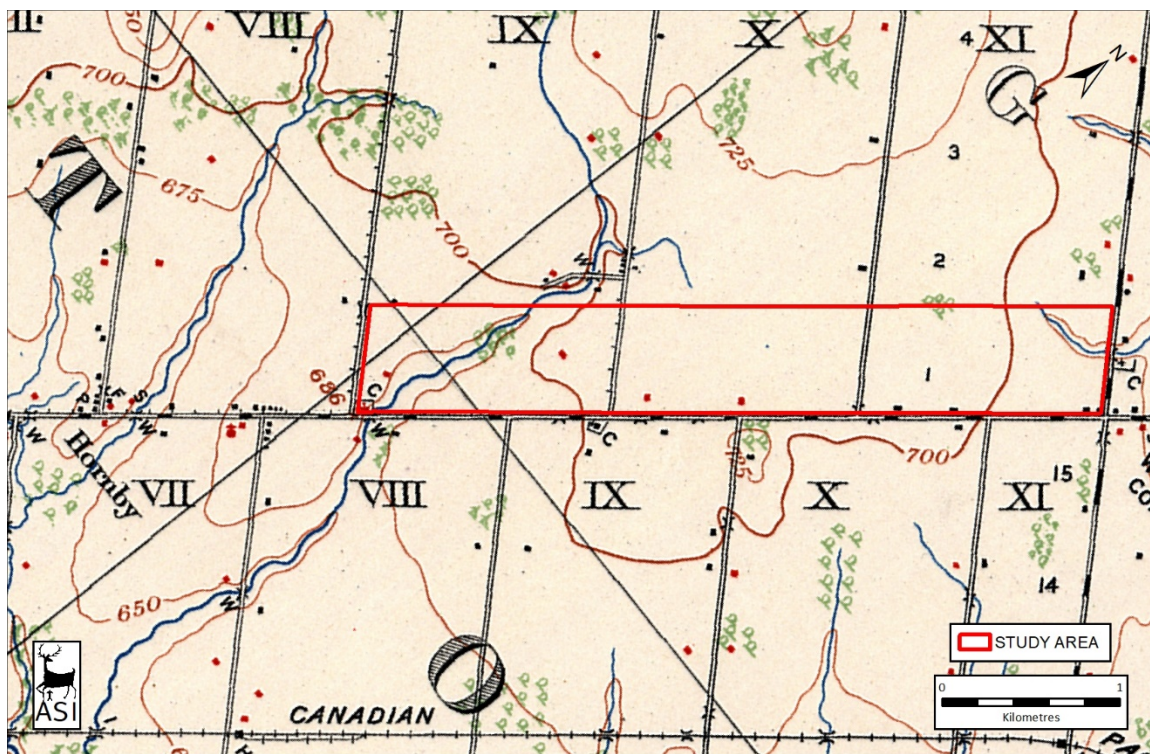


Figure 4: 1909 NTS Map (Department of Militia and Defence 1909)

The 1954 aerial photograph of the study area image depicts a rural agricultural landscape (Figure 5). Though the image resolution of the aerial photo does not provide for easy analysis, it appears that seven of the eight farmhouses depicted in 1909 are present on this aerial, as well as several associated orchards and treelines demarcating property boundaries. Like the earlier maps, Steeles Avenue, Eighth,

Ninth and Tenth Lines and Winston Churchill Boulevard are all depicted. Hornby is shown west of the study area. The hamlet of Whaley's Corners is shown at the southeast corner of the study area.

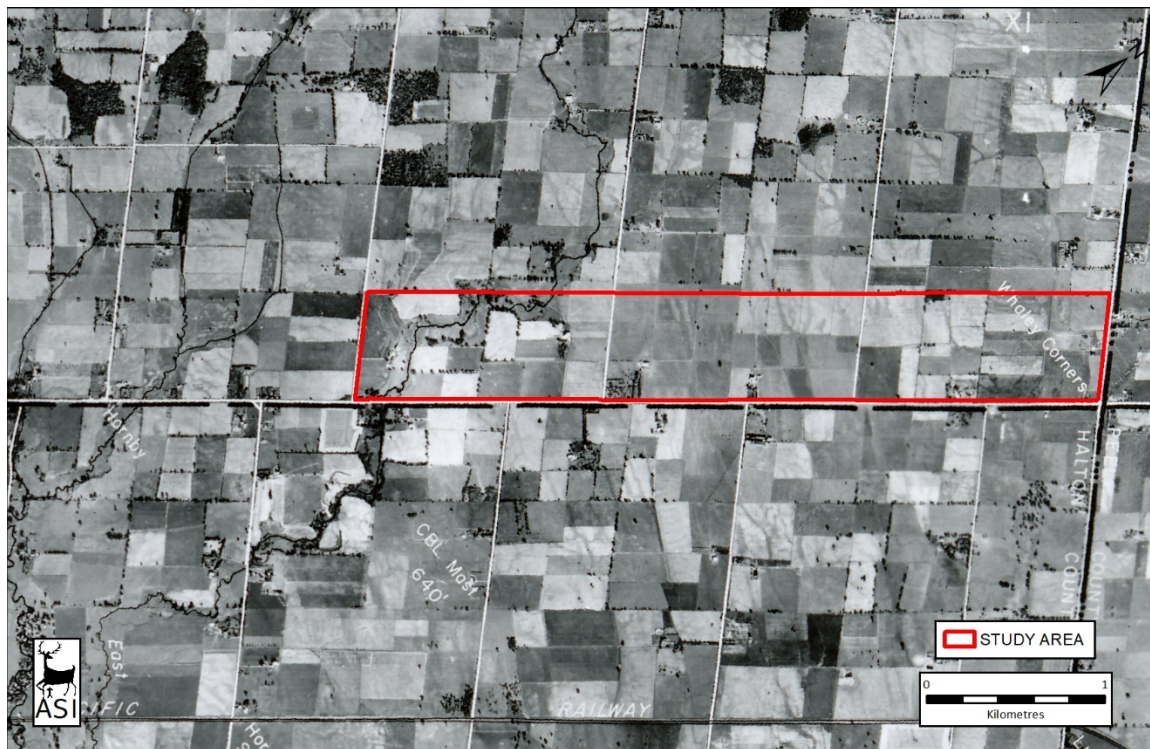


Figure 5: 1954 Aerial Photograph (Hunting Survey Corporation Limited 1954)

The most significant change to the study area appearing on the 1973 NTS Map (Figure 6) is the addition of numerous residences on small lots along the Eighth and Tenth Lines, Winston Churchill Boulevard and Steeles Avenue. Despite the subdivision of these lots, the area has retained its overall rural character, as defined by lotting patterns and composition of land cover. The study area now contains approximately 25 residences, some with associated outbuildings. The seven farmhouses present in earlier mapping all appear to be present as of 1973. Highway 401, identified on the map as MacDonald Cartier Freeway, has been constructed south of the study area. West of the study area, a new road has been constructed to connect Trafalgar Road with Highway 401. Hornby is shown west of the study area and continues to show slow development. The hamlet of Whaley's Corners continues to be noted at the southeast corner of the study area.

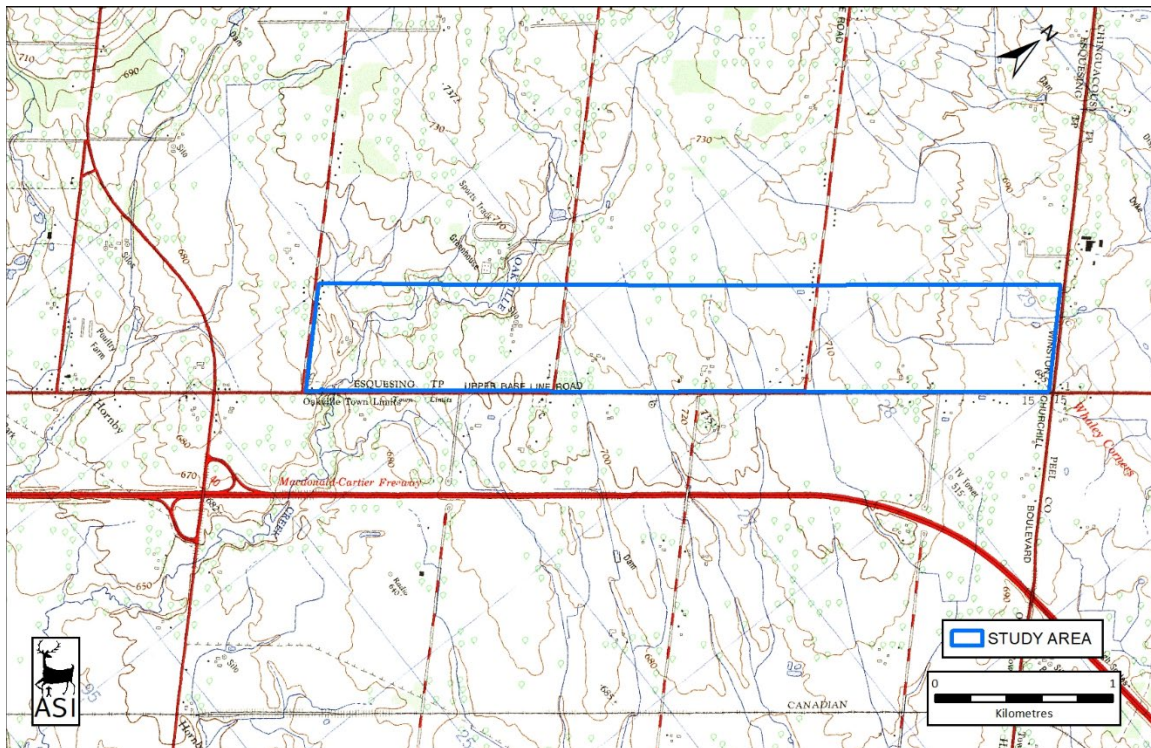


Figure 6: 1973 NTS Map (Department of Energy, Mines and Resources 1973)

The 1999 aerial photograph (Figure 7) depicts a study area that remains largely rural in character. Subdivided residential lots, particularly along Tenth Line, have been filled in further. A number of buildings with industrial uses have been added along Steeles Avenue. Only four of the historical farmhouses depicted in earlier mapping appear to remain. Highway 407 has been constructed south of the study area. West of the study area, modest residential development has occurred in Hornby along Hornby Road (formerly Trafalgar Road) and industrial development has occurred at the intersection of Trafalgar Road and Steeles Avenue.

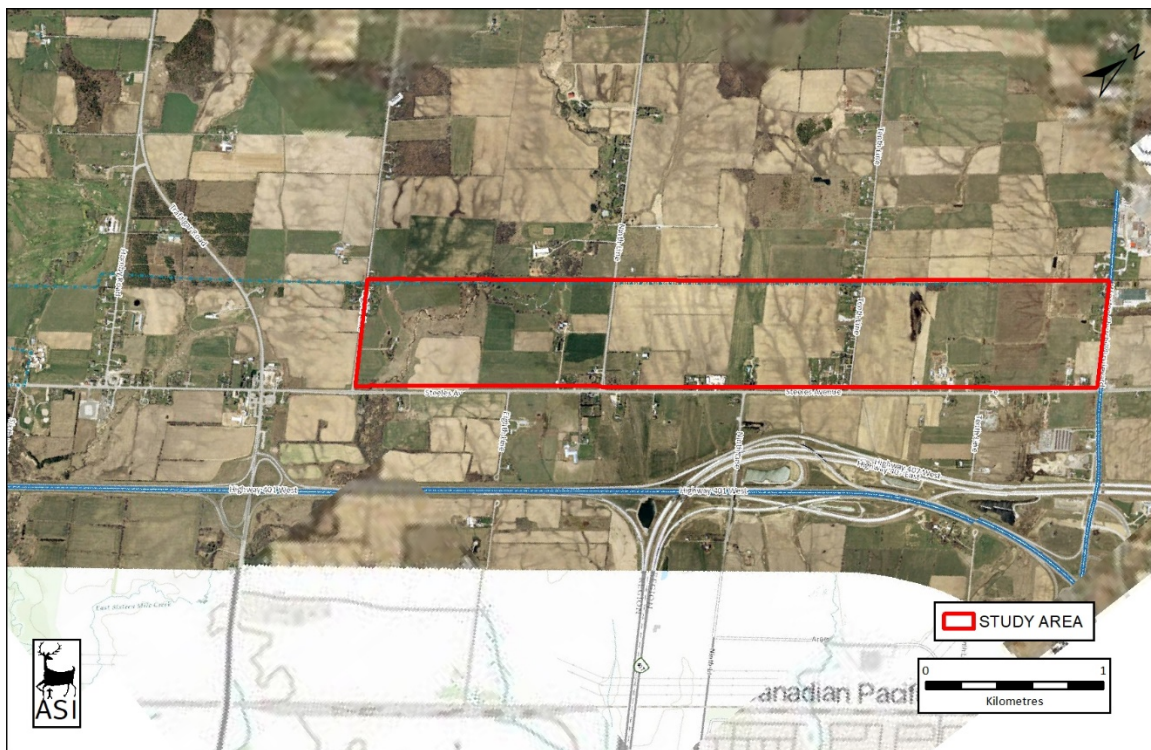


Figure 7: 1999 Aerial photograph (Town of Halton Hills)

4.0 DATA COLLECTION RESULTS

In order to make a preliminary identification of existing cultural heritage resources within and adjacent to the study area and to collect any relevant information, the Town of Halton Hills' Heritage Register was consulted. The Town of Halton Hills has several categories of cultural heritage recognition. These include:

Part IV Designated Properties - Properties that have been designated by by-law under Part IV of the Ontario Heritage Act for their cultural heritage value.

Part V Designated Properties - A collection of properties within a defined area that has been designated under Part V of the Ontario Heritage Act for its cultural heritage value.

Listed Properties - A list of properties that are not designated but have been recognized by municipal Council as having cultural heritage value.

The City of Brampton's Heritage Register was also consulted as the eastern edge of the study area is adjacent to Brampton.

Other resources consulted for the preliminary identification of cultural heritage resources within the study area include:

Database	Information
The Ontario Heritage Trust's Ontario Heritage Plaque Guide ³	No plaques found within or adjacent to the study area.
The Ontario Heritage Trust's Places of Worship Inventory ⁴	One place of worship found adjacent to the study area: St. Stephen's Hornby Anglican Church and Cemetery at 14946 Steeles Avenue, built 1837.
The Ontario Heritage Trust's Ontario Heritage Act Register ⁵	No designated properties found within or adjacent to the study area.
The Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)] ⁶	No FHBRO buildings found within or adjacent to the study area.
Parks Canada's <i>Canada's Historic Places</i> website ⁷	No properties on the <i>Canada's Historic Places</i> website found within or adjacent to the study area.
Parks Canada's <i>National Historic Sites</i> ⁸	No national historic sites found within or adjacent to the study area.

The following agencies were contacted to gather information on potential cultural heritage resources within and/or adjacent to the study area:

- Town of Halton Hills - Laura Loney, Senior Heritage Planner [email correspondence 16 November 2020]. Laura confirmed the three listed properties within Halton Hills and provided background documents for each of them.
- City of Brampton – Harsh Padhya, Assistant Heritage Planner [email correspondence 8 and 12 December 2020]. Harsh confirmed that Mt. Zion Cemetery was the only previously identified heritage resource within or adjacent to the study area and that the cemetery's status is Designation in Process.

³ <https://www.heritagetrust.on.ca/en/index.php/online-plaque-guide> [Accessed 24 November 2020]

⁴ <https://www.heritagetrust.on.ca/en/index.php/places-of-worship/places-of-worship-database> [Accessed 24 November 2020]

⁵ <https://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register> [Accessed 24 November 2020]

⁶ https://www.pc.gc.ca/apps/dfhd/default_eng.aspx [Accessed 24 November 2020]

⁷ <http://www.historicplaces.ca/en/home-accueil.aspx> [Accessed 24 November 2020]

⁸ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 24 November 2020]



- Ontario Heritage Trust (OHT) - Kevin DeMille, Natural Heritage Coordinator [email correspondence 16 and 25 November 2020]. Kevin indicated that the OHT does not have any conservation easements or Trust-owned properties within or adjacent to the study area.
- MHSTCI - Karla Barboza, Team Lead, Heritage [email correspondence 16 and 19 November 2020]. Karla indicated that MHSTCI is not aware of any provincial heritage properties within or adjacent to the study area.
- Esqueusing Historical Society [email request sent 19 November 2020, response not received at time of report submission]

4.1 Summary of Previously Identified Cultural Heritage Resources

Based on the review of available municipal, provincial, and federal data, and the results of agency consultation, there are four previously identified cultural heritage resources within and/or adjacent to the Premier Gateway Phase 2B Employment Area Study Area study area:

- Mount Zion Cemetery, Winston Churchill Boulevard, Brampton (Listed on the City of Brampton's Heritage Register)
- 15145 Steeles Avenue (Listed on the Town of Halton Hill's Heritage Register)
- 8021 Eighth Line (Listed on the Town of Halton Hill's Heritage Register)
- 8002 Eighth Line (Listed on the Town of Halton Hill's Heritage Register)

4.2 Premier Gateway Phase 2B Employment Area Study Area - Existing Conditions

A field review was undertaken by Laura Wickett and Rebecca Sciarra, both of ASI, on 30 November 2020 to document the existing conditions of the study area. The field review was preceded by a review of available, current, and historical aerial photographs and maps (including online sources such as Google Maps). The existing conditions of the study area are described below. Identified cultural heritage resources are discussed in Table 1 and Table 2 and mapped in Appendix A of this report.

The study area (Figure 8) is located near the southeastern edge of Halton Hills and the eastern edge of Halton Region. The study area is bounded by Steeles Avenue to the south, Eighth Line to the west and Winston Churchill Boulevard to the east. The northern boundary follows a line parallel to, and approximately 600 metres north of, Steeles Avenue. The study area is approximately 257 hectares (635 acres) in size and generally consists of farmland with a number of subdivided residential and industrial properties. The topography is generally flat and defined by an open landscape character associated with former agricultural land uses that have since begun to transition with the introduction of industrial land uses and operations and residential infill through lot severances along north-south concession roads. Sixteen Mile Creek flows under Steeles Avenue east of Eighth Line, and Mullet Creek flows under Winston Churchill Boulevard north of Steeles Avenue.

The surrounding area to the north and west of the study area is primarily agricultural with an open, rural character. Highways 401 and 407 are located just south of the study area. The areas to the south of



these highways and east of Winston Churchill Boulevard are more suburban, with a mix of commercial and industrial developments and twenty-first century residential subdivisions.



Figure 8: Premier Gateway Phase 2B Employment Area study area

Winston Churchill Boulevard is a paved road carrying four lanes of traffic in a north-south direction. It has concrete curbs and paved sidewalks and is lined by concrete lamp posts. It has been subdivided on the west side, with late twentieth-century houses (Plates 1 and 2) and industrial properties on the southwest corner of Winston Churchill Boulevard and Steeles Avenue. A sign commemorating the historical community of Whaley's Corners is located near 8148 Winston Churchill Boulevard (Plate 3). Mullet Creek crosses under a concrete culvert on Winston Churchill Boulevard near 8120 Winston Churchill Boulevard (Plate 4).

Steeles Avenue is a paved road carrying six lanes of traffic in an east-west direction, with concrete curbs and paved sidewalks. It is lined by wooden hydro poles and concrete lamp posts. The properties along Steeles Avenue are a mix of agricultural fields with some subdivided lots generally clustered near the intersections with the concession roads and containing primarily late-nineteenth-century houses and industrial buildings (Plates 5 to 8). Sixteen Mile Creek flows under a single-span concrete bridge on Steeles Avenue just east of Eighth Line (Plates 9 and 10).

Tenth Line is a paved road carrying two lanes of traffic in a north-south direction. It has no curb or shoulder and is lined by wooden hydro poles. Tenth Line has been subdivided into residential lots on the west side, containing primarily late-twentieth-century houses (Plate 11). Agricultural fields are located on the east side of the road (Plate 12).

Ninth Line is a paved road carrying two lanes of traffic in a north-south direction, with a small shoulder. It is lined by wooden hydro poles on the east side. The properties along Ninth Line have generally not been subdivided, with the exception of two properties at the southwest corner of Ninth Line and Steeles Avenue. The road is flanked by agricultural fields and has an open, rural character (Plate 13).

Eighth Line is a paved road carrying two lanes of traffic in a north-south direction, with a small shoulder. It is lined by wooden hydro poles on the west side. The properties along Eighth Line have been subdivided into residential lots on both sides towards the northern edge of the study area, with houses ranging from mid-to-late twentieth century and newer (Plates 14 and 15). Agricultural fields are located south of these houses and north of Steeles Avenue, with small cemeteries at the northeast and northwest corners of Eighth Line and Steeles Avenue (Plate 16).



Plate 1: Winston Churchill Boulevard, looking southwest towards Steeles Avenue (ASI 2020)



Plate 2: Winston Churchill Boulevard, looking northwest (ASI 2020)



Plate 3: Winston Churchill Boulevard, looking southwest towards Whaley's Corners sign (ASI 2020)



Plate 4: Mullet Creek passing under Winston Churchill Boulevard, looking southwest (ASI 2020)



Plate 5: Looking north from Steeles Avenue (ASI 2020)



Plate 6: Looking east along Steeles Avenue (ASI 2020)



Plate 7: Looking west along Steeles Avenue (ASI 2020)



Plate 8: Looking south across Steeles Avenue (ASI 2020)



Plate 9: Bridge along Steeles Avenue, looking east (ASI 2020)



Plate 10: Sixteen Mile Creek, looking northeast from Steeles Avenue (ASI 2020)



Plate 11: Looking northwest along Tenth Line (ASI 2020)



Plate 12: Looking northeast from Tenth Line (ASI 2020)



Plate 13: Looking north along Ninth Line (ASI 2020)



Plate 14: Looking north along Eighth Line (ASI 2020)



Plate 15: Looking south along Eighth Line (ASI 2020)



Plate 16: Looking north along Eighth Line (ASI 2020)

4.3 Premier Gateway Phase 2B Employment Area Secondary Plan – Known and Potential Cultural Heritage Resources

Based on the results of the background research and field review, there are six known and potential cultural heritage resources within or adjacent to the study area. See Table 3 for a summary of existing and potential cultural heritage resources, and Table 4 in Appendix A for a detailed description of these resources.

Table 3: Summary of known and potential cultural heritage resources in or adjacent to the study area

Feature	Name/Location	Recognition	Description/Comments
CHR 1	Hornby Presbyterian Cemetery, 8021 Eighth Line	Listed on the Town of Halton Hill's Heritage Register	Nineteenth-century cemetery
CHR 2	Theodore Brain House, 15145 Steeles Avenue	Listed on the Town of Halton Hill's Heritage Register	Late-nineteenth-century farmstead with farmhouse, barn, agricultural fields and remnant orchard
CHR 3	15625 Steeles Avenue	Identified during field review	Late-nineteenth-century farmstead with farmhouse, two barns and agricultural fields
CHR 4	Hornby Wesleyan Methodist Cemetery, 8002 Eighth Line	Listed on the Town of Halton Hill's Heritage Register	Nineteenth-century cemetery
CHR 5	St. Stephen's Hornby Anglican Church and Cemetery, 14946 Steeles Avenue	Identified during field review	Nineteenth-century church and cemetery
CHR 6	Mount Zion Cemetery, Winston Churchill Boulevard, Brampton	Listed on the City of Brampton's Heritage Register	Nineteenth-century cemetery

5.0 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed that the study area has a rural land use history dating back to the mid-nineteenth century. The field review confirmed that the following known or potential cultural heritage resources are found within or adjacent to the Plan study area:

- Three properties in the study area are known or potential cultural heritage resources that merit evaluation under Ontario Regulation 9/06 to determine their specific cultural heritage value. These include two listed properties (CHR 1 and CHR 2) and one property identified during field review (CHR 3).
- Three properties adjacent to the study area are known or potential cultural heritage resources that merit evaluation under Ontario Regulation 9/06 to determine whether their specific cultural



heritage value. These include two listed properties (CHR 4 and CHR 6) and one property identified during field review (CHR 5).

6.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that there are six known and potential cultural heritage resources located within or adjacent to the Premier Gateway Phase 2B Employment Area Secondary Plan study area. These include two known and one potential cultural heritage resources within the study area, and two known and one potential cultural heritage resources adjacent to the study area. These known and potential cultural heritage resources contribute to a rural landscape character and reflect historical land uses dating back to the mid-1800s. The research and analysis presented in this report indicates that the known and potential cultural heritage resources are strong candidates for conservation and integration into future land uses in the area, and their cultural heritage value should be determined via cultural heritage evaluation reports. Given that two properties identified in this report make up a large portion of the study area, these properties may be proactively assessed as part of the Secondary Plan process, in order to help inform the finalized secondary plan. Otherwise, these reports may be completed as part of subsequent land use planning phases and development applications.

As part of the development of policies for the Premier Gateway Phase 2B Employment Area Secondary Plan, the following mitigation measures and/or alternative development approaches should be incorporated to reduce the potential for adverse impacts to potential cultural heritage resources in the area. Common mitigation protocols may include, but are not limited to, the following and are suitable for consideration and application for minimizing impacts on potential cultural heritage resources:

- Encouraging interim tenant occupancy for properties currently vacant to help ensure security and protection of heritage resources;
- Avoidance and mitigation to allow development to proceed while retaining potential cultural heritage resources in situ and intact;
- Adaptive re-use of a built heritage structure or cultural heritage resources;
- Alternative development approaches to conserve and enhance a significant heritage resource;
- Avoidance protocols to isolating development and land alterations to minimize impacts on significant built and natural features and vistas;
- Historical commemoration of the cultural heritage of a property/structure/area, historical commemoration by way of interpretive plaques;
- Documentation and salvage including the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lot patterns, situating parks and storm water ponds near a heritage resource;
- Vegetation buffer zones, tree planting, site plan control and other planning mechanisms;
- Allowing only compatible infill and additions;



- Preparation of cultural heritage impact assessments for all developments affecting a cultural heritage resource;
- Preparation of conservation, restoration and adaptive reuse plans as necessary;
- Heritage Designation, Heritage Conservation Easement; and
- Preparation of security plan and/or letter of credit to help ensure security and protection of heritage resources.

Based on the results of the assessment, the following recommendations have been developed:

1. A total of six cultural heritage resources are identified as strong candidates for conservation. A total of three (CHR 1, CHR 2 and CHR 3) within the study area are identified as candidates for integration into future land use developments in the secondary plan area. A total of three (CHR 4, CHR 5 and CHR 6) are identified as being adjacent to the secondary plan area, and potentially affected by future land use developments in the secondary plan area. These resources include residential structures, agricultural-related buildings, a church, cemeteries, and landscape features. Land use development in the secondary plan area should be appropriately planned to conserve these cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource's cultural heritage significance that may include, but are not limited to, attributes such as standing buildings, building remnants, vistas, entrance drives, tree lines and hedgerows. Retention of resources on their original site should be a priority. Consideration should also be given to appropriate reuses for cultural heritage resources located in areas with future office, commercial, or industrial land uses. The Premier Gateway Phase 2B Employment Area Secondary Plan should incorporate policies that promote the conservation of existing cultural heritage resources and consider the presence of the potential cultural heritage resources identified in this report.
 - c. Based on the results of field review and a review of historical mapping, the listed properties identified as CHL 1, CHL 2, CHL 4 and CHL 6 and the potential heritage properties identified in the field (CHL 3 and CHL 5) have the potential to retain physical, historical, and/or contextual value. These resources should be subject to a cultural heritage evaluation report to further assess their cultural heritage value under Ontario Regulation 9/06 and determine their candidacy for municipal designation under the *Ontario Heritage Act*.
 - d. Based on their potential to retain physical, historical, and/or contextual value, the potential heritage properties identified in the field (CHL 3 and CHL 5) should also be considered for listing on the Town of Halton Hills Register of Property of Cultural Heritage Value as per Part IV, Subsection 27 of the *Ontario Heritage Act*.
2. Given that two properties (CHR 2 and CHR 3) identified in this report make up a large portion of the study area, the cultural heritage value of the properties may be proactively assessed as part of the Secondary Plan process in order to help inform the finalized secondary plan.
3. Any proposed development on or adjacent to an identified existing or potential cultural heritage resource should require a cultural heritage evaluation report and/or heritage impact assessment to further assess the cultural heritage value of the identified potential cultural heritage



resources under Ontario Regulation 9/06, and to ensure that the existing cultural heritage resources in the study area are conserved.

4. To ensure the protection and conservation of cultural heritage resources in the secondary plan area, the Town of Halton Hills shall consider use of the following means including: designation under the Ontario Heritage Act; securing of a heritage easement agreement on the property; listing of the property on the municipal heritage register; designating areas within the secondary plan area as “Areas with Cultural Heritage Character” where appropriate and developing heritage conservation objectives for that area and carrying out Cultural Heritage Area Impact Assessments where required; development of a satisfactory financial or other agreement to fully restore or reconstruct heritage structures or attributes damaged or demolished as a result of future land uses; and/or site plan approval conditions. *Ontario Heritage Act* designation, Areas with Cultural Heritage Character guidelines, and heritage easements are undertaken to ensure protection of a resource and implementation of sensitive alterations. These protective tools do not necessarily impose restrictions on private property owners that would compromise viability of on-site agricultural production.
5. Land use development in the secondary plan area should be planned to integrate the conservation of cultural heritage resources with conservation strategies for natural heritage features and environmentally-sensitive areas.
6. Urban design and built form guidelines for the secondary plan area should be planned to ensure appropriate relationships between new residential buildings and residential cultural heritage resources.
7. New development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, building materials, design features and heritage attributes.
8. Significant views and focal points should be established in the secondary plan area to provide views and vistas of prominently located cultural heritage resources.
9. This report should be circulated to the Halton Hills Heritage Committee for its consideration.



7.0 REFERENCES

Armstrong, F. H.

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APPENDIX A: Premier Gateway Phase 2B Employment Area Secondary Plan Mapping of Existing and Potential Cultural Heritage Resources

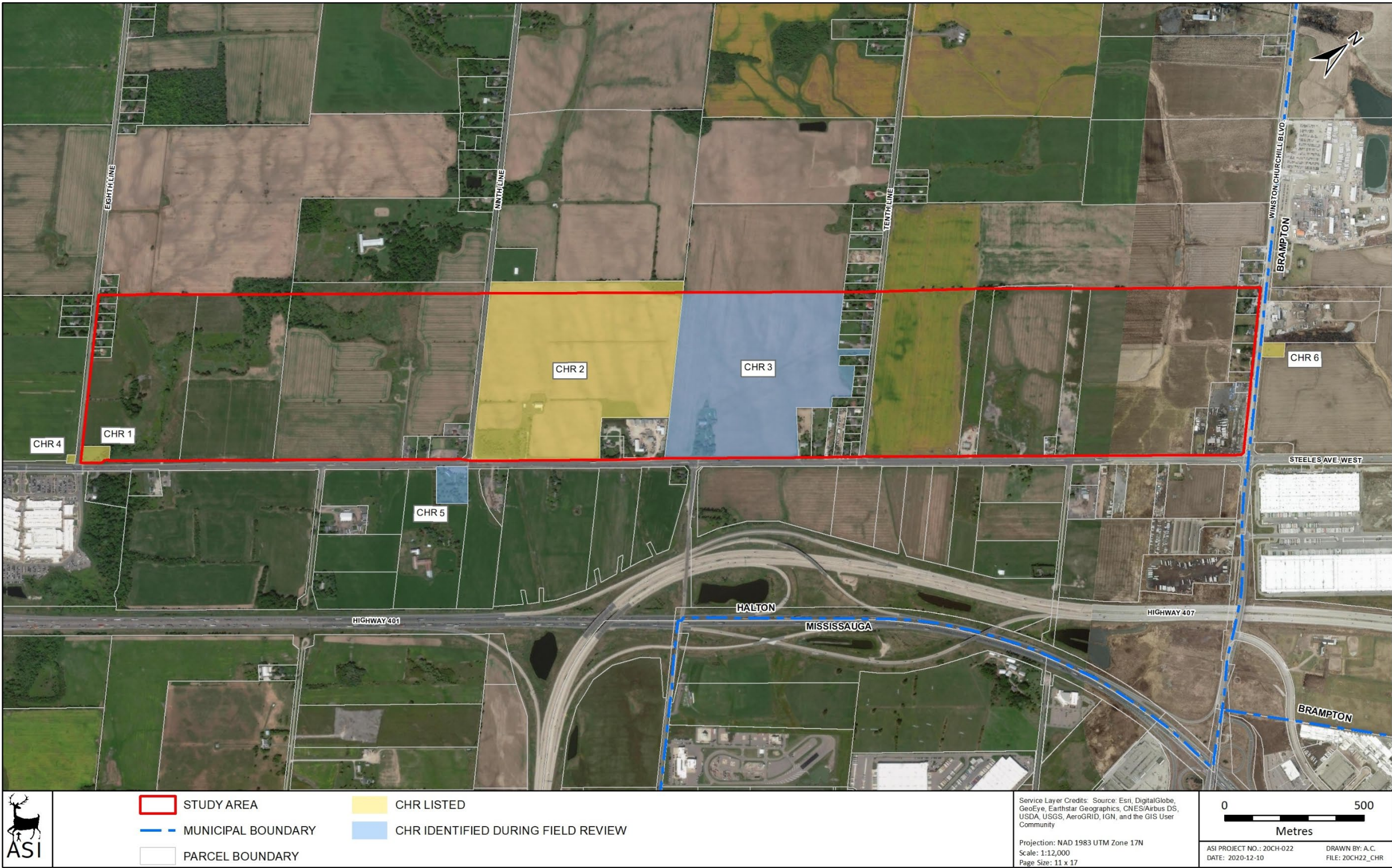


Table 4: Detailed description of existing and potential cultural heritage resources in the study area



Feature ID	Name/ Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHR 1	Hornby Presbyterian Cemetery, 8021 Eighth Line, Halton Hills	Listed	Cemetery	<p>Design: A small parcel of land with a grass lawn, a wooden sign and approximately 50 headstones, mostly located on the eastern portion of the property. Trees form the boundary of the cemetery on the north and eastern edges and part of the southern edge. A mature deciduous tree is located near the corner of Steeles Avenue and Eighth Line.</p> <p>Historical: The cemetery is located on land once containing an 1835 frame church and an 1878 brick church and is associated with David Lindsay who sold lands for the creation of a church and a cemetery.</p> <p>Contextual: The property is located on the northeast corner of Eighth Line and Steeles Avenue, in an area with a mixed character. The north side of Steeles Avenue in this area is primarily agricultural, but the cemetery is situated across the road from a large shopping mall on the south side of Steeles Avenue.</p>	 

Table 4: Detailed description of existing and potential cultural heritage resources in the study area



Feature ID	Name/ Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHR 2	15145 Steeles Avenue, Halton Hills	Listed	Farmstead	<p>Design: A late-nineteenth-century farmstead, including a tree-lined drive, farmhouse, barn, agricultural fields and remnant orchard. The one-and-a-half-storey red brick house has a gable roof with a central pointed gable and a symmetrical façade. Windows are round-headed and have segmental brick arches. The front door has a transom and sidelights. The foundation is stone. The wooden barn has a gambrel roof.</p> <p>Historical: It is depicted on the 1877 Historical Atlas map. The house was built for Theodore Brain, one of three brothers who ran Brain Brother's Brewery.</p> <p>Contextual: The property is situated on the north side of Steeles Avenue in an area with a rural character and a mix of agricultural, residential and industrial properties.</p>	 

Table 4: Detailed description of existing and potential cultural heritage resources in the study area




Feature ID	Name/ Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHR 3	15625 Steeles Avenue, Halton Hills	Identified during field review	Farmstead	<p>Design: A late-nineteenth-century farmstead, including a tree-lined drive, farmhouse, two wooden barns, several outbuildings and agricultural fields. The one-and-a-half-storey red brick farmhouse is not clearly visible from the public right of way but appears to have an intersecting gable roof and several pointed gables with decorative vergeboard. Details include buff brick quoining and buff brick hood moulds over the windows and front door.</p> <p>The larger barn has an intersecting gambrel and gable roof and a stone foundation. The smaller barn has a gable roof and stone foundation.</p> <p>Historical: The farmstead appears on the 1877 Historical Atlas map on the estate of Robert May (Lot 1, Concession 10) and appears to have had an associated orchard.</p> <p>Contextual: The property is situated on the north side of Steeles Avenue in an area with a rural character and a mix of agricultural, residential and industrial properties.</p>	 

Table 4: Detailed description of existing and potential cultural heritage resources in the study area

Feature ID	Name/ Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHR 4	Hornby Wesleyan Methodist Cemetery, 8002 Eighth Line, Halton Hills	Listed	Cemetery	<p>Design: A small parcel of land with a grass lawn has a consolidation of original grave markers affixed to a concrete form in the middle.</p> <p>Historical: The land that this cemetery sits on was owned by William McKindsey. In 1832, McKindsey sold 30 perches⁹ of his land to the trustees of the Wesleyan Methodist church. The first Methodist church was a log chapel built on this site (no longer extant). The date range for burials is 1834 to 1856.</p> <p>Contextual: The property is located on the northwest corner of Eighth Line and Steeles Avenue, in an area with a mixed character. The north side of Steeles Avenue in this area is primarily agricultural, but the cemetery is situated across the road from a large shopping mall on the south side of Steeles Avenue.</p>	

⁹ One perch is equal to 30.25 square yards or 25.3 square metres.

Table 4: Detailed description of existing and potential cultural heritage resources in the study area


Feature ID	Name/ Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHR 5	St. Stephen's Hornby Anglican Church and Cemetery, 14946 Steeles Avenue, Halton Hills	Identified during field review	Church and cemetery	<p>Design: A one-storey frame Gothic Revival church clad in siding with a small steeple and gothic arch windows and entrance. The cemetery is located behind the church.</p> <p>Historical: The church sign indicates it was built in 1837. It is depicted on the 1877 Historical Atlas map.</p> <p>Contextual: The property is located on the south side of Steeles Avenue, in an area with a rural character and a mix of agricultural and residential properties.</p>	

Table 4: Detailed description of existing and potential cultural heritage resources in the study area

Feature ID	Name/ Address	Heritage Status	Resource Type	Description/Comments	Photograph(s)
CHR 6	Mount Zion Cemetery, Winston Churchill Boulevard, Brampton	Listed (City of Brampton Heritage Register)	Cemetery	<p>Design: A small nineteenth-century cemetery with headstones scattered around the perimeter of the property, which is demarcated by trees. The church (now removed) was likely located in the centre of the property.</p> <p>Historical: A plaque in the cemetery provides the following information: A City of Brampton Heritage Cemetery. The land was donated by the Kent Family. The earliest recorded interment was in 1927. The cemetery was the former site of a Wesleyan Methodist Church. The last of probably three churches was dedicated in 1867, closed in 1905 and sold by auction in 1918. The plaque also lists the family names of the people buried in the cemetery.</p> <p>Contextual: The property is situated on the east side of Winston Churchill Boulevard in an area with a rural character and a mix of industrial, agricultural and residential properties.</p>	