



## THE CORPORATION OF THE TOWN OF GEORGINA

### HERITAGE ADVISORY COMMITTEE

#### AGENDA

Wednesday, April 5, 2017  
6:00 PM  
Council Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES
  - Pages 1 - 6
    - (1) Minutes of Georgina Heritage Committee meeting February 22, 2017.
7. DELEGATIONS/SPEAKERS
8. PRESENTATIONS
  - Pages 7 - 171
    - (1) 25103 Kennedy Road Heritage Impact Assessment, Heritage Consultant Wayne Morgan on behalf of property owner.
  - Pages 172 - 174
    - (2) 272 Pefferlaw Road, presentation by, Fire Chief Ron Jenkins
    - (3) Canada 150 Celebrations, Winter Mitchell, Recreation Programmer
9. CONSIDERATION OF REPORTS ON THE AGENDA
  - Page 175
    - (1) Demolition Permits (February 10, 2017, through March 29, 2017)
10. COMMUNICATIONS
  - Pages 176 - 194
    - (1) Keating property (Ainslie Hill Application), Archaeological Report 2012.

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- (2) Letter of waiver Land Registry Office for Municipal Heritage Committees: expiry March 31, 2018.

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- (3) York Region Heritage Project

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- (4) Workshop and Webinar Information (follow up from Feb. 22, 2017 meeting).

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- (5) Department of Canadian Heritage grant re: Heritage committee

**11. OTHER BUSINESS**

- (1) Auditing our designated properties (deferred from previous meeting).
- A. Notice of Motion to have all designated properties in the Town of Georgina inspected by the appropriate staff (by-law or building department) to verify the property owners compliance with the individual designation by-law related to that property.

The motion will read:

1. That the Georgina Heritage Committee recommends council direct staff to cause an inspection of all designated properties in the Town of Georgina with attention to the attributes identified in the by-law related to that property and

2. The property owners be advised of the inspection and the results of same and

3. Property owners of designated properties be provided with a copy of the by-law related to their property and information relating to the process should they wish to make changes to the heritage attributes of that property

**Pages 201**

- (2) 26280 Park Road designation

**Pages 204**

- (3) Anslie Hill House, request for clarification

**Pages 205 – 211**

- (4) 1597 Metro Road North

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- (5) Plaques
- (6) Designations (continued from previous meeting)
  - Suggestion: Mann Cemetery on Queensway North, Keswick
  - St. James Parish Hall, update if available
- (7) Heritage Register updates
- (8) Georgina Heritage Committee requests to Council regarding investigating the Standardization of HIAs in the development Process, update if available
- (9) Tax incentives, update if available

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- (10) 2017 Ontario Heritage Conference
- 12. CLOSED SESSION, IF REQUIRED
  - 13. MOTION TO ADJOURN



## THE CORPORATION OF THE TOWN OF GEORGINA

### HERITAGE ADVISORY COMMITTEE

#### MINUTES

Wednesday, February 22, 2017  
6:00 PM  
Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:04 PM.

2. ROLL CALL & NEW MEMBER INTRODUCTION

The following Committee members were present:

Lorne Prince, Chair  
Councillor Frank Sebo  
Allan Morton  
Krista Barclay

The following Committee members were absent with regrets

Terry Russell, Vice Chair  
Wei Hwa

The following staff member was in attendance:

Sarah Brislin, Committee Services Coordinator

New member Krista Barclay was introduced to the Heritage Committee.

3. INTRODUCTION OF ADDENDUM ITEMS

4. APPROVAL OF AGENDA

Moved by Councillor Frank Sebo, Seconded by Allan Morton

#### **RESOLUTION NO. GHC-2017-0001**

That the February 22, 2017, Georgina Heritage Committee meeting agenda be approved.

**Carried.**

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF - *None*



6. ADOPTION OF MINUTES

- (1) Minutes of Georgina Heritage Committee meeting November 16, 2016.

Moved by Councillor Frank Sebo, Seconded by Allan Morton

**RESOLUTION NO. GHC-2017-0002**

That the minutes of the Georgina Heritage Committee meeting held on November 16, 2016, be adopted as circulated.

**Carried.**

7. DELEGATIONS/SPEAKERS - *None*

8. PRESENTATIONS - *None*

9. CONSIDERATION OF REPORTS ON THE AGENDA

- (1) Demolition Permits

Moved by Krista Barclay, Seconded by Councillor Frank Sebo

**RESOLUTION NO. GHC-2017-0003**

That the Georgina Heritage Committee receive the Demolition Permits Report.

**Carried.**

10. COMMUNICATIONS

- (1) A tax credit for restoring historical buildings

The Committee discussed the, noting the program in the United States as the model.

- (2) 2017 Budget Adoption

- (3) Ministry of Culture Information for Municipal Heritage Committee

- (4) Workshop and Webinar Information

The Committee requested Sarah Brislin, Committee Service Coordinator, find out more about costs and what is involved. It was noted that this might be an opportunity to engage the public.

Moved by Allan, Seconded by Krista Barclay

**RESOLUTION NO. GHC-2017-0004**

That the Georgina Heritage Committee receive the following Communication items:

1. A tax credit for restoring historical buildings
2. 2017 Budget Adoption
3. Ministry of Culture Information for Municipal Heritage Committee
4. Workshop and Webinar Information

**Carried.**

11. OTHER BUSINESS

(1) Auditing our designated properties

- A. Notice of Motion (made by Committee member Terry Russel) to have all designated properties in the Town of Georgina inspected by the appropriate staff (by-law or building department) to verify the property owners compliance with the particular designation by-law related to that property.

The motion will read:

1. That the Georgina Heritage Committee recommends Council direct staff to cause an inspection of all designated properties in the Town of Georgina with attention to the attributes identified in the by-law related to that property; and
2. The property owners be advised of the inspection and the results of same; and
3. Property owners of designated properties are provided with a copy of the by-law related to their property and information relating to the process should they wish to make changes to the heritage attributes of that property.

The Committee discussed deferring the Motion. The Committee discussed why such a motion would have merit, citing the danger of demolition by neglect as a primary reason. Auditing and implementing inspections would inform the Committee if there were any properties in disrepair. Is Staff checking the property would be qualified to notice any heritage features being neglected, and would they know which features were outlined in the by-law as being significant in terms of heritage value? The Committee discussed standards and resources available. It was suggested By-law, but it would require heritage property standard by-law. Then maybe it would come to the committee.

The Committee discussed if it would be too big of a job for staff, noting there are only 14 designated properties which would need to be audited.

Moved by Councillor Frank Sebo, Seconded by Allan Morton

#### **RESOLUTION NO. GHC-2017-0005**

That the Georgina Heritage Committee defer the Notice of Motion, 'Auditing our designated properties' to a subsequent meeting.

**Carried.**

(2) 26280 Park Road designation, verbal update.

The Committee requested Sarah Brislin send a registered letter, in an attempt to contact the owners of 26280 Park Road, regarding the designation.

(3) Plaques

- A. Request Heritage Plaque for 1 Main Street Pepperlaw.
- B. Suggestions for Plaques
  - Commemorating Sutton's 125th anniversary

Lorne Prince, Chair, offered to reach out to Orchard Beach to see if they would be interested in a plaque.

Allan Morton, Committee member, offered to reach out to the Home Alone dog place about plaquing their log cabin.

Councillor Frank Sebo informed the Committee that the Sutton BIA and Kinsman are working on getting a fountain in the mill pond above the dam. He suggested the Committee consider a bronze plaque with a brief description of Sutton in honor of the 215 anniversary.

Moved by Councillor Frank Sebo, Seconded by Allan Morton

#### **RESOLUTION NO. GHC-2017-0006**

That the Georgina Heritage Committee defer the discussion on the bronze plaque for the Sutton Fountain to a subsequent meeting.

**Carried.**

(4) Designations

- Suggestion: Mann Cemetery on Queensway North, Keswick
- St. James Parish Hall, update if available

The Committee discussed possible designations and suggested 185 Queensway north (built 1800) be considered.

(5) Recognition of Danny Wheeler

Committee advised they have until March 7<sup>th</sup> to advise CSC

(6) Municipal Property Assessment Corporation (MPAC) list of homes from all homes built prior to 1900s and the next steps.

The Committee reviewed the list. It was suggested that GIS look into the ability to map and pinpoint all the locations.

Committee discussed the how to begin deciding which properties from the list should be added to the Heritage Register. The following steps were determined:

1. They need to eliminate from the list the properties that are already on the registry.
2. They need to determine which structures have heritage value. The Committee decided to review the list on an individual basis.
- 3.

The Committee members will use Google earth – to see what the conditions are.

(7) Georgina Heritage Committee requests to Council regarding investigating the Standardization of HIAs in the development Process, update if available.

Sarah Brislin, Committee Service Coordinator, informed the group that the Planning Department is still short staffed. Some work has been contracted out.

(8) Tax incentives, update if available - *None*

(9) 2017 Notice of Zoning By-Law Amendment- public notice

The Committee discussed the interest of the public in the amendments, and agreed with the consultant's view that due to recreational nature of the community, there is a need to accommodate leisure vehicles.

(10) Anslie Hill application

The Committee discussed whether or not changes were significant to the previous comments, requesting an HIA.

It was suggested that Anslie Hill House be considered as a possible house to designate based on the historical significance:

1. The oral history – being the first place with gas lights
2. Architecture, such as the widows walk

Moved by Allan Morton, Seconded by Krista Barclay

**RESOLUTION NO. GHC-2017-0007**

That the Georgina Heritage Committee receive the Notice of Zoning By-Law Amendment- public notice and the Anslie Hill application.

**Carried.**

(11) Ontario heritage conference

Lorne Prince advised he would like to go again and requested the Ontario Heritage Conference be added to the next agenda.

12. CLOSED SESSION, IF REQUIRED – *None*
13. MOTION TO ADJOURN

Next meeting April 5, 2017

Moved by Allan Morton, Seconded by Councillor Frank Sebo

**RESOLUTION NO. GHC-2017-0008**

That the Georgina Heritage Committee February 22, 2017, meeting be adjourned at 7:22 PM.

**Carried.**

---

Lorne Prince, Chair

---

C. Sarah A. Brislin, Committee  
Services Coordinator



**WAYNE MORGAN**  
**HERITAGE PLANNER**

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Sutton West, Ontario L0E 1R0

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March 28, 2017

C. Sarah A. Brislin, BA  
Committee Services Coordinator  
Clerk's Division, Town of Georgina  
26557 Civic Centre Rd., Keswick, ON L4P 3G1

Dear Ms. Brislin

Re: Georgina Heritage Committee  
Proposed Addition  
25103 Kennedy Road

At the request of the property owners, I am forwarding two paper copies and one pdf copy of a Heritage Impact Assessment for a proposed addition to the House at 25103 Kennedy Road. The property has been designated by the Town under the Ontario Heritage Act.

I would appreciate placing this matter on the agenda of the next available meeting of the Heritage Committee. Hopefully this will be the April 5 meeting.

I will be attending the meeting to give a presentation to the committee on the Heritage Impact Assessment. I will be accompanied by the designers of the proposed addition.

If you have any questions about this, do not hesitate to contact me.

Please advise of the time and location of the Heritage Committee meeting.

Yours truly,

  
Wayne Morgan

cc. Laszlo Parakovits  
Harry Mardirossian  
Sun Nan (Jim)

# HERITAGE IMPACT ASSESSMENT



**WILLIAM HENRY FARM  
25103 KENNEDY ROAD  
PART LOT 16, CONCESSION 6  
TOWN OF GEORGINA, ONTARIO**

**March 2017**

**Prepared for:**

**Laszlo Parakovits**

**Prepared by:**

**WAYNE MORGAN  
HERITAGE PLANNER**

## **HERITAGE IMPACT ASSESSMENT**

**WILLIAM HENRY FARM  
25103 KENNEDY ROAD  
PART LOT 16, CONCESSION 6  
TOWN OF GEORGINA, ONTARIO**

**March 2017**

**Prepared for:**

**Laszlo Parakovits**

**Prepared by:**

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## EXECUTIVE SUMMARY

The owners of a property at 25103 Kennedy Road are proposing to build an addition to the existing House. The 12.382 hectare (30.595 acres) property is north-east of the intersection of Old Homestead Road and Kennedy Road and was designated by the municipal council in 1988 under Part IV of the *Ontario Heritage Act*. The reasons for that designation of that property relate only to the House. In accordance with Georgina Official Plan policy 4.8.1.1, the municipality has requested a heritage impact assessment (HIS) of the proposed addition. The owners commissioned this HIS to evaluate the proposed addition following an examination of the heritage values on and adjacent to the subject property and to recommend any necessary heritage conservation and mitigation measures.

The area was surveyed for settlement in 1800 with the subject property being retained by the Crown as a reserve until 1839 when it was sold to James Rose. The property passed through several owners before it was acquired in 1853 by William Henry. At that time, there was only a log residence on the property. Around 1858, William Henry constructed the existing house which, in the 1861, was recorded as a plank structure. William Henry was a successful commercial farmer who also served as Township reeve. In 1865 Henry sold the property to Ellis Sheppard, a successful commercial farmer, township assessor and Justice of the Peace. The Sheppard family own the property until 1945 when it was sold to David Davidson, who, seven years later, sold it to Wilmer Allen Workman.

Although the property is designated, the by-law predates substantial changes to the *Act* made in 2005. As a result the property was re-evaluated in this HIS using provincial criteria and examining the condition and heritage integrity of the property's resources. This evaluation determined that this property warrants heritage conservation as a Cultural Heritage Landscape that encompasses not only the House but also the farm lane and associated trees and the unobstructed view of the House from Kennedy Road. The heritage attributes of the House include not only the form, construction, massing and exterior features, excluding the one storey south wing, but also some interior features. Other buildings on the property and the rest of the farm landscape were evaluated and were determined not to be heritage attributes that warrant conservation.

It was determined that there were no heritage properties adjacent to the subject property.

The proposed development encompasses the construction of a two storey addition east of the William Henry Farm House separated by a one storey glass solarium and retention and conservation of the House in situ. The construction of the addition will require the demolition of a small shed east of the House. The farm lane and the view of the House from Kennedy Road will be maintained.

It was determined that the proposed development will not have an adverse impact on the cultural heritage values of the property.

This HIS recommends that:

1. a heritage permit be issued for the proposed alterations to the property at 25103 Kennedy Road substantially as shown in the drawings in **Appendix O** of this report subject to the owner, prior to the issuance of a building permit for the proposed alterations:
  - a. entering into a heritage easement agreement for 25103 Kennedy Road;
  - b. providing landscape and grading plans for the area around the House and the proposed addition;
  - c. providing financial security to the Town to ensure correction of condition issues and implementation of the landscape and grading plans; and
2. the Council of the Town of Georgina update the by-law designating 25103 Kennedy Road substantially as written in section 6.4 of this report.

## **PROJECT PERSONNEL**

### **Wayne Morgan**

Heritage Planner

Member, Canadian Association of Heritage Professionals

Member, Canadian Institute of Planners

Member, Ontario Professional Planners Institute

President, Community Heritage Ontario

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## 1.0 INTRODUCTION

The property at 25103 Kennedy Road in the Town of Georgina is included in the Georgina Heritage Register as provided under the *Ontario Heritage Act* and is designated by the Town under Part IV of the *Act*. The property contains the house form structure referred to as the ‘William Henry Farm House’ in this report. The Official Plan for the Town seeks to conserve heritage resources that have been identified by the municipality through the municipal planning process.

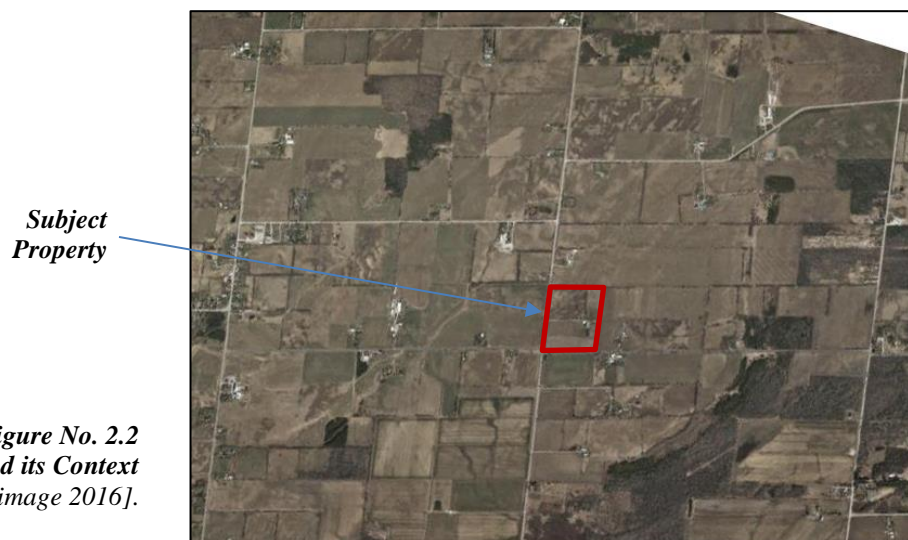
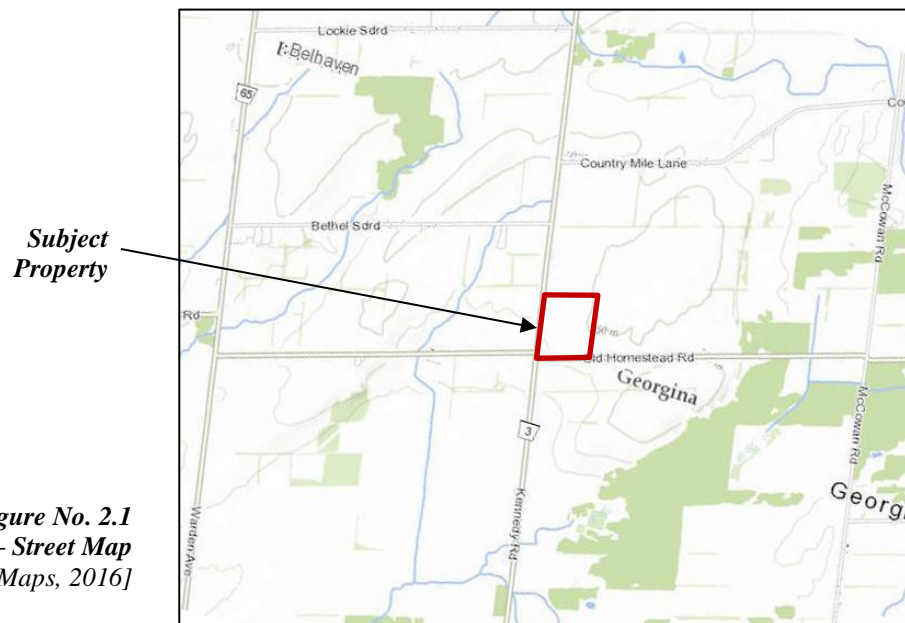
The property is 12.382 hectares (30.595 acres). The applicant and property owners, Laszlo Parakovits and Sunny Jian Wei Sun, have prepared plans for a residential addition to the heritage house (***Appendix O***). The owner is proposing to retain and incorporate the heritage resource in situ in the development. The municipality has required the preparation of a heritage impact assessment to show the impact of the proposed development on the heritage resources of the property and to recommend any measures to both mitigate any adverse impacts on the heritage resources and to protect and conserve the heritage resources.

Laszlo Parakovits retained Wayne Morgan, Heritage Planner, to prepare this HIA. It was prepared in accordance with the Town’s Official Plan, other Town requirements and Provincial heritage policies. A curriculum vitae for Wayne Morgan is included as ***Appendix P***.

## 2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

### 2.1 Location

The subject property is located in the Town of Georgina (formerly Township of North Gwillimbury) in the Regional Municipality (formerly County) of York in the west half of Lot 16, Concession six. The property is bounded by Kennedy Road on the west, Old Homestead Road on the south, the west property line of 3974 Old Homestead Road on the east, and the dividing line between Lots 16 and 17 on the north (**Figures 2.1 and 2.2**). The property, which is in a rural area, is roughly midway between the hamlets of Belhaven on the west and Baldwin on the east and southwest of the Village of Sutton. The property is 12.382 hectares (30.595 acres) in size.



## 2.2 Ownership and Legal Description

The subject property is currently owned by:

Laszlo Parakovitz and Sunny Jian Wei Sun  
37 East Drive  
Markham, ON L6G 1A3

A short legal description of the property is:

Part of the West half of Lot 16, Concession 6 North Gwillimbury, Part 1, 65R2533  
Georgina.

A copy of a plan of survey of the property together with a complete Plan 65R2533 is contained in **Appendix A**.

The property is currently addressed by the municipality as 25103 Kennedy Road. The assessment roll number is 19 70 000 118 39500.

## 2.3 Area Character and Physiography

As shown on the topographic maps (**Appendix C**), the subject property gently rises from the intersection of Old Homestead and Kennedy Roads with even higher lands to the north-east of the subject property. As a result, the land drains to the south-west. There are no creeks or streams on or adjacent to the subject property, with the Black River, draining to Lake Simcoe, located approximately two kilometres to the east. No forest cover is depicted in the topographic map on the subject property. The 1927 topographic map shows much of the area beyond the subject property developed for agricultural purposes with much of the land cleared for farming and numerous residences and barns along the concession and side roads.

Since the 1927 map, there has been little change in the area's rural character, although there has been removal of the fence rows, enlarging farm fields, and a reduction in the prevalence of farm buildings in the area.

Aerial photographs of the subject property for 1959, 1970 and 2016 are found in **Appendix D**.

The property is located within the Simcoe Lowlands physiographic region on lands classified as till plain<sup>1</sup>. The portion of the Simcoe Lowlands physiographic region<sup>2</sup> that applies to the subject property is described as:

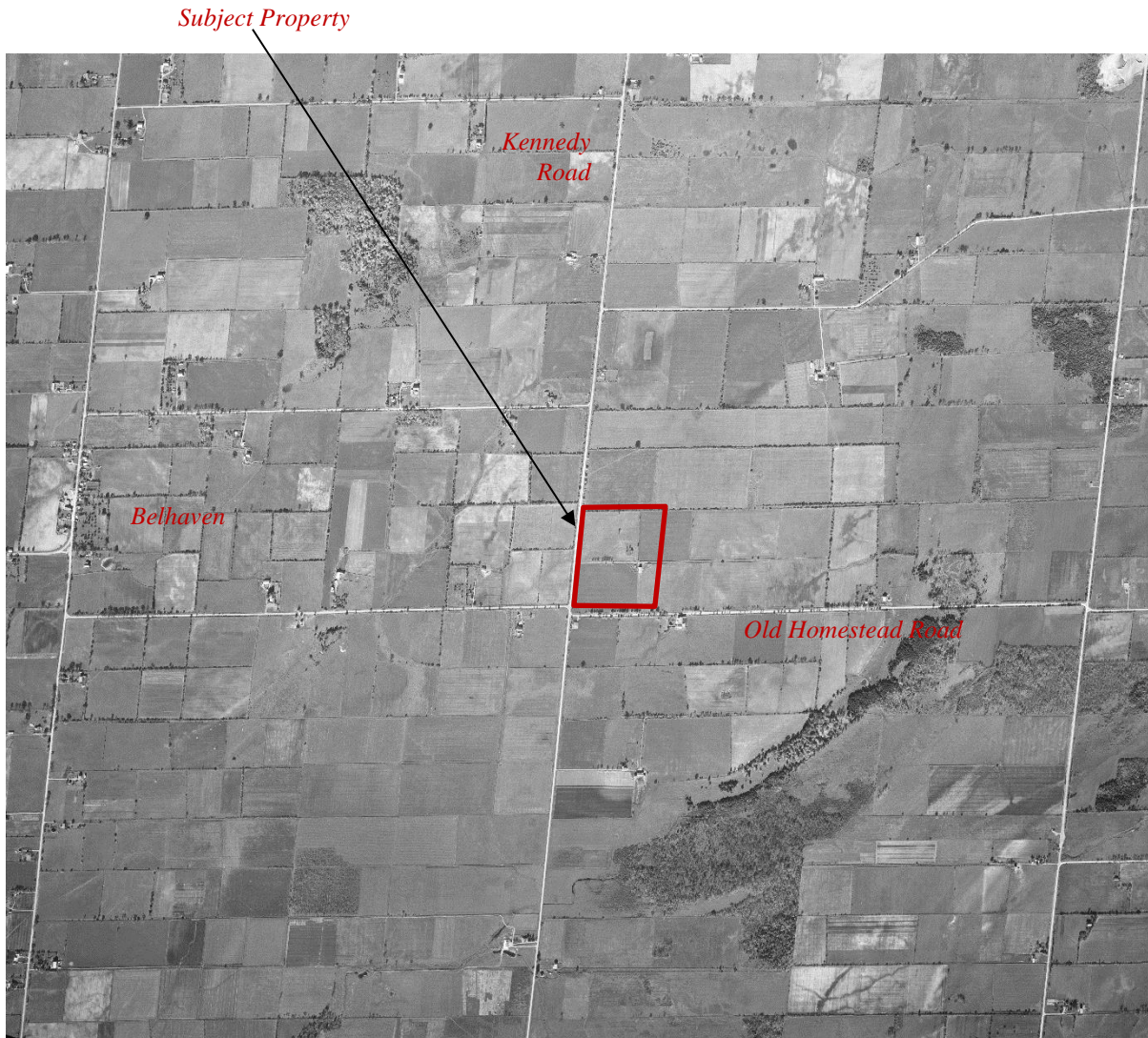
*Directly south of Lake Simcoe ... several areas of drumlinized till, which were islands in Lake Algonquin [the glacial lake that included Lakes Simcoe, Huron and*

<sup>1</sup> Chapman, map 2226, South-Central Portion, Southern Ontario.

<sup>2</sup> Chapman, pp 299 – 307.



*Michigan and adjacent lands] break the continuity of this plain [the low swampy, sandy plain that covers much of the Lake Simcoe lowlands]. On certain exposures the sides of this hills are marked by shorecliffs and barrier beaches, as for example Little Hell Hill.*



**Figure No. 2.3** *The Area in 1959* [National Airphoto Library, Roll A16871, Photo 058].

## 2.4 Context - General Character

The subject property is within area that, to the south east, is undergoing a change in character from low rise residential and commercial uses to taller buildings with mixed uses. Also a number of house form buildings have been converted from residential to commercial use. To the north and west, the areas have been relatively stable over the last thirty years.

Yonge Street, which is the only road frontage for the subject property, is a municipal, four lane, arterial road with an urban character – buried storm drains and sidewalks on both sides of the road. The nearest intersection to the subject property, at Irwin Avenue and Yonge Street, is a ‘T’ intersection that is not signalized. The nearest signalized intersection is at Aurora Heights Drive / Mark Street and Yonge Street. There is frequent bus transit service on Yonge Street in front of the subject property. From 1899 to 1930 public transit service, in the form of the Metropolitan Radial Railway, ran on Yonge Street in front of the property.

## **2.5 Context - Adjacent or Abutting Heritage Properties**

There are no heritage properties that abut or are adjacent to the subject property.

### 3.0 HERITAGE POLICIES

#### 3.1 The Planning Act and Provincial Policy Statement (2014)

Section 2 of the *Planning Act* identifies, “*matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.*”<sup>3</sup>

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2014) (PPS) issued under the *Planning Act* applies to this Study Area. Section 2.6 of the PPS addresses Cultural Heritage. PPS Policy 2.6.1 states:

*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

The PPS provides the following definitions to the italicized terms.

*Significant* means in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.”

*Built heritage resources* “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.”

*Cultural heritage landscape* means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

*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 under the

<sup>3</sup>Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, p 1.

*Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

Policy 2.6.3 of the PPS deals with development adjacent to a protected heritage property:.

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*.

Each of the italicized terms has the following definition in the PPS:

*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*”;

*Site alteration* means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site; *Adjacent lands* means “for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan”;

*Protected heritage property* means “property designated under Part 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 ”.

*Heritage attributes* means “the principal features or elements that contribute to a *protected heritage property*’s cultural heritage value or interest, and many included the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*)”; and

*Conserved* is defined above.

### **3.2 Ontario Heritage Act (OHA)**

Parts IV (individual properties) and V (heritage conservation districts) of the *Ontario Heritage Act* enables a municipality to list and designate properties and areas of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the municipal clerk to keep a register of properties of cultural heritage value or interest. Subsection 27.1 of the *Act* allows municipal councils to include properties

of cultural heritage value that have not been designated (listed properties) on the register after the council has consulted with its heritage advisory committee.

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties under Part IV of the *Act* through Regulation 9/06 (*Appendix L*).

Once a property is designated, demolition or alterations that may affect the heritage attributes may not occur without municipal council approval. Heritage conservation districts have plans that provide guidance to municipal councils and property owners on alterations, demolitions and new construction within the district. An owner may appeal Council's decision on an application to alter or demolish to the Ontario Municipal Board (OMB). Once a property is listed in the municipal register under the *Act*, any application to demolish a building on a listed property is delayed for 60 days from the date when Council is notified of the intent to demolish. During the 60 days, Council may designate of the property.

### **3.3 Places to Grow – Growth Plan for the Greater Golden Horseshoe**

In 2006, the Provincial Government approved the Growth Plan for the Greater Golden Horseshoe and subsequently amended it in 2013. The Growth Plan is the Government's framework for development and the management of growth in the area to 2041. The subject site is shown as 'Greenbelt Area' on Schedule 2, Places to Grow Concept. For this Area, the Plan specifies that 'for lands within the Greenbelt Area, the applicable policies in the Greenbelt .... Plan(s) apply (policy 2.2.9, 4).

The Growth Plan requires that municipalities develop and implement official plan policies and other strategies in support of cultural heritage conservation (Section 4.2.4, policy e).

### **3.4 Greenbelt Plan 2005**

In 2005, the Provincial Government approved the Greenbelt Plan under Section 3 of the *Greenbelt Act*. The Greenbelt Plan 'identifies where urbanization should not occur [with the Greater Golden Horseshoe] to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape'. The subject site is designated 'Protected Countryside' in the Greenbelt Plan 2005. Single dwellings are permitted on existing lots in the Protected Country side.

The Greenbelt Plan supports the protection of cultural heritage resources that are identified as significant by local municipalities (section 4.4, policies 1 – 3).

### **3.5 York Region Official Plan**

The Official Plan of the Regional Municipality of York (ROP) was adopted by Regional Council on December 16, 2009 and approved by the Minister with modifications. The ROP

has been appealed in part to the OMB. Parts of the Plan have been approved by the OMB. The Plan has also been amended in part by Regional Council since 2009. The consolidated ROP with OMB approvals up to and including April, 2016 has been reviewed for this report.

Section 3.4 of the Regional Plan provides the following relevant cultural heritage policies:

3. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.*
11. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent properties will conserve the heritage attributes of that property.*

With respect to policy 3, the Georgina Official Plan (OP) contains policies for the conservation of significant cultural heritage resource.

With respect to policy 14, the Georgina OP has policies dealing with the conservation of heritage resources which are discussed below. The Georgina OP does not address the issue of adjacency and heritage resources.

In the Regional Plan, the subject property is designated 'Protected Countryside' on the Regional Structure Map (**Appendix M**). There are no additional policies in this land use designation regarding the conservation of cultural heritage resources.

### **3.6 Georgina Official Plan and Zoning By-law**

The Official Plan (OP) for the Town of Georgina was approved by the Region of York on October 17, 2002. The most recent version (November 1, 2013) of the OP on the Town's website was reviewed for this report.

In the OP, the heritage objective is contained in Chapter 2.7, Healthy Communities. The OP heritage objective has relevance to this project. The objective is:

- 2.7.2.5 *To recognize, conserve and promote cultural heritage resources and archaeological sites and to perpetuate their value and benefit to the community.*

Cultural heritage conservation policies of the Georgina OP which are contained in Chapter 4, Healthy Communities, and relevant to this project are:

Policy 4.8.1.1:

*The Town, through the management of hits heritage resources, seeks*

- (a) *the conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential for their adaptive reuse;*
- (b) *the integration of the conservation of heritage resources into the Town's general planning approach;*

Policy 4.8.1.2:

*The Town will protect cultural and archaeological resources by requiring the identification restoration, protection and maintenance of cultural and archaeological resources.*

Policy 4.8.1.3:

*The Town, through the Georgina Heritage Committee, may examine buildings and sites with regard to the desirability and suitability for restoration, conservation and preservation purposes..*

Policy 4.8.1.6:

*The design of development and/or redevelopment should consider and reflect the character and streetscape/landscape of the area.*

Policy 4.8.1.7:

*Where feasible and desirable, incentives may be provided to land developers in exchange for preservation of significant cultural heritage resources. This can be accomplished by permitting increased densities ... in exchange for heritage resource conservation.*

Policy 4.8.1.9:

*In recognition of the importance of the fact that cultural heritage resources are tied most significantly to their original location, such resources shall be, wherever possible, incorporated into new development plans.*

In the Georgina OP, the subject site is designated 'Agricultural Protection Area' (**Appendix M**). The purpose of this designation is to protect the area for long term agricultural use. Permitted uses in this land use designation include agriculture and associated uses, buildings and structures; and single detached dwellings. There are no additional policies in this land use designation pertaining to the conservation of heritage resources.

The Town's Zoning By-law 500 as amended, zones the property 'RU' – Rural (**Appendix M**). This zone permits, in addition to agriculture and other uses, residential uses in the form of a "dwelling legally existing prior to September 10, 2008" and temporary accommodation for seasonal farm workers. This zone does not appear to specify setback or minimum / maximum floor space requirements for residential structures in a RU zone. There are no additional requirements in the zoning by-law pertaining to the conservation of heritage resources.

### **3.7 Standards and Guidelines for the Conservation of Historic Places in Canada**

Parks Canada has produced standards and guidelines for the conservation of historic places in Canada (the Standards) in 2005 with revisions made in 2010. The Standards identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The Standards were developed based on international charters for the conservation of heritage resources developed through ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In general the Standard seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

Although the Town has not adopted the Standards as policy, they are used as a guide to best practice by professionals in the field.

### **3.8 Municipal Heritage Status - Subject Property and Adjacent Heritage Properties**

The subject property is designated under Part IV of the *Ontario Heritage Act* by Georgina By-law No. 88-047 (HO-1) and, as a result, is listed on the Georgina Heritage Register as per section 27 of the *Act*. The designation by-law is included as ***Appendix N***.

There are no adjacent heritage properties.



## 4.0 HISTORICAL SUMMARY

In 1783, the chiefs of the Mississaugas agreed to sell to the British government a tract of land stretching from the Trent River in the Bay of Quinte to the Etobicoke Creek along the north shore of Lake Ontario. Additional surrenders of land in this area were made in 1784, 1787 and 1788. These surrenders were reputed to include all lands between the south shore of Lake Simcoe and Lake Ontario.<sup>4</sup> A further attempt was made to clarify this land acquisition in an 1805 confirmatory treaty with the Mississaugas.<sup>5</sup> However, the Mississaugas continued to claim seven townships south of Lake Simcoe. In the April 1923 Williams treaty, the Ojibwas and Mississaugas gave up rights to land between Lake Simcoe and Lake Ontario.<sup>6</sup> However, “final legal extinction of Indian title in this area was not achieved until 1973.”<sup>7</sup>

North Gwillimbury Township, named after Upper Canada Lieutenant-Governor John Graves Simcoe’s wife, Elizabeth Gwillim<sup>8</sup>, was established as an administrative unit in 1816 within the Home District. For administrative purposes it was united with Georgina Township, named in honour of King George III, until 1827. In 1850, North Gwillimbury became a municipality. In 1851, the Home District was divided into York, Peel and Ontario counties with North Gwillimbury in York County.<sup>9</sup> In 1971 the Regional Municipality of York was created from the then County of York and the Township (later Town) of Georgina was created from the amalgamation of the Townships of North Gwillimbury and Georgina and the Village of Sutton. The Town of Georgina is bounded by the Towns of East Gwillimbury and Uxbridge to the south, Brock Township to the east and Lake Simcoe to the north and west.

North Gwillimbury Township was surveyed beginning in 1800 by John Stegman, deputy-surveyor of Upper Canada. The Township was laid out in a ‘single front’ system<sup>10</sup> dividing the Township into lots, concessions, concession roads and sideroads. In North Gwillimbury, north-south roads are concession roads with the land between termed a concession. Each concession is divided into two hundred acre, rectangular lots extending from one concession road to the next. Sideroads run east to west, generally occurring after every fifth lot. Lots are numbered within each concession, starting from the south boundary with East Gwillimbury. Thus lot 16, concession 6, refers to a 200 acre parcel of land fronting on concession road 6 and bounded in the back by concession road 7. Generally “the system resulted in a settlement pattern consisting of single rows of farmsteads along the concession line road. Intensity of land use decreased to the back of the concession where woodlands persisted. As settlement matured many of the 200 acre lots in these townships were divided by boundaries parallel to the concession line. The result of the wide split was a new settlement patterns with houses now appearing in double rows.”<sup>11</sup>

<sup>4</sup> Gentilcore, plate 82.

<sup>5</sup> Champion, Isabel, 5.

<sup>6</sup> McGillivray, Allan, 3.

<sup>7</sup> Gentilcore, plate 82.

<sup>8</sup> Wikipedia, North Gwillimbury Township

<sup>9</sup> Dean, plate 98.

<sup>10</sup> Dean, plate 99.

<sup>11</sup> Gentilcore, 7 - 8

The initial survey imposed a settlement grid on the land that persists to this day. The subject lands are identified relative to this grid as part of the west half of Lot 16, Concession 6.

Selections from the Registry Office's abstract index to deeds and mortgages for the property are contained in *Appendix K*.

#### 4.1 Development of the Area

##### *The Larger Geographic Area and North Gwillimbury Township*

In order to understand the development of the subject property, it is essential to place it within the context of development of the larger area.

European settlement of the North Gwillimbury area was stimulated by the survey of land in the Township and the development of transportation access, both roads and shipping, the latter on Lake Simcoe. However, settlement of the Township was slow not only because a portion of the Township, as with all townships, was retained as Crown and Clergy reserves, but also because there were extensive areas available for settlement to the south and a portion of the Township was not suitable for farming because of poor drainage.

As with settlement during this period, some free land was given to settlers provided they met certain settlement conditions which included constructing a dwelling, usually log, clearing a portion of the land for cultivation and clearing and maintaining the road right-of-way in front of the property. Notwithstanding this inducement, settlement was modest with the 1821 population of North Gwillimbury and Georgina Townships combined being 272, in 1822 it was 314 and in 1823 it was 339<sup>12</sup>. In 1837, the population of North Gwillimbury alone was listed at 530, with adults constituting 257<sup>13</sup>. Some farming in the Township was subsistence, although there were many commercial farms that cultivated grain, much of it for export.

In 1846, William Smith, in the Canada Gazetteer, described North Gwillimbury Township as:

*A Township in the Home District... In North Gwillimbury 13,080 acres are taken up, 3424 of which are under cultivation. A large portion of the north and west of the township is light soil, with pine timber. There are some good farms in the township. In some parts of the township the banks of the lake are high, in others there is a considerable quantity of marsh. Eight hundred acres of Crown lands are open for sale in North Gwillimbury, at 8s. c'y per acre.*

*Population in 1842 is 697.*

*Ratable property in the township £9,588.<sup>14</sup>*

<sup>12</sup> Miles & Co. York County Historical Atlas, 16.

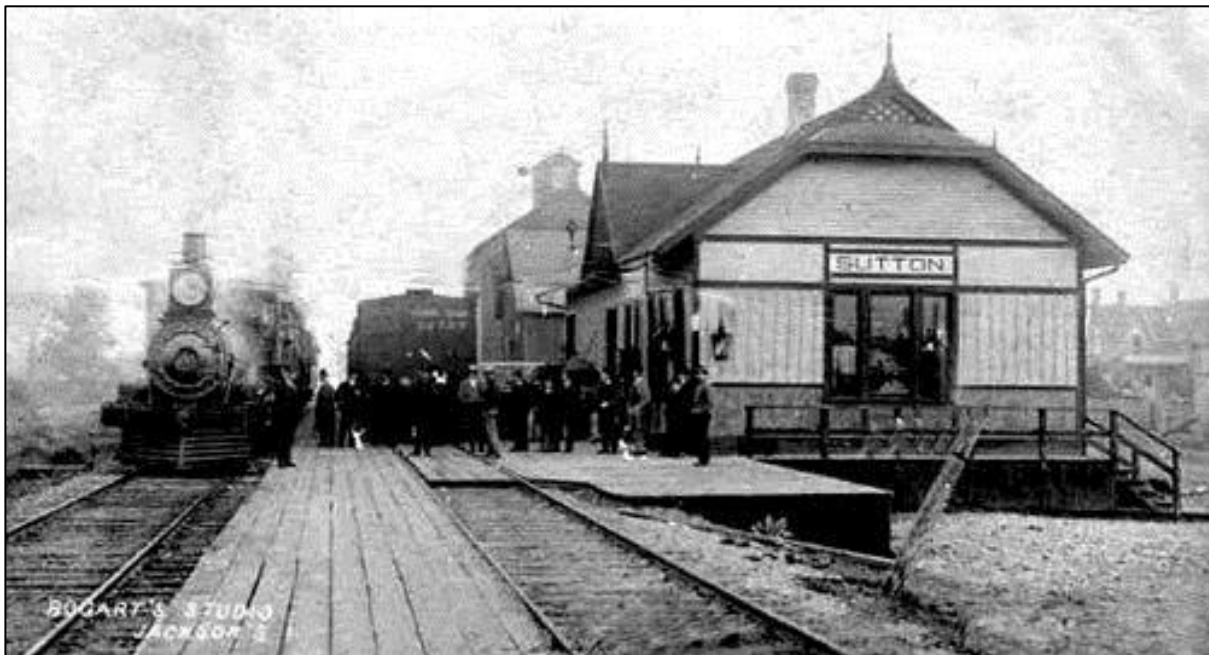
<sup>13</sup> Walton, 83.

<sup>14</sup> Smith, 73-74.

In 1846 Great Britain repealed the Corn Laws which had allowed grain from the colonies to enter Britain tariff free. The repeal forced farmers in southern Ontario, including North Gwillimbury, to gradually change agricultural practices. In the 1860s and 1870s there was a shift among commercial farms in growing wheat, which was the principal crop prior to 1870 occupying about one quarter to one third of cultivated land. Fall wheat planting predominated until the 1860s when spring wheat became more important. Ontario farms also turned to higher cost cash crops and animal husbandry in the 1870s, the latter requiring construction of new barns or the conversion of grain barns to include space to shelter animals, usually on the ground floor of a raised barn. From the 1850s to the 1890s, there was a small but consistent increase in the acreage of township land under cultivation. By the late nineteenth century agriculture in the Township consisted of mixed crops, livestock and dairy farms.

In the nineteenth century, the small streams in the Township limited the prevalence of mills to Jersey (Keswick), Baldwin and Sutton<sup>15</sup>.

By 1877, a railway, the Lake Simcoe Junction Railway, was constructed on the east side of the Township through Sutton to a terminus at Jackson's Point. This railway provided easier access for farms on the east side of the Township to markets to the south.



**Figure No. 4.1**

*The Lake Simcoe Junction Railway, operated by the Grand Trunk Railway, at the Sutton Station*

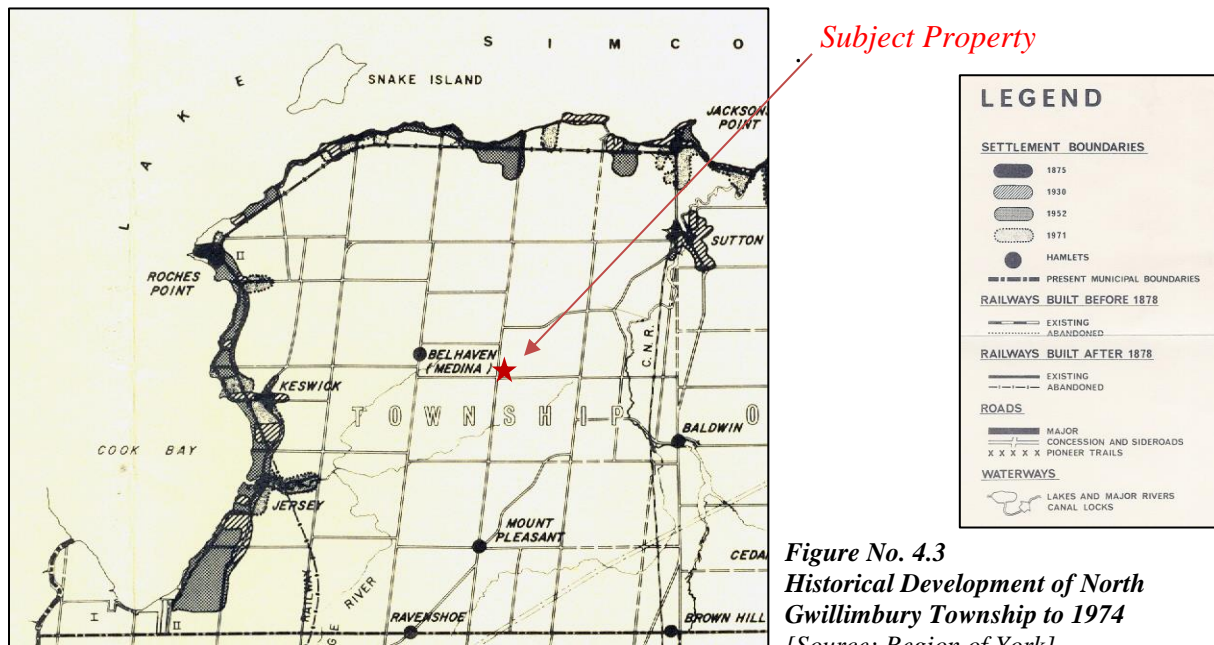
In 1906, a second rail line, the Toronto and York Radial Railway (the Metropolitan), was extended through the west side of the Township and around to Jackson's Point and Sutton. This provided improved accessibility to the Toronto area for passengers and freight and opened the Lake Simcoe shoreline to mass recreation use.

<sup>15</sup> Miles & Co., North Gwillimbury Township map.



**Figure No. 4.2**  
The Radial Railway  
at the Keswick  
Station, the closest  
station to Belhaven.

Limited residential development occurred along the shoreline in the first half of the twentieth century as shown in figure 4.3, although the area around the subject property remained rural.



**Figure No. 4.3**  
Historical Development of North  
Gwillimbury Township to 1974  
[Source: Region of York].

Since 1974, with the opening of Highway 404 first to Newmarket and then, more recently, to Ravenshoe Road, there has been substantial residential development in the Keswick area, west of Woodbine Avenue and around the Sutton area. Despite this development, the area immediately around the subject property remains rural.

### *Village of Sutton West*

The nearest significant urban area to the subject site during its historical development is the Village of Sutton West.

In 1818 William Bouchier, who had emigrated to Canada to serve in the British navy, acquired the patent to the lands in Georgina Township that included the site of the village of Sutton – the broken lots number 1 and 2 in the 8<sup>th</sup> and 9<sup>th</sup> Concession and lot 1 in the 7<sup>th</sup> Concession, part of a 1200 acre grant that he received from the government. James O'Brien Bouchier, who also served in the British navy, acquired his brother's lands in 1821. He dammed the Black River about two miles inland from Lake Simcoe and established a saw and grist mill near the dam. This would form the nucleus for the Village, originally called 'Bouchier's Mills'. In 1832, a post office, and in 1840, a school were established in the village.



**Figure No. 4.4**  
*Bouchier's Mill in Sutton*  
[Source, Sutton Walking Tour Map].

In 1846, W. H. Smith described Bouchier's Mills, or Sutton Mills as:

*A small Village in the township of Georgina, about two miles from Lake Simcoe, and twenty-three miles from Holland Landing; contains about one hundred inhabitants. There are in the settlement, a grist and saw mill, tannery, store, tavern, one blacksmith and two shoemakers.*<sup>16</sup>

In 1846, James Bouchier began selling village lots. In 1853 a woolen mill was added to the mill complex; in 1858, St. James Anglican Church was completed and in 1866 the Presbyterian (United) church was constructed. With the opening of a railway from Toronto to Barrie in 1855, transportation access to Sutton was improved through shipping via Lake Simcoe to Bradford and then transshipment to the railway.

In 1861 the village of Sutton was described in the Census as:

<sup>16</sup> Smith, p. 18.

*Containing about 200 inhabitants settled about 30 years*

*3 Stores*

*2 Taverns*

*1 Church, St. James Episcopal*

*2 Blacksmiths*

*2 Wheelwrights*

*2 Tailors*

*1 School Div No. 1*

*Division Court ? here*

*Woollen manufacturing*

*Saw mill*

*Floor mill*

*Easy access to Lake Simcoe by Black River from Sutton for Schooners.*<sup>17</sup>

In 1864 the village name was changed to Sutton West, to distinguish it from Sutton in the Province of Quebec.

Railways arrived in Sutton in 1877, when Sutton became the Lake Simcoe Railway, a branch line of the railway from Stouffville, was constructed to the village and Jackson's Point and Sutton became a police village. In 1890, Sutton was incorporated as a separate municipality. By 1909, the Metropolitan Radial Railway was extended from Newmarket to Jackson's Point with a terminus in Sutton. Both of these rail services provided access to the Toronto area.

In 1930, service on the Radial Railway was terminated north of Richmond Hill. In the 1950s rail service was terminated to Sutton but Highway 48 was established connecting Sutton to Toronto.

During the 20<sup>th</sup> century, Sutton's role was largely as a service centre for both the rural area and the seasonal population associated with the recreational uses of Lake Simcoe. In 1951, the population of the village was 1,168 and has increased steadily since then. In the second decade of the 21<sup>st</sup> century, large subdivisions to the west and east of the former village are adding to the population of Sutton.

<sup>17</sup> 1861 Census of Agriculture, Enumeration Area No. 2, p. 2.

## 4.2 The Subject Property

<b>Table 4.1 HISTORICAL TIMELINES –</b> William Henry Farm House, 25103 Kennedy Rd, Georgina	
<b>Key Date</b>	<b>Historical Event</b>
1800	Township lots surveyed
1839	Grant of land (100 acres) by Crown to James Rose
1841 - 43	Sale of land (50 acres each) to George Hill & Harvey Huntley
1851 - 53	Sale of all 100 acres to Francis Anderson; Geo. Earl tenant – log house
1853	Sales of 100 acres from Anderson to William Henry (\$1,125)
1858 - 60	Estimated <b>construction of House</b> by William Henry – plank house
1865	Sale of 100 acres from Henry to Ellis Sheppard
1945	Sale of 100 acres from estate of Ellis Sheppard to David Davidson
1952	Sale of 100 acres from Davidson to Wilmer Workman
1967	Sale of 100 acres from Workman to Ken Marsden
1978	100 acre lot divided into 4 parcels
1983	Sale of 30.6 acres from Marsden to Linda Bennett
1988	Property designated under <i>Ontario Heritage Act</i> – By-law 88-04 (HO-1)
1989	Sale of 30. 6 acres from Bennett to Max Levine, then OK Ranch
2004	Sale of 30.6 acres from OK Ranch to Laszlo Parakovits et al

Walton's 1837 Directory shows the following tenants on Lot 16 (Crown land) – James Rose, Thomas Sherwood and John Willoughby. The Directory does not specify where on the Lot they were living, although the subsequent patent suggests Rose was on the subject property.

In 1839, the Crown conveyed the patent for the west 100 acres of Lot 16 to James Rose<sup>18</sup>. Since most other lands in the sixth concession were patented earlier, the subject lot was probably a Crown reserve until 1839. Little information could be found about Rose. He acquired the patent possibly after fulfilling settlement duties.

In 1841 and 1843, Rose split the 100 acre lot into two fifty acre parcels selling each parcel to George Hill and Harvey Huntley<sup>19</sup>. Hill sold his lot to William Bouchier of Sutton, who sold it back to Hill in 1846<sup>20</sup>.

<sup>18</sup> Land Records, York Region, North Gwillimbury Township, Lot 16, Concession 6, Patent.

<sup>19</sup> Ibid, Instrument Nos. 18332 and 21845.

<sup>20</sup> Ibid, Instrument Nos. 20818 and 32279.

Table 4.2 1851 – 1921 Census of Canada, North Gwillimbury Township – Pt West Half Lot 16, Con 6, by Household Head														
Year	Name	Profession	Age	Location		Land (Acres)		Houses						# Barns & Stables
				Con	Lot		Number	Material	Storeys	Rooms	Families	Vacant		
1851	Geo. D. Earl	Farmer	42	6	16	100	nc	log	nr	nc	1	nc	nc	
1861	William Henry	Farmer	34	6	16	100	nc	plank	2	nc	1	-	nc	
1871	Ellis Sheppard	Farmer	37	6	12 & 16	200 (o)	2	nc	nc	nc	nc	-	3	
1881	Ellis Sheppard	Farmer	47				nc	nc	nc	nc	nc	nc	nc	
1891	Ellis Sheppard	Farmer	55				1	wood	2	11	nc	-	nc	
1901	Ellis Sheppard	Farmer	67	6	16w	450 (o)	1 - 2	wood	nc	13	1	nc	10	
1911				nc	nc	nc	nc	nc	nc	nc	nc	nc	nc	
1921	Ellis Sheppard	Gentleman	87	nc	nc	nc	nc	wood	nc	6	nc	nc	nc	

Notes: nc- not collected  
(o) – owner  
(t) – tenant  
nr – not recorded  
\* - from the Assessment Roll



Bown's 1846 – 47 Directory lists George Hill and George Tomlinson Jr. as residents of Lot 16.; Hill on the west 100 acres (the subject property) and Tomlinson on the east 100 acres.

In 1851, George D. Earl, age 42, yeoman, lived on the west 100 acres of Lot 16 (the subject property) with his wife, Nancy, his seven children and two other children, in a log, one storey, one family dwelling<sup>21</sup>. Earl rented the 100 acres, of which 70 were cultivated and 30 were wild or wooded. Cultivated land consisted of half crops and half pasture, with the largest crop being oats at 25 acres. He had 5 bulls, oxen or steers, 5 milch cows, 4 calves, 8 horses, 54 sheep and 9 pigs<sup>22</sup>. This farm was a modest commercial operation.

By 1853 Francis Anderson acquired the west 100 acres<sup>23</sup> and then sold it to William Henry<sup>24</sup>.

On Tremaine's 1860 York County map (*Appendix C*) William Henry owned the west 100 acres of Lot 16 (the subject property) and there was a house roughly in the location of the existing house.

In 1861, William Henry, age 34, farmer, lived on Lot 16 with his wife, Catharine, three children and a labourer in a plank 2 storey, one family house<sup>25</sup>. Henry was farming 100 acres, of which 60 were under crops, 18 in pasture, 2 in orchards or gardens and 20 wild or wooded. Crops were 32 acres wheat, 12 peas, 7 oats, 1 ½ potatoes and 1 ½ turnips. He had 8 steers, 4 milch cows, 3 horses, 2 colts, 9 sheep and 10 pigs<sup>26</sup>. The farm value was \$5,000 for the property, \$300 for implements, \$300 for horses and \$670 for livestock. Henry's farm was a commercial operation. William Henry also served as Township Reeve<sup>27</sup>.

In 1865, William Henry sold the west half of Lot 16 to Ellis Sheppard<sup>28</sup>.

In 1871, Ellis Sheppard, age 37, farmed 200 acres in Lots 12 and 16, Concession 6. It is not clear from the Census on which of the two properties Sheppard was living; however the Census does specify that he was living with his wife, Elizabeth, five children and a farm labourer. On his lands, Sheppard had two houses and 3 barns or stables.

Ellis Sheppard, son of Richard Sheppard and Cloe (or Nancy) Willoughby, was born November 27, 1833 and died June 20, 1923, in North Gwillimbury. He is buried in the Queensville cemetery in East Gwillimbury. He married Elizabeth Loughlin on March 14, 1859 and had eight children – Phoebe, Edward, John, Eliza, Wellington, Hettie, Ellis and Arthur. He was a farmer, township assessor and, in 1880, a Justice of the Peace.

<sup>21</sup> 1851 Census of Canada (Nominal), North Gwillimbury Township, 23-24.

<sup>22</sup> 1851 Census of Canada (agriculture), North Gwillimbury Township, 53-55.

<sup>23</sup> Land Records, York Region, North Gwillimbury Township, Lot 16, Concession 6, Instrument No. 41923 and 42382.

<sup>24</sup> Ibid, Instrument No. 47344.

<sup>25</sup> 1861 Census of Canada (Nominal), North Gwillimbury Township, Enumeration Area 2, 2.

<sup>26</sup> 1861 Census of Canada (agriculture), North Gwillimbury Township, Enumeration Area 2, 82-83.

<sup>27</sup> Byers, 180.

<sup>28</sup> Land Records, York Region, North Gwillimbury Township, Lot 16, Concession 6, Instrument No. 2740.

The 1878 map (*Appendix C*) shows Sheppard owning three 100 acre parcels in the west half of Concession 6 – Lots 11, 12 and 16, although the map does not specify on which he resided. On the subject property, the map shows a house, roughly in the location of the existing house, a farm lane from Kennedy Road to the house and an orchard north of the house.

In 1881, Sheppard lived with his family in North Gwillimbury, although the Census does not specify where he was living and the type of housing in which he was living. The 1881 Census of Agriculture has not survived.

In 1891, Ellis Sheppard lived with his family in a wood, two storey, 11 room house in North Gwillimbury, although the Census does not specify his location of his residence. The 1891 Census of Agriculture has not survived.

In 1901, Ellis Sheppard lived with his family in a wood, 13 room house on Lot 16, Concession 6, North Gwillimbury. He was the Census enumerator for his area. Sheppard was a very successful farmer, owning 450 acres with two houses and ten barns or other outbuildings.

Ellis Sheppard could not be found in the 1911 Census.

In 1921, Ellis Sheppard, aged 87, together with his wife, Elizabeth, were living in North Gwillimbury in a wood, six room house. However, no information is provided in the Census about the location of his residence in the Township.

In 1923, Ellis Sheppard died and his lands were held within his estate until 1945. It is not known who resided on his lands from 1923 to 1945.

A 1929 topographic map (*Appendix C*) shows a house and a barn on the north-east corner of Kennedy and Old Homestead Roads.

In 1945, the west half of Lot 16 was sold to David J. Davidson<sup>29</sup> who owned the farm for seven years until he sold it to Wilmer Allen Workman<sup>30</sup>. Workman (June 25, 1914 – March 13, 1988) had moved from Trafalgar Township, Halton County, to the subject property.

A 1952 oblique aerial photograph of the farmstead (*Appendix I*) shows it during the Workman tenure. The William Henry Farm House is shown clad in insulbrick, with a chimney at either end of the gable peak of the roof and a one storey porch sheltering the front entrance. Other photos from the 1950s show that windows were two glazing units over two with the current pedimented casings and that there was a one storey gable roofed woodshed attached to the rear of the House. These photos also show a gable roofed barn, clad in vertical board siding resting on a stone rubble foundation, the driveshed and chicken house.

A 1959t aerial photograph, (*Appendix D*), shows the farmstead much as it appeared in 1952, although a small gable roofed tail wing to the House appears in the aerial view. The west 30

<sup>29</sup> Ibid, Instrument No. 16432.

<sup>30</sup> Ibid, Instrument No. 22147.



**Figure No. 4.5**  
*Wilmer Allen Workman & family*  
 [Source, Workman website].

acres of the farm, the subject property, was fully cultivated. Trees were limited to the road frontages, in the centre of the farm lane and a few north and west of the House.

In 1967 Wilmer Allen Workman sold the west half of Lot 16 to Kenneth Marsden<sup>31</sup>. A 1970 aerial photograph (*Appendix D*) shows the property during the Marsden's tenure. Except for two new sheds west of the barn, the property in 1970 was unchanged from 1959.

Sometime prior to 1976, the Marsdens renovated the House, the results of which are shown in 1976 in *Appendix I*. These renovations are referred to as the 1976 renovations in this report.

In 1978, Ken Marsden registered a plan (*Appendix A*)<sup>32</sup> splitting the west 100 acres into four parts, two of which were road widenings. The subject property is Part 1 on the plan. In 1983, the Marsdens conveyed the subject property to Linda Bennett<sup>33</sup>.

In 1988, the property was designated by the Town under the *Ontario Heritage Act*<sup>34</sup> and in 1989 Linda Bennett sold the property to Max Levine and a numbered company<sup>35</sup>. In 1994 the property was sold to OK Ranch Ltd<sup>36</sup> which in 2004 sold it to Laszlo Parakovits et al<sup>37</sup>.

A 2016 aerial photograph (*Appendix D*) shows little change since the 1970 aerial view except for the addition of a large gable roofed shed south-east of the farmstead and the extension of the farm lane around the barn.

As of September and October 2016 site visits, the House was vacant, but the farmland continued to be cultivated.

<sup>31</sup> Ibid, Instrument No. not legible.

<sup>32</sup> Ibid, Reference Plan 65R-2533.

<sup>33</sup> Ibid, Instrument No. 327898.

<sup>34</sup> Ibid, Instrument No. 467872.

<sup>35</sup> Ibid, Instrument No. 512391.

<sup>36</sup> Ibid, Instrument No. 647070.

<sup>37</sup> Ibid, Instrument No. YR 539901.

## 5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS

In September and October 2016, on-site surveys were conducted to examine and photograph all built and landscape resources on the subject property.

The resources of this property are documented in photographs and sketch plans in:

- *Appendix E* –House Exterior Photographs;
- *Appendix F* - House Floor Plan Sketches;
- *Appendix G* –House Interior Photographs;
- *Appendix H* - Landscape and Outbuilding Photographs.

The House was dimensioned on-site. The imperial measurements were used as they are contemporary to the construction of the House. The six foot measuring stick in the photographs is scaled in one foot intervals.

### 5.1. William Henry Farm House Exterior

*Dating the House* –1858 - 1860. The construction date for the House was evident based on visual and documentary information. The House, which is of plank construction, is first identified in the 1861 Census; prior to that there was a log house on the property.

However, information on the designer and builder of the House could not be found.

The earliest photograph of the House dates from the 1952 (*Appendix I*) when the House was clad in insulbrick, there were two chimneys at the gable ends of the roof peak and there was a front porch sheltering the front entrance.

*Figure 5.1*  
*William Henry*  
*Farm House*  
*West and South*  
*Elevations.*



**Overview** - The House, which faces west, is setback slightly on a rise above the grade of Kennedy Road 198.92 metres (652.5 feet) from the west property line.

The House (Figure 5.1) is a single detached, two storey, wood structure constructed of vertical, 3 inch planks. Rempel has described and illustrated (Figures 5.2 to 5.4) its construction:

*The William Henry house ... is ...about 22 by 35 feet in size, and is a plank house ... No frame is present since all planks in the exterior walls are load-bearing. The only horizontal members are sills and plates together with interior beams supporting the floor joists. These beams run transversely ...three in the first floor and two in the second. All heavy timbers were hewn, all other stock is cut on an 'up-and-down' muley or gangsaw. The horizontal timbers number only thirteen in all; four sills, four plates, and five interior beams. The sills are 12 inches square, the plates 7 by 9 inches. The intermediate floor beams in the first floor measure, from left to right, 12 by 12, 7 by 9 and 8½ by 10 inches respectively; the two in the second floor are each 6 by 8 inches. All other structural members are cut from 3 inch stock; the planks varying in width from 10 to 20 inches; joists are 3 by 8 inches; rafters 3 by 5 inches; and all interior studs 3 by 4 inches. Still smaller members may vary in dimension up to half an inch; heavier ones up to 1 inch. The spacing of the secondary members averages 24 inches. In the second floor the centre joist is omitted since it would enter the wall in the middle of the chimney; consequently, there occurs here one space of 48 inches. The flooring is 1 ¼ inch tongue and groove.*

*The house is furnished with only a half-basement; a crawl space was left under the remaining area. The joists and beams over this area are cedar, ...this wood is less susceptible to the dampness ... Cedar was all the more necessary since no provision was made for ventilation.*

*The most unique feature of the Henry house is, of course, the total absence of a 'frame' so that the method of erecting it .. is something of a puzzle. ...*

*First , in order to align the planks at top and bottom, a tenon was cut at each end. This tenon was offset towards the inside face. It was half the thickness of the plank and 1 inch long. A corresponding mortise was cut into the sill and plate. This was set back far enough to bring the face of the plank even with the face of the timbers. No nails were used ... To align the planks with each other lengthwise, two pins were inserted over the length, each about half was between each floor height. Theses pins were of oak, about 1 inch square and 4 inches long. Their main purpose, however, was to act as shear pins. ...*

*Except for the sill and plates, the only place where a mortise and tenon joint was used was in the lintels over the [window and door] openings.<sup>38</sup>*

<sup>38</sup> Rempel, 182 – 185.



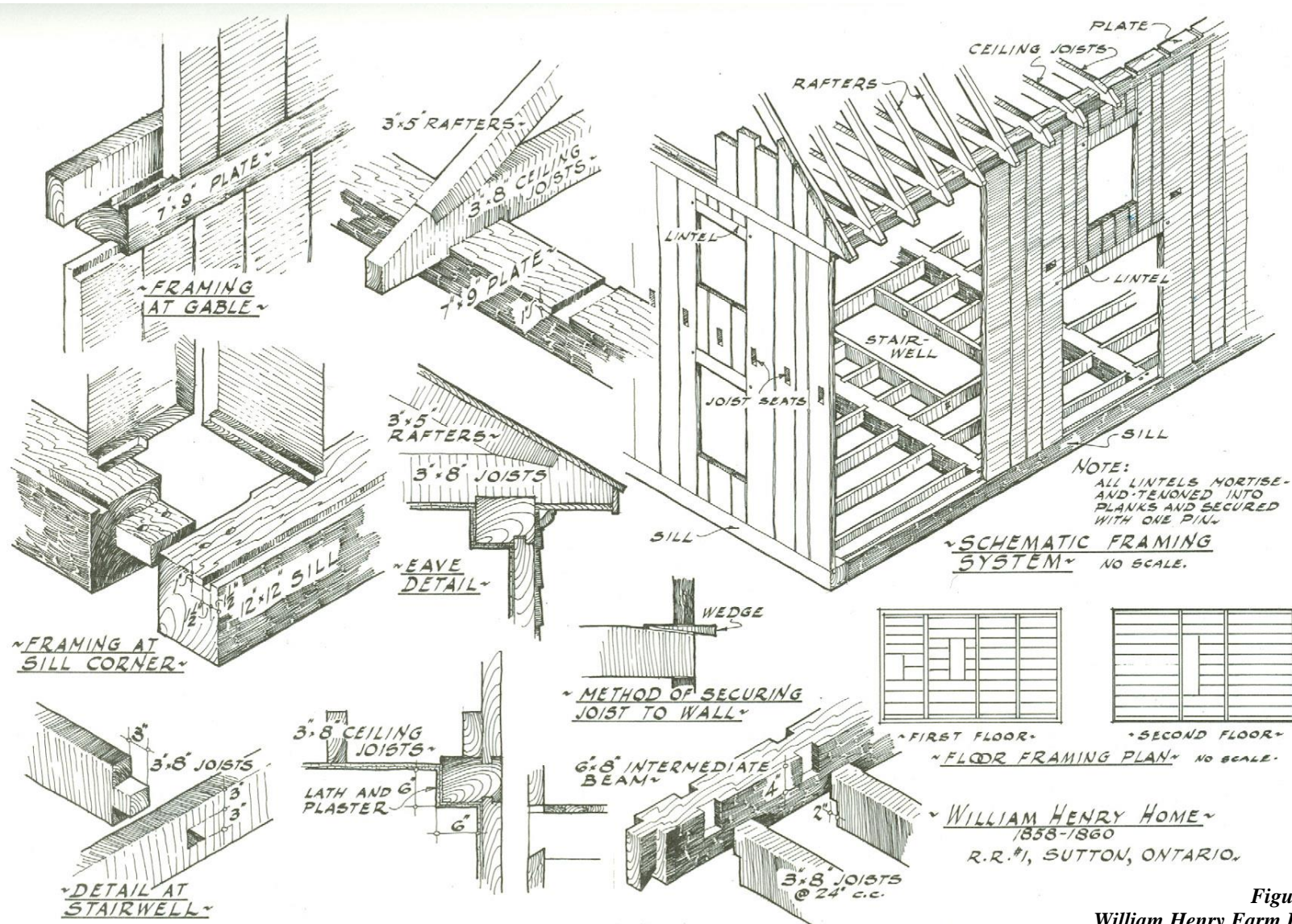
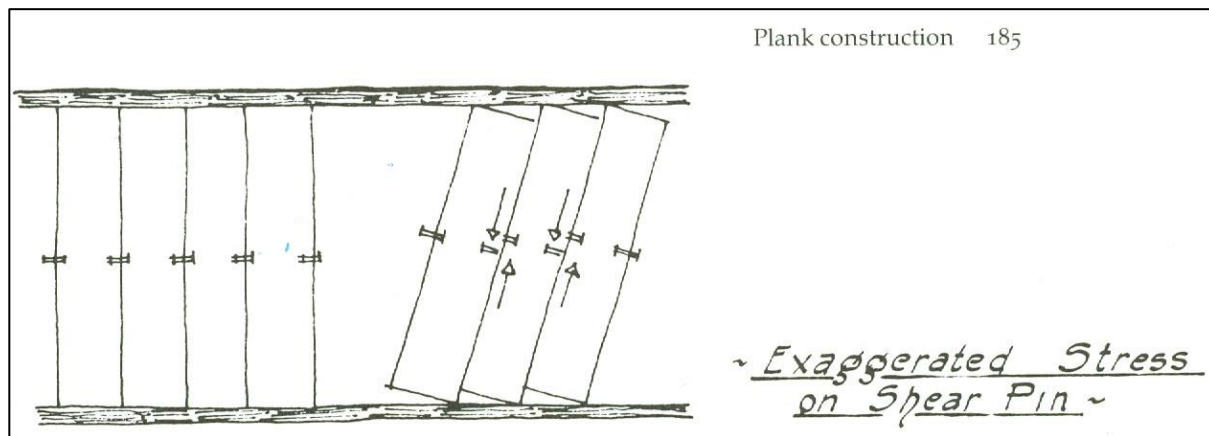
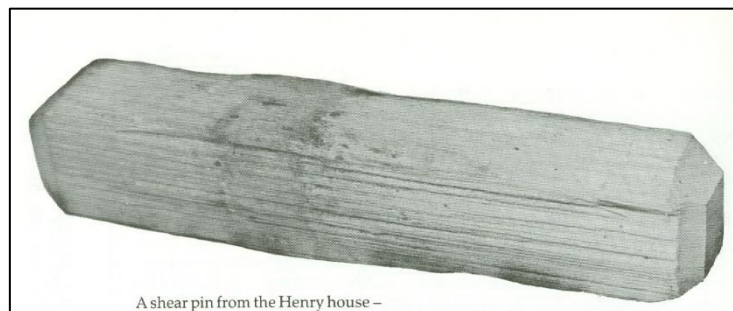


Figure 5.2  
William Henry Farm House  
Construction Details  
[Source: Rempel, 183.].



**Figures 5.3 and 5.4**  
**William Henry Farm House**  
 Plank Construction and Shear Pins  
 [Source: Rempel, 184 & 185].



The plan of the House is rectangular with a one storey wing on the south side. The wing was added in the 1976 renovations. The House is clad in wide wood planks forming a clapboard siding. The existing cladding is part of the 1976 renovations. Prior to that, it was clad in insulbrick (*Appendix I* and discussions with Nina Marsden).

The House rests on a random coursed stone rubble foundation with a concrete paring on the exterior above grade.

The House is capped by a medium pitched, asphalt shingle clad, gable roof that projects beyond the walls of the structure. The gable ends face the side elevation of the structure. The broad, unadorned soffits are clad in wood boards below which there is a plan frieze and a simple wood moulding between the soffit and the frieze. There a returned eaves at the gable ends. There is one red brick chimney stack projecting above the peak of the roof at the north end. A second chimney stack existed at the south gable end (*Appendix I*) but has since been removed.

The typical window opening is rectangular with a flat head, wood lug sills, moulded casings and six over six wooden sashes. The head casing is slightly pointed. The typical window opening has faux metal shutters that do not match the size of the opening.

In the 1970s, a one storey, gable roofed wing was added to the south side of the House. This wing has returned eaves similar to the main House.

**West Elevation** – This is the principal or front elevation of the House. The main section of the House is a three bay façade, consisting of a centre door flanked by typical windows on the ground floor and, on the upper floor, three, slightly smaller typical windows symmetrically arranged above the ground floor openings.

The centre door opening contains a solid wood, six paneled door; the style of paneling often referred to as ‘cross and bible’. The door is flanked by side lights containing three glazing units above wood box paneling and is surmounted by a flat transom containing four plain glazing units. The centre door opening has a simple moulded casing of which the header is pointed in a manner similar to the windows.

There is no evidence of a veranda or porch on this elevation although the 1952 photograph (*Appendix I*) shows a one storey, gable roofed porch with simple posts protecting the front entrance. The 1952 photograph has insufficient detail to determine whether there was an earlier porch or veranda on the House.

The west elevation of the one storey side wing has one large, atypical window opening, containing of a large, fixed glazing unit flanking by two narrow, double hung glazing units. This window casing is similar to the typical window although it lacks the pointed header.

**North Elevation** – This elevation consists of one ground floor typical window location towards the east side of the building and two smaller typical windows symmetrically arranged on the upper floor.

**East Elevation** – This elevation contains a centrally placed door opening and a small, atypical window south of the door. The door opening contains a modern, paneling door constructed of synthetic materials with an upper glazing unit. The casing of the door opening is not typical of other openings, being plain boards. The window opening contains modern one over one sash and a plain wood casing, although the header is pointed similar to the typical window.

There is no evidence on this elevation that there was an attached tail wing, although such evidence, if it existed, would have been obliterated by the 1970s siding.

**South Elevation** – For the main structure, this elevation consists of a ground floor door opening placed towards to the west side of the building and two smaller typical windows symmetrically arranged on the upper floor. The door opening contains a modern, paneled door constructed of synthetic materials with an upper glazing unit and a plain board casing, although the header is pointed in a similar fashion to the window openings.

This south elevation of the one storey side wing contains a single window opening with modern one over one sash and plain board casings with a pointed header and faux shutters.

Over the years, the House has experienced some alterations including:

- the replacement of the siding with modern wood siding; the siding prior to the insulbrick cladding (1952) could not be determined;



- either the loss or the relocation of the small tail wing (shown in the 1959 aerial photograph)
- loss of the front one storey porch; any porch or veranda prior to 1952 could not be determined;
- the addition of the one storey south side wing;
- loss of one of the chimneys; and
- change in roof cladding from wood (probably) to asphalt shingles.

The architectural style of this house is a vernacular variation of ‘Georgian’ (1784 - 1860):

*While Georgian refers to the sovereign rule of the Georges, in architectural terms Georgian generally refers to the continuation of the English Renaissance and Palladian Classicism as practiced in both England and the colonies during the eighteenth century. Buildings in the Georgian style are characterized by uncluttered designs based on an adherence to conventional rules of symmetry and proportion. House facades are formally arranged with an equal balance of parts (doors and windows) on either side of a central motif (the frontispiece or entrance) and accentuated with a select distribution of Classical embellishments, including roof and window cornices, moulded surrounds and small entrance portico.*

*In Ontario the Georgian style was brought to the Province of Upper Canada late in the Georgian period by the English and by the United Empire Loyalists ... The style was so popular, in fact, the mid-nineteenth century houses possessing strong eighteenth century Georgina traits are often labelled Late Georgian, or Georgian Survival.<sup>39</sup>*

Another source on Ontario architectural styles summarizes the Georgian style in the following table. Given that the William Henry House is a vernacular and late version of this style, there are some variations, including bays limited to 3 and the window sash consisting of fewer and larger panes – 6-over-6.

<b>Form:</b>	<i>Rectangular and symmetrical</i>
<b>Storeys:</b>	<i>2 to 3</i>
<b>Façade:</b>	<i>In bays; usually 5-bay fronts; brick, stone, clapboard</i>
<b>Roof:</b>	<i>Hip or end gable roof with matching chimneys</i>
<b>Windows:</b>	<i>Small-paned, sash usually 12-over-12</i>
<b>Entrance:</b>	<i>Centred, single door usually plan, may have shallow transom and side lights<sup>40</sup></i>

<sup>39</sup> Blumenson, 5.

<sup>40</sup> HPI Nomination Team, 3.

## 5.2 William Henry Farm House Interior

Although much of the interior is in the process of being renovated, room partitions and enough decorative wood elements remain to inform the original layout and interior design of the House.

**Ground Floor** - Originally this floor consisted of a centre hall probably flanked by one or two rooms to the north and one or two to the south plus a small tail wing (demolished or moved elsewhere). The centre Hall remains largely intact except for the south wall at the east end and the enlarged door opening to Room 2. The prominent, and likely original, features of the Hall are the staircase including risers, treads, newel post, balusters and handrail; the main entrance, with its side lights, transom and paneled door; the baseboards and some door casings at the east end. Room 1, which stretches the width of the House, contains some original wood detailing – pine floors, some original baseboards, the fireplace mantel and door and window casings that match exterior window casings. Other features in Room 1 were added, probably in 1976, and include window sash (designed appropriate to the period when the House was constructed), chair rail, wainscoting and plaster surfaces. Room 2 has been modified similar to Room 1, with additional changes that include replacing the window opening on the south wall with a door and the enlarging the door opening into the Hall. Room 3, which is accessed through a former window opening, was created in 1976. The Laundry, Water Closet, Hall 2 and the closet were created by repartitioning what used to be one room with most detailing dating to 1976.

**Upper Floor** - The original upper floor configuration consisted of a centre hall flanked by two rooms to the north and two to the south. Similar to the ground floor, the upper floor Hall remains largely intact except for the removal of door openings to rooms at the east end of the Hall. Original Hall features include the staircase balustrade, flooring, baseboards and door and window casings which are plain with a beaded edge. The chair rail, window sash and plaster surfaces are later alterations. Room 4 retains its original woodwork, except for the window sash. Room 6 is a repartitioning of an earlier room to create washroom facilities for Room 6. Room 5 also retains original wood work, including flooring, baseboards and window and door casings. However the east wall of Room 5, including the built-in closet is a modern creation. Room 7 has been created out of part of an earlier room in this location.

**Attic** - The attic could not be accessed.

**Basement** - The basement, which exists under only part of the House, consists of one room accessed by a steep set of stairs located under the ground floor centre hall staircase. The random coursed stone rubble foundation is visible on all walls of this Room. The floor of the basement, originally dirt, now has a thin, poured concrete surface. The north wall contains a modern foundation for the one fireplace in the House. It could not be determined whether the House originally had fireplaces. On the south basement wall, two upper sections have been punched out to access to the crawl space under the rest of the House. There was no evidence any exterior staircase to the basement.

#### 5.4 William Henry Farm - Barn and other Outbuildings:

The bank barn (*Appendix H* – photo nos. 15 – 17)) is a three bay, heavy timber structure resting on a random coursed stone rubble foundation. The bays refer to the interior upper floor divisions between the heavy timber bents. The roof is gable. The structure measures approximately 38 feet on the gable ends and 72 feet on the east and west sides. The cladding, which was once vertical wood boards (*Appendix I*), is now metal siding; the wood boards having been removed. Similarly, the roof cladding has changed probably from wood shingles to metal cladding. The earthen bank on the centre of east side of the barn allows access for machinery and the movement of grain, hay and straw through a sliding door into the upper floor. The lower floor could not be examined but probably contained stanchions and pens for animals kept at that level. It is estimated that the barn was constructed in the third quarter of the nineteenth century based on the materials used in its construction and the style of the structure<sup>41</sup>.

Immediately north-west of the bank barn, there is a one and a half storey shed (*Appendix H* – 13) measuring approximately 63 feet on the north elevation by 51 feet on the west elevation. This gable roofed structure is clad in plywood with wood battens between the plywood sheets; the roof is metal clad. This structure was constructed sometime between 1959 and 1970 based on the aerial photographs.

South-east of the bank barn, there is a large one storey metal clad, gable roofed shed (*Appendix H* – 14) measuring 160 feet on the west elevation and 112 feet on the north elevation. It was constructed between 1970 and 1978 based on aerial photographs.

To the rear or east of the House, there is a small, gable roofed, frame shed (*Appendix H* – 11) clad in horizontal ship-lap siding; the roof is clad in asphalt shingles. This structure measures approximately 15.5 feet on the east elevation and 13.3 feet on the south elevation. This structure is probably the relocated tail wing shown in the 1950s photographs (*Appendix I*) and the 1959 aerial photographs based on the shape, cladding and openings on the existing west elevation of the structure. Those openings correspond with the door and window openings shown on the south elevation of the wood shed in the 1950s photographs. It is in an advanced state of deterioration with the north-west corner collapsing and the roof cladding failing.

There is a gable roofed, metal clad, frame driveshed (*Appendix H* – 10) north-east of the barn measuring 46 feet on the south elevation and 25.6 feet on the west elevation. The south elevation has both sliding metal clad doors and a wood roll-up garage door. The date of construction of this structure could not be estimated, although it was in existence in 1959.

<sup>41</sup> Enals.

### 5.3 William Henry Farm Landscape Resources:



**Figure 5.5**  
**Landscape Elements in 2016 of the William Henry property [Source: York Maps]**

There are four distinct landscape elements to the William Henry Farm property that constitutes the subject property:

- the Front Yard, including the farm lane;
- the Farmstead, including the House, the barn and other outbuildings;
- the North Side Yard; and
- the South Side Yard.

The landscape elements are illustrated in Figure 5.5 and photographs in *Appendix H*.

**Front Yard** - The large Front Yard consists of cultivated fields, a centrally located farm lane with a mixtures of young and old maple trees on either side of part of the lane and isolated trees and shrubs along the road frontage. Historic aerial photographs (*Appendix D*) show that, for the last sixty years, the front yard condition has not changed. Also the farm lane appeared in roughly the same location in 1878 and 1927 (*Appendix C*). The limited vegetation in the front yards together with few trees in front of the House on the farmstead enables a view of the House from Kennedy Road. (Figure 5.6).

**Figure 5.6**  
**William Henry**  
**Farm House**  
View from Kennedy  
Road at the farm  
lane



**The Farmstead** - This area includes the House, the barn, various sheds, the laneway around the buildings and trees and shrubs north and east of the House, west of the House and east of the barn. Historic aerial photographs (*Appendix D*) show that, since 1959, a large shed has been added to the south side of the farmstead, the shed northwest of the barn has been enlarged and the farm lane has been extended around the barn. In 1959, trees and shrubs around the House were limited to a few isolated tree and shrubs northwest of the House. There is no evidence of a ‘designed’ landscape around the House.

**North Side Yard** – This area, immediately north of the farmstead extending from Kennedy Road to the rear boundary, is entirely cultivated except for the trees and shrubs lining the fence rows on the north boundary and along the road frontage. This condition has not changed since 1959.

**South Side Yard** – This area, immediately south of the farmstead extending from Kennedy Road to the rear boundary, is entirely cultivated except for the trees and shrubs lining the road frontages. This condition has not changed since 1959.

## **6.0 HERITAGE EVALUATION OF THE RESOURCES**

### **6.1 Introduction**

Although the property is designated by by-law under the *Ontario Heritage Act* (**Appendix M**), the by-law predates major changes to the *Act* made in 2005 and therefore lacks the rigour of a post 2005 designation by-law. For example, the by-law does not list the property's heritage attributes except for the size of the house and its construction. Further, there is no evidence in the by-law that consideration was given to the landscape or other buildings on the property. Therefore the cultural heritage values of the property should be fully evaluated to properly assess potential heritage impacts from the proposed addition.

Criteria for determining cultural heritage value or interest of a property are specified in Ontario Regulation 9/06 made under the *Act* (**Appendix K**). The criteria assist municipalities in evaluating properties for designation. They are grouped into three categories – design or physical value, historical or associative value and contextual value. A property must meet only one of the criteria to warrant designation. Since Georgina Council has not adopted any additional criteria, the provincial criteria were used in this evaluation.

The criteria are insufficient to determine the merits of heritage resource conservation. Other factors that should be considered include resource condition – the extent of deterioration in the attributes and fabric of a resource – and heritage integrity – the extent to which heritage attributes (character defining features) remain in place.

### **6.2 Application of Provincial Criteria**

In this report, the application of provincial criteria, in addition to consideration of condition and heritage integrity, are based on a thorough examination of the subject property. They have been applied to the House, barn, outbuildings and landscape. Table 6.1 summarizes the evaluation. The following discussion deals only instances only where the heritage resource meets the criteria.

#### **6.2.1 William Henry Farm House**

##### *Design or Physical Value:*

- i. Example of a style, type, expression, material or construction

The William Henry Farm House, excluding the one storey south wing, is a representative, although late, example of a vernacular interpretation of the Georgian architectural style. It is a rare example the vertical plank construction in a two storey house.

**Table 6.1 Application of Heritage Criteria to the Resources of the William Henry Property, 25103 Kennedy Road, Georgian**

Criteria	Resource			
	William Henry Farm House	Barn	Other Out-buildings	Landscape
<b>Design or Physical Value</b>				
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	No	No	No
ii. Displays a high degree of craftsmanship or artistic merit.	No	No	No	No
iii. Demonstrates a high technical or scientific achievement	Yes	No	No	No
<b>Historical or Associative Value</b>				
i. Has direct association with a theme, event, belief, person, activity, organization or institution of community significance	Yes	No	No	Farm lane only
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	No	No	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community	No	No	No	No
<b>Contextual Value</b>				
i. Is important in defining, maintaining, or supporting the area character.	Yes	*	*	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	Yes	*	*	Yes
iii. Is a landmark	*	No	No	No
<b>Condition / Heritage Integrity</b>				
3 i. Significant condition problems -	Minor - repairable	No	One has problems	N/A
i. Integrity – retains much of its original built heritage character -	Yes – Moderate (exterior)	No	No	N/A

N/A – Not Applicable; \* - Marginal

iii. Technical or Scientific Achievement

The builder, in constructing a vertical plank, two storey house, has demonstrated a high technical achievement, as discussed by Rempel.

*Historical or Associative Value:*

i. *The House is associated with several people of community significance.*

The House was built in 1858 for William Henry, who, in addition to being a successful commercial farm operator, also served his community as Township Reeve. The next owner of the property, Ellis Sheppard, was a very successful

farm operator who served his community as Township Assessor and Justice of the Peace.

### *Contextual Value*

- i. Importance in defining, maintaining or supporting the area character

*The House is important in defining, maintaining or supporting the character of the area.*

The William Henry Farm House is quite visible from the Kennedy Road and is important in maintaining the rural character of the area.

- ii. Physically, functionally, visually or historically linked to its surroundings

*The House is physically, functionally, visually and historically linked to its surroundings.*

The William Henry Farm House shows important linkage characteristics to its surroundings. It has existed on this site since 1858 and appears to have been only the second residence constructed on the property, the first being a log cabin. It is visually, part of the rural character of the area. As a farm house, it is functionally part of the agricultural use of the property.

- iii. Landmark

*The House has marginal value as a landmark.*

Although the House does not terminate a view or vista nor does it serve as a reference point in the landscape, it has a visual presence on this part of Kennedy Road. For this reason it is evaluated as having marginal landmark value.

### *Condition / Heritage Integrity*

- i. Condition

Overall, the William Henry Farm House is in reasonably good condition despite it being vacant, with maintenance of the exterior of the structure having been deferred for years. The walls appear to be plumb, exhibiting no bowing or settling. The roof is intact and shows no signs of bowing or water leakage. The foundation appears generally sound, although the failure of parging on parts of the exterior of the rubble stone foundation suggest there may be hidden issues with the pointing and grouting of the foundation. The basement is dry. While there are some condition issues with the House that are repairable, they do not detract from the conclusion that the House should be conserved.



These condition issues, which are illustrated in *Appendix J* include:

- *Front entrance*: Rot at the base of the all wood features of the entrance; a front door that is off its hinges; a concrete threshold that compounds water damage because it does not properly slope away from the entrance; failure of caulking / weather stripping around the casing of the front entrance, especially in the upper left hand corner.
- *Failure of painted or stained finishes*: The exterior of the building has not had its painted or stained surfaces maintained properly over the years. As a result raw or partially painted/stained wood is being exposed to the weather causing a breakdown of some of the wood surfaces and rot.
- *Rot in window sills*: As a result of the lack of maintenance, a number of window sills require either substantial repair or replacement.
- *Eave deterioration*: In a number of locations on the building there is rot in the wood elements of the fascia and soffits – west elevation soffit, in the returned eaves particularly in the north-east corner and on the west and east elevations of the one storey addition.
- *Rot in the base of the clapboard siding*: The bottom board of the siding has deteriorated where it meets the thin water board above the foundation. Water penetration is also causing some deterioration in the water board. Deterioration is evident on the west, east and south elevations.
- *Holes in the clapboard siding*: There are several holes in the clapboard siding on both the House and the south addition.
- *Failure of foundation parging*: There is failure of some of the cement parging applied to the exterior surface of the stone foundation on the west and north elevations. It is not clear whether there are underlying pointing and grouting issues with the exterior portion of the stone foundation. The foundation, when viewed in the basement, did not reveal any interior pointing or grouting issues.

## ii. Heritage Integrity

The William Henry Farm House has a moderate level of heritage integrity on the exterior and a high level on the central Hall of the interior.

### a. Exterior

Based on the evidence, the basic form, massing, roof shape and most of the fenestration of the original House, excluding the tail wing, appears intact from the date of construction. The following alterations are noted:

- *Loss of original siding*: The existing clapboard is not original. Prior to installation of this siding in 1976, the House was clad in insulbrick. It is not known whether the insulbrick was applied over an earlier siding

or directly on to the vertical planks. Regardless, clapboard siding over the planks is an appropriate for a House built in the 1850s. However, it is unlikely that on the corners of the House, the boards would have butted into each other; rather it is more likely that there were narrow vertical corner boards as shown in Figure 6.1.

**Figure 6.1**  
**Corner Detail of the**  
**Tedder / Barons Farm House**  
 10671 Huntington Road,  
 Vaughan  
 Constructed circa 1865



- *Loss of front porch:* In 1952, a one storey porch sheltered the front entrance (**Appendix I**). The porch, which may not be original to the House, is gone. There is no evidence of an earlier porch or veranda.
- *Loss of original window sash:* All 2 over 2 sash (**Appendix I**) have been replaced, although the 6 over 6 configuration is appropriate to the period when the House was constructed.
- *Loss of original chimneys.* Both chimneys, shown in 1952 (**Appendix I**), have been removed with the north one replaced by a wider stack.
- *Addition of side wing:* The one storey south wing dates from the c1976 renovations. Although its design matches the original House, houses of its era would not have had such a side wing.
- *Alteration of south, ground floor windows:* These windows have been converted to either a door or an opening accessing the side wing.
- *Potential loss of a north ground floor window opening:* Rempel's drawing of the House construction (Figure 5.2) shows a north ground floor window opening. Given the symmetry of the House, such a window opening probably existed. It has been removed.
- *Addition of window, east elevation:* A window opening has been added on the east elevation for the ground floor water closet.
- *Loss of the tail wing/wood shed:* The 1950s photographs show a wood shed attached to the rear of the House (**Appendix I**); the tail wing/wood shed was removed in 1966.

b. Interior

The original room configuration of the House can still be read. However much original wood detailing has been replaced with modern detailing. However the Hall on both the ground and upper floors (baseboards, flooring, staircase and door and window casings) and Room 1 (door and window casings, fireplace mantel and flooring) have retained much of the original wood detail. Pine flooring remains throughout the rest of the House, although in a few rooms it is covered with modern materials.

### **6.2.2 William Henry Farm – Barn and other Outbuildings**

Bank Barn:

This late nineteenth century barn has a low level of heritage integrity due to the loss of all original cladding and alterations to the stone foundation. It is a relatively common type of barn and this structure is not a good representation of its type because of the alterations. For these reasons, this structure does not warrant heritage conservation

Shed north-west of Bank Barn:

This is a relatively modern utilitarian structure that does not have sufficient cultural heritage value to warrant conservation.

Drive Shed north-east of Bank Barn

This drive shed, which is an older structure predating the 1952 aerial photograph, lacks sufficient cultural heritage value to warrant heritage conservation due to the extensive alterations including recladding in metal siding.

Large shed south-east of Bank Barn

This steel framed, metal clad structure, dating from the 1970s, does not have sufficient cultural heritage value to warrant heritage conservation.

Small shed east of the House

This frame and wood ship-lap clad structure could be the tail wing to the House that appears in the 1959 aerial photograph. However, due to the extensive deterioration, it does not warrant heritage conservation.

Summary – The barn and outbuildings on the subject property do not warrant heritage conservation. The farm buildings, except for the House, have marginal contextual value as reminders of the original rural character of the area.

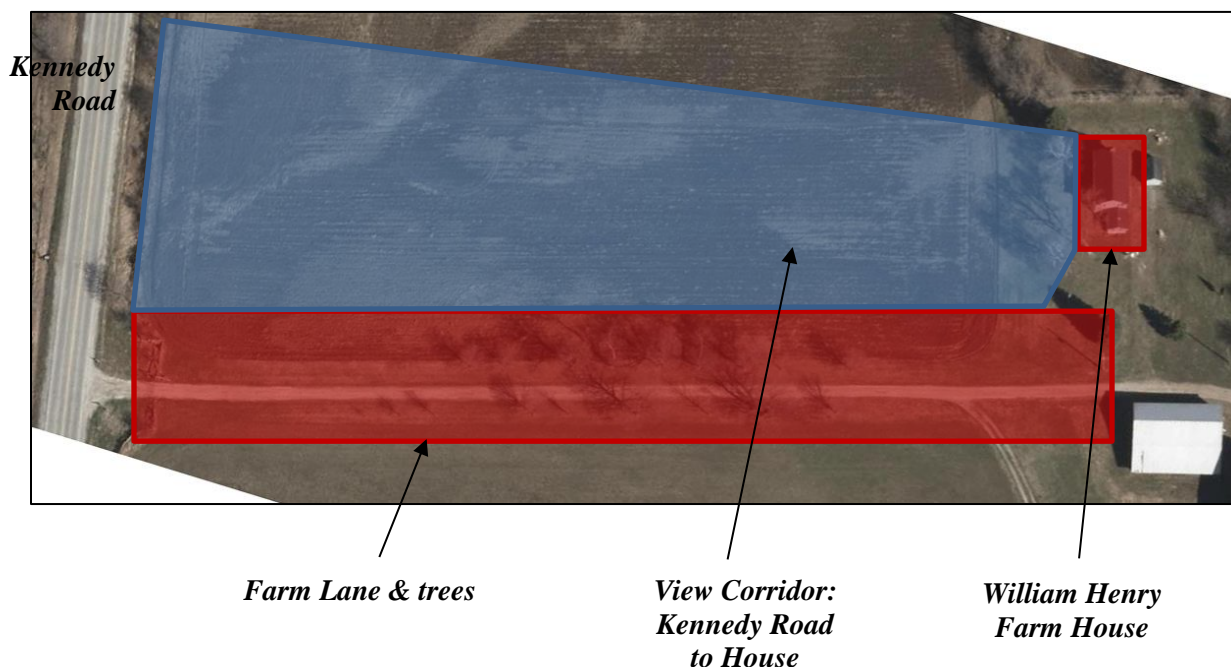
### 6.2.3 William Henry Farm Landscape

Except for the farm lane and the view of the House afforded from Kennedy Road, no landscape feature on either the farmstead or the rest of the William Henry Farm has sufficient cultural heritage value taking into consideration design and historical association to warrant heritage conservation. The orchard, which once existed north of the Farm House on the 1878 map no longer exists. The farm fields, as all farm fields in the area, have marginal contextual value as reminders of the original rural character of the area. They have no intrinsic cultural heritage value on their own that warrants heritage conservation. However, the open character of the farm fields between the House and Kennedy Road, has provided opportunities over the years, to view the House from the Road.

In addition, the farm lane, from Kennedy Road to the House and barn, has direct historical association with the development of the area for farming purposes as it appears on the 1878 map in roughly its existing location. Trees have lined a portion of the farm lane since at least 1959, if not much earlier.

In summary, House, the farm lane, the trees lining a portion of the farm lane and the view of the House from Kennedy Road as shown in part in Figure 5.5 and in Figure 6.2 below, form a Cultural Heritage Landscape worthy of conservation under the *Ontario Heritage Act*.

**Figure 6.2**  
**William Henry Farm Cultural Heritage Landscape Elements**



### **6.3 Overall Evaluation Summary**

It was determined through the application of Provincial criteria, consideration of heritage integrity, building condition that the William Henry Farm House, together with its tree lined farm lane and view corridor from Kennedy Road warrants conservation under the *Ontario Heritage Act*.

### **6.4 Statement of Cultural Heritage Values and Heritage Attributes**

#### *Description*

The property at 25103 Kennedy Road warrants conservation under the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, association and contextual values. Located on the north-east corner of Kennedy and Old Homestead Roads, the William Henry Farm House (1858) is a 2 storey house form building. It is part of a cultural heritage landscape that includes the House, the farm lane, the trees lining a portion of the farm lane and a view corridor focused on the House as viewed from Kennedy Road. The one storey south wing of the House is not included in this Statement of Cultural Heritage Values and is not a heritage attribute.

#### *Statement of Cultural Heritage Value*

The William Henry Farm House is a moderately well preserved, representative vernacular example of a ‘Georgian’ style house form building in the rural area of the former Township of North Gwillimbury. It is a rare example of a two storey house constructed of vertical planks. It was constructed for the farmer and municipal politician, William Henry. The House was later the residence of Ellis Sheppard, a prominent and successful area farmer who also served the municipality as assessor and Justice of the Peace. In its original location facing west onto Kennedy Road, the House retains much of its original architectural character. The House, together with its farm lane and its view from Kennedy Road, contributes to the rural character of the immediate area. William Henry and family lived in the House until 1865 when he sold the property to Ellis Sheppard whose family held the property until 1945. It was then sold to David Davidson until 1952 when it was sold to Allen Workman who sold it fifteen years later to Kenneth and Nina Marsden.

#### *Heritage Attributes*

The heritage attributes of the property at 25103 Kennedy Road are:

- The 2–storey house form building:
  - The scale, form, height and massing
  - The vertical plank construction
  - The wide clapboard wood siding

- The front entrance with its paneled wood door, sidelights above box paneling, flat transom, wood casing with a pedimented header
- The symmetrical arrangement of window openings on the ground and upper floors of the front and side elevations containing six one over one window sashes and wood casing with pedimented headers
- The gable roof with its projecting eaves, soffits and fascia
- The one red brick chimney
- The interior centre hall, on both the ground and upper floors, with its staircase, railing, newel post, spindles, door casings, baseboards and pine flooring
- The fireplace mantel, pine flooring and door and window casings in the room north of the centre hall
- The placement of the house form building on the lot
- The farm lane extending from Kennedy Road to the House, together with the trees lining the centre portion of the lane
- The unobstructed view of the House from Kennedy Road

## **6.5 Cultural Heritage Values of Adjacent/Nearby Heritage Properties**

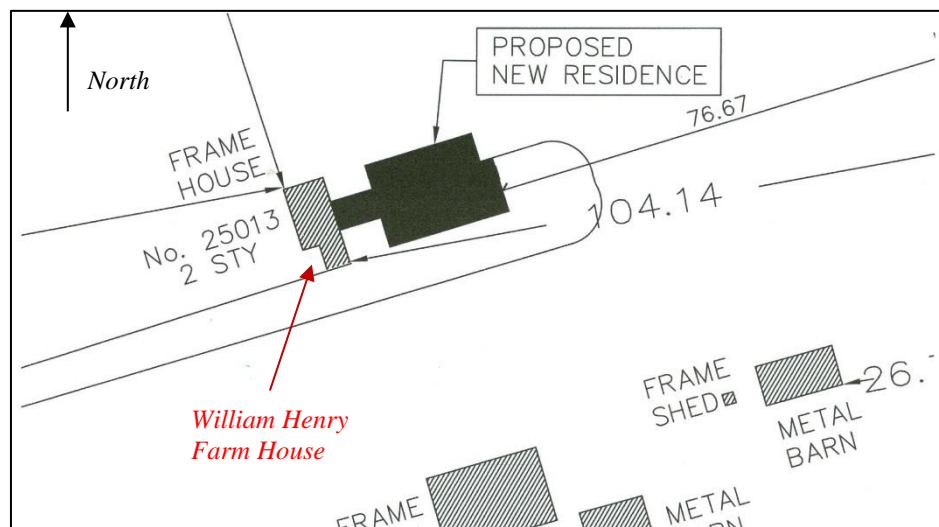
Since there are no adjacent heritage properties, there are no adjacent cultural heritage values that must be considered in evaluating the proposed addition to the House.

## 7.0 DEVELOPMENT PROPOSAL

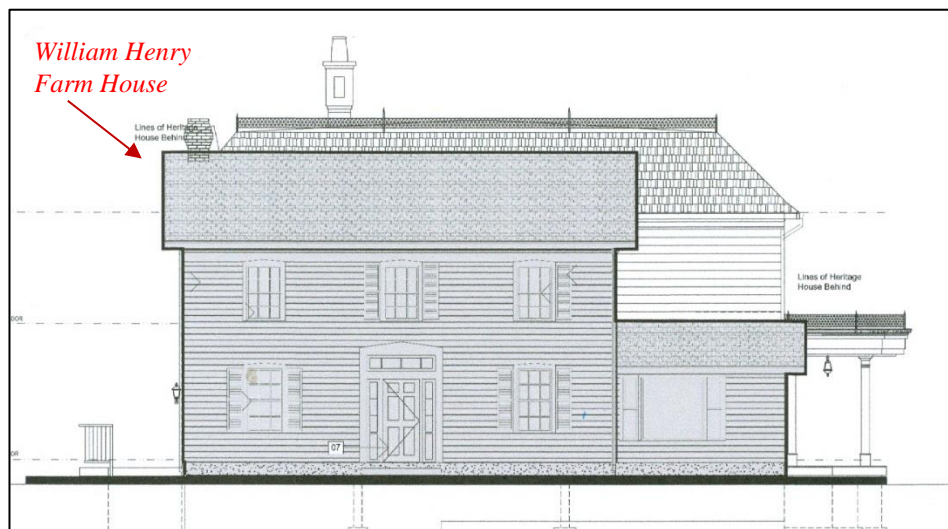
### 7.1 Description of the Development Proposal

The owners of the property have prepared plans to construct an addition to the William Henry Farm House (*Appendix O*). They are also in the process of renovating the interior of the House. The addition is proposed to be located to the rear, or east, of the House, which will be retained in situ, as shown in Figures 7.1 to 7.4.

**Figure 7.1**  
**Site Plan Detail**



**Figure 7.2**  
**West Elevation**

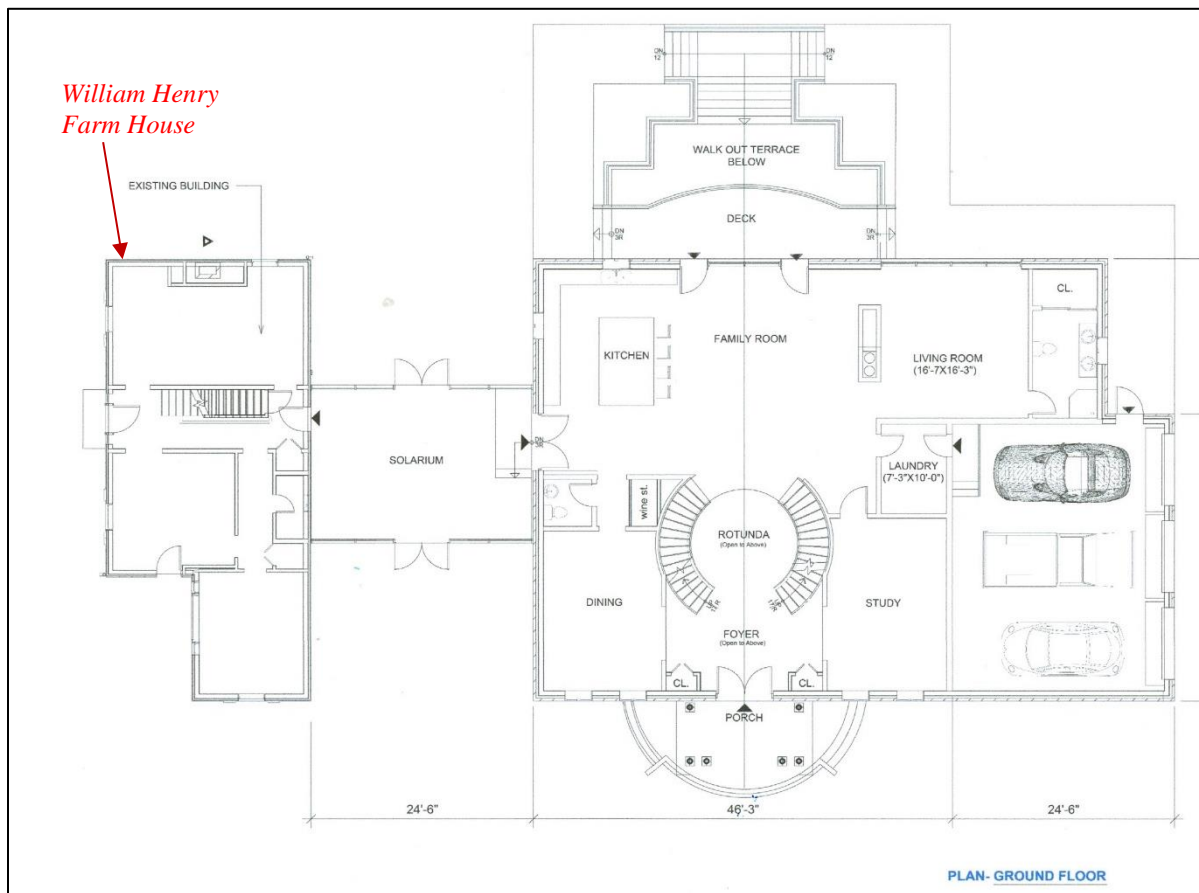




**Figure 7.3**  
**South Elevation**



**Figure 7.4**  
**Ground Floor Plan**





The proposed two storey addition will be connected by a one storey glass clad solarium giving a 26 ½ foot separation between the proposed addition and the William Henry Farm House. The connection between the House and the proposed addition will make use of the existing east or rear door of the House. No new openings will be cut into the House as a result of the proposed addition.

The existing William Henry House has a floor area of approximately 2,175 square feet (202.1 square metres). The development proposal will add the following floor space to the House:

<b>Table 7.1 FLOOR AREA OF PROPOSED ADDITION</b>		
<b>Area</b>	<b>Square Feet</b>	<b>Square Metres</b>
1 <sup>st</sup> Floor	2,578.00	239.5
2 <sup>nd</sup> Floor	2,278.87	211.7
Garage	764.54	71.0
Sunroom	428.95	39.9
Total Area	6,065.67	563.5
Total Living Area	4,856.87	451.2

The height of the proposed addition will be only slightly higher (approximately four feet) than the height of the William Henry House.

The proposed two storey addition will be clad in wood grained steel or aluminum horizontal siding in a grey-blue colour similar to the existing colour of the William Henry House. Window trim on the addition will be white, the same as existing on the House. Roof shingles on the addition will be asphalt.

It is proposed that the condition issues of the William Henry House identified in this report will be corrected as part of this construction project.

The proposed addition is to be at or very close to the grade of the existing House. Landscape and grading plans for the area around the House and the proposed addition have yet to be prepared.

The construction of the addition will require the demolition of the small shed east of the House. No other buildings are proposed to be demolished to accommodate the addition.

The existing farm lane will be retained and extended east to provide vehicle access to the east side of the proposed addition.

The interior renovation of the William Henry House, which is currently underway, will retain the existing room configurations as shown in the floor plan sketches (*Appendix F*) and the ground and upper floor plans (*Appendix O*). Interior heritage attributes specified in the *Statement of Cultural Heritage Values and Heritage Attributes* will be retained in this renovation.

## **8.0 DEVELOPMENT PROPOSAL IMACT ON HERITAGE RESOURCES**

### **8.1 Impact of Development on the Property Heritage Resources**

The proposed addition to the William Henry House will not have an adverse impact of the cultural heritage values and heritage attributes of the House for the following reasons.

1. The William Henry House be retained in situ, as shown in Figures 7.1 to 7.4 and *Appendix O*,
2. The interior heritage attributes of the House will be retained.
3. The exterior condition issues of the House identified in section 6.2.1 of this report will be corrected as part of this development project.
4. No new buildings will be constructed within the view corridor (the area west of the House) identified in this report. The House will remain visible from Kennedy Road.
5. The proposed addition will not have an overbearing presence on the House when viewed from Kennedy Road. Although the addition is slightly higher than the House, because of the 26 ½ separation between the House and the bulk of the addition, the height of the addition will be barely visible or not visible at all from Kennedy Road.
6. The proposed addition will not be visible from most vantage points along Old Homestead Road because the existing farm outbuildings will block most views. Even if the farm outbuildings were removed, the William Henry House would appear as a distinct and separate structure because of the separation created by the glass solarium.
7. The existing farm lane up to the House will be retained.
8. The proposed addition will not require the demolition of structures or landscapes features on the property that have cultural heritage value.

### **8.2 Impact of Development on Adjacent Heritage Properties**

As there are no adjacent heritage properties, the proposed addition will not have any impact on adjacent heritage resources.

## **9.0 CONSERVATION AND MITIGATION**

### **9.1 Options for Conserving the Heritage Resource**

Since:

- the William Henry House is being retained and conserved in situ;
- the proposed addition will be visibility separated by a 26 ½ foot glass solarium;
- no construction is to occur within the view corridor east of the House; and
- the existing farm land is being retained,

no options were considered for the proposed development.

### **9.2 Mitigation/Conservation Measures**

To mitigate adverse impacts from the proposed addition to the William Henry House and to ensure appropriate protection and conservation of the House, the following measures are recommended.

#### **9.2.1 Landscape and Grading Plans**

Prior the issuance of any building permit, the owner should be required to prepare Landscape and Grading Plans for the area immediately around the William Henry House. These Plans should ensure that any landscaping treatment west of the House does not obscure or block the view of the House from Kennedy Road and that the finished grade around the William Henry House and the proposed addition does not adversely impact drainage around the House..

#### **9.2.2 Heritage Easement Agreement**

As a condition of any building or heritage permit, the owner be required to enter into a Heritage Easement Agreement with the Town of Georgina to provide permanent protection to the William Henry Farm House. Section 37 of the Ontario Heritage Act enables municipalities to, by by-law, enter into a heritage easement agreement for the permanent protection of the cultural heritage values of a property and to enforce such easements on the existing and future owners. In general, heritage easement agreements specify:

- the cultural heritage values of the property;
- the alterations permitted to the property;
- the property be maintained in a state of good repair;
- the property be insured against damage; and

- any further alterations to the property that may affect the cultural heritage values of the property requires the approval of only the municipal council.

### **9.2.3 Financial Securities**

As a condition of any building or heritage permit, the owner be required to post financial security with the municipality to ensure that the condition issues described in section 6.2.1 and illustrated in *Appendix J* of thi report are corrected. Funds should only be released once a qualified heritage consultant has confirmed that the condition issues have been corrected.

### **9.2.4 Update the Designation By-law**

The Council of the Town of Georgina should update the by-law designating the property at 25103 Kennedy Road amending schedule B, the Statement of Cultural Heritage Values and Heritage Attributes to read substantially as written in section 6.4 of this report.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

The owners of a 12.382 hectare (30.595 acre) parcel of land in Lot 16 Concession 6 (North Gwillimbury) north east of the intersection of Old Homestead and Kennedy Roads in the Town of Georgina proposes to renovate and construct a substantial addition to the existing House on the property. The property is designated under Part IV of the *Ontario Heritage Act* and contains the heritage resource known as the William Henry Farm House. There are no existing or potential heritage resources adjacent to the subject property.

### 10.1 Conclusions

Following detailed examination of the property's history, documentation of its built and landscape resources in September and October 2016 and evaluation using criteria established by regulation under the *Act* and taking into consideration its condition and heritage integrity, it was determined that the property contains a Cultural Heritage Landscape that encompasses the William Henry Farm House, constructed circa 1858, the farm lane between Kennedy Road and the House together with associated trees and unobstructed views of the House from Kennedy Road. This Cultural Heritage Landscape has important cultural heritage value or interest for the following reasons:

1. design value or physical value because:
  - the House is a representative example of a vernacular interpretation of the 'Georgian' architectural style;
  - the builder, in constructing the House, demonstrated a high technical achievement.
2. historical or associative value because:
  - the House is associated with William Henry and Ellis Sheppard who are significant to the community;
  - the farm lane is associated with Ellis Sheppard and may be associated with earlier occupants of the property;
3. contextual values, because:
  - the House is important in defining, maintaining and supporting the rural character of the area because of the unobstructed views of the House from Kennedy Road;
  - the House has been physically, visually and historically linked to the site since 1858 and is a reminder of the rural development of the area.; and
  - the House has marginal landmark value because of its visibility from Kennedy Road.

Overall the Farm House is in reasonably good shape despite being vacant for a number of years. There are some condition issues on the exterior, although these were considered to be repairable. In terms of heritage integrity, the exterior of the House has a moderate level while parts of the interior, such as the hall and the room north of the hall, have a high level.

None of the Farm outbuildings were evaluated as having significant cultural heritage value because they were relatively new or, if they were older, because of the loss of original heritage fabric and the fact that they were not good representations of their style.

Other parts of Farm landscape, save for the farm lane and the view of the House from Kennedy Road, do not have significant cultural heritage value either individually or collectively as part of the Cultural Heritage Landscape.

The proposed addition to the William Henry Farm House was determined to not have an adverse impact on the cultural heritage values and attributes of the House because it is to the rear of the House, it does not rise above the roof of the House when view from Kennedy Road and it does not interfere with the vertical plank construction of the House.

## 10.2 Recommendations

In view of above conclusions and to provide permanent protection for the William Henry Cultural Heritage Landscape, the following measures are recommended.

***Recommendation – Approve the heritage permit for the proposed alterations subject to conditions:***

1. A heritage permit be issued by the Council of the Town of Georgina for the proposed alterations to the property at 25103 Kennedy Road substantially as shown in the drawings in ***Appendix O*** of this report subject to the owner, prior to the issuance of a building permit for the proposed alterations:
  - a. entering into a heritage easement agreement to provide for the permanent protection of the heritage values of the property at 25103 Kennedy Road;
  - b. providing a landscape and grading plans for the area around the House and the proposed addition that, to the satisfaction of the Town, does not obscure views of the House from Kennedy Road and provides for proper drainage away from the House;
  - c. providing financial security to the Town in an amount and form satisfactory to the Town to ensure correction of condition issues described in section 6.2.1 and ***Appendix J*** of this report and implementation of the landscape / grading plan

***Recommendation – Update the designation by-law for 25103 Kennedy Road:***

2. the Council of the Town of Georgina amend the Schedule B of By-law 88-047(HO-1), the by-law designating the property at 25103 Kennedy Road under Part IV of the *Ontario Heritage Act*, substantially as written in section 6.4 of this report.

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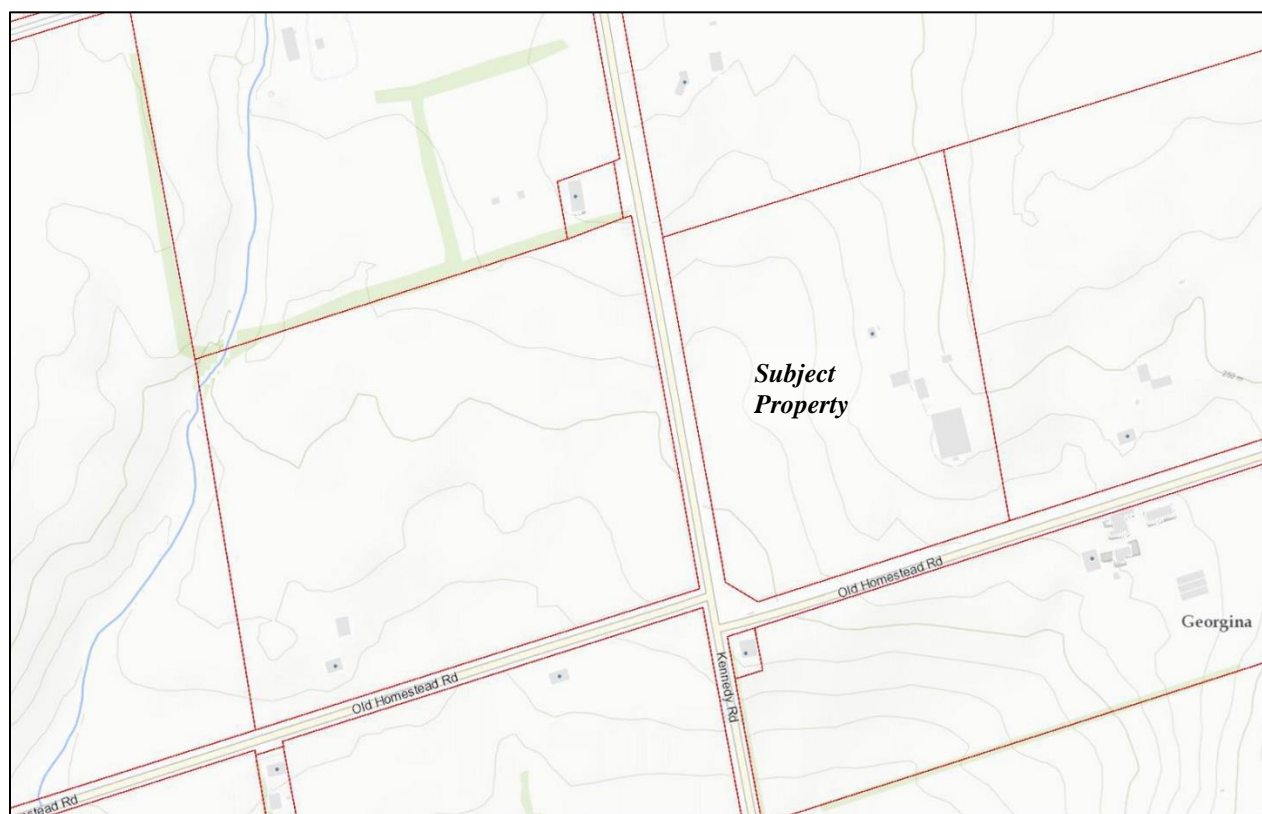
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[http://www.geocities.ws/ajohnworkman/workman\\_photo\\_page.html](http://www.geocities.ws/ajohnworkman/workman_photo_page.html) - Workman family photographs

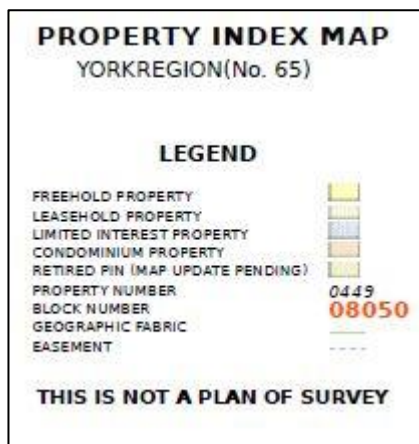
## **Appendix A: Property Survey**

## PARCEL FABRIC



Source: York Maps

## PROPERTY INDEX MAP

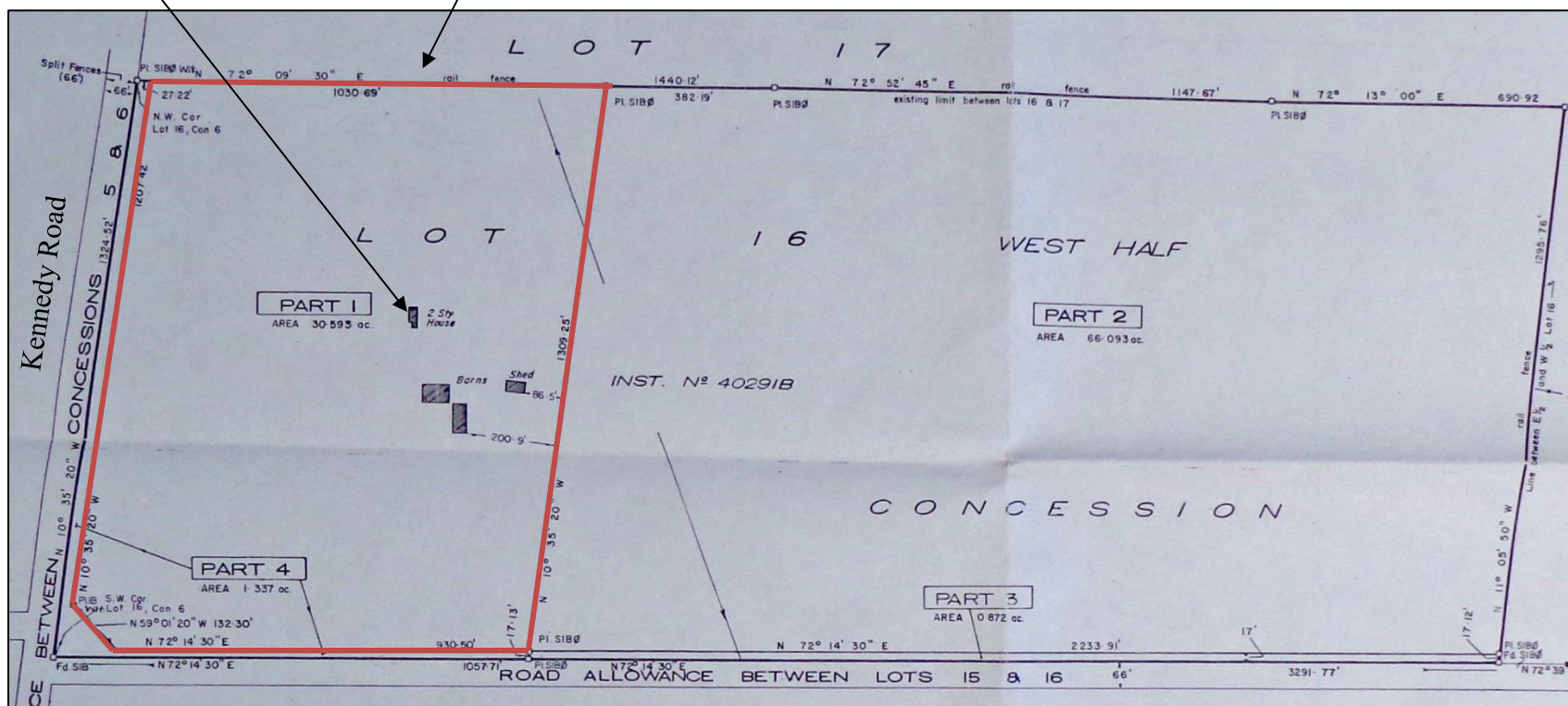


Source: Service Ontario  
August 30, 2016

# PLAN 65R-2533

William Henry Farm  
House

Subject Property



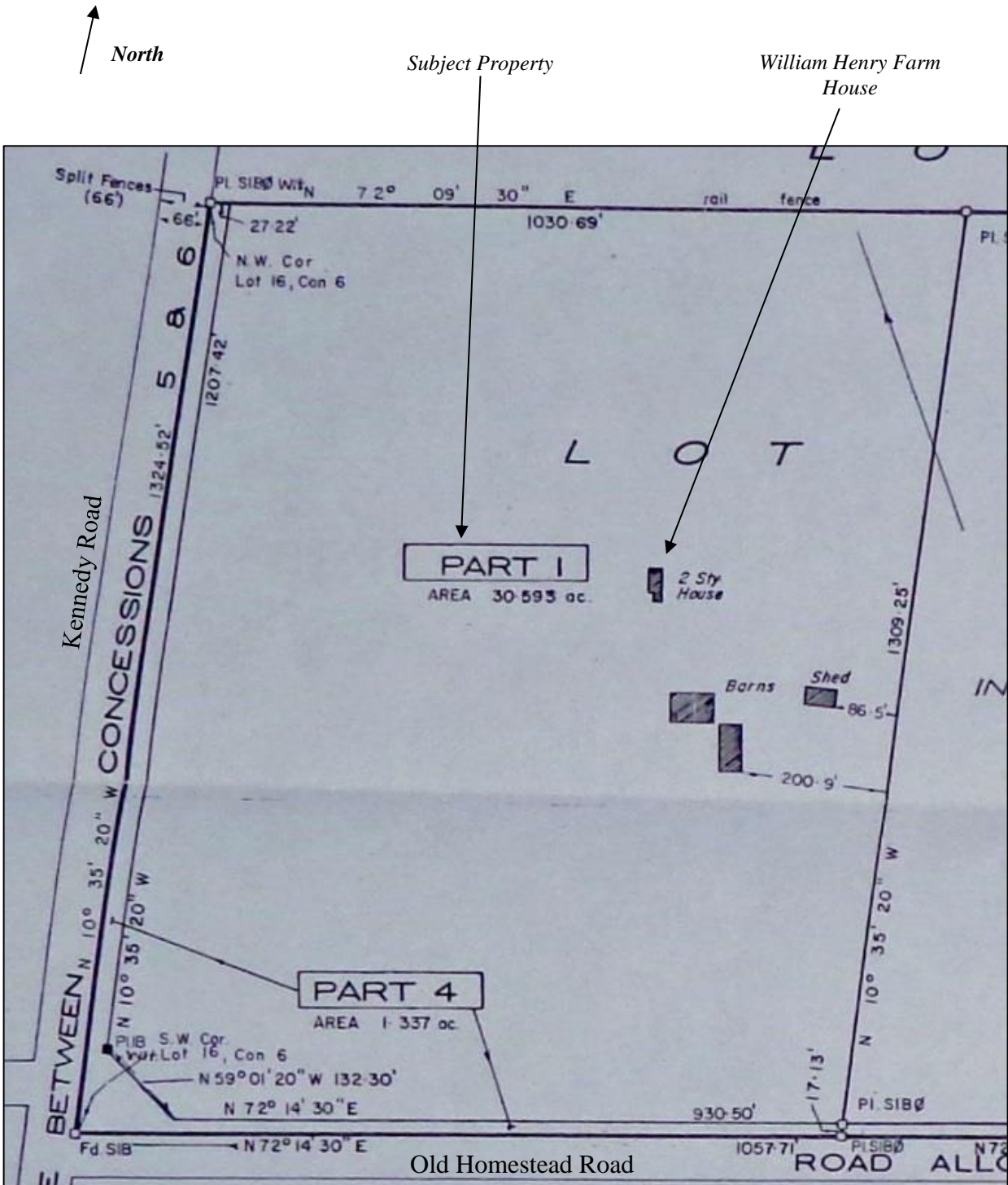
Old Homestead Road



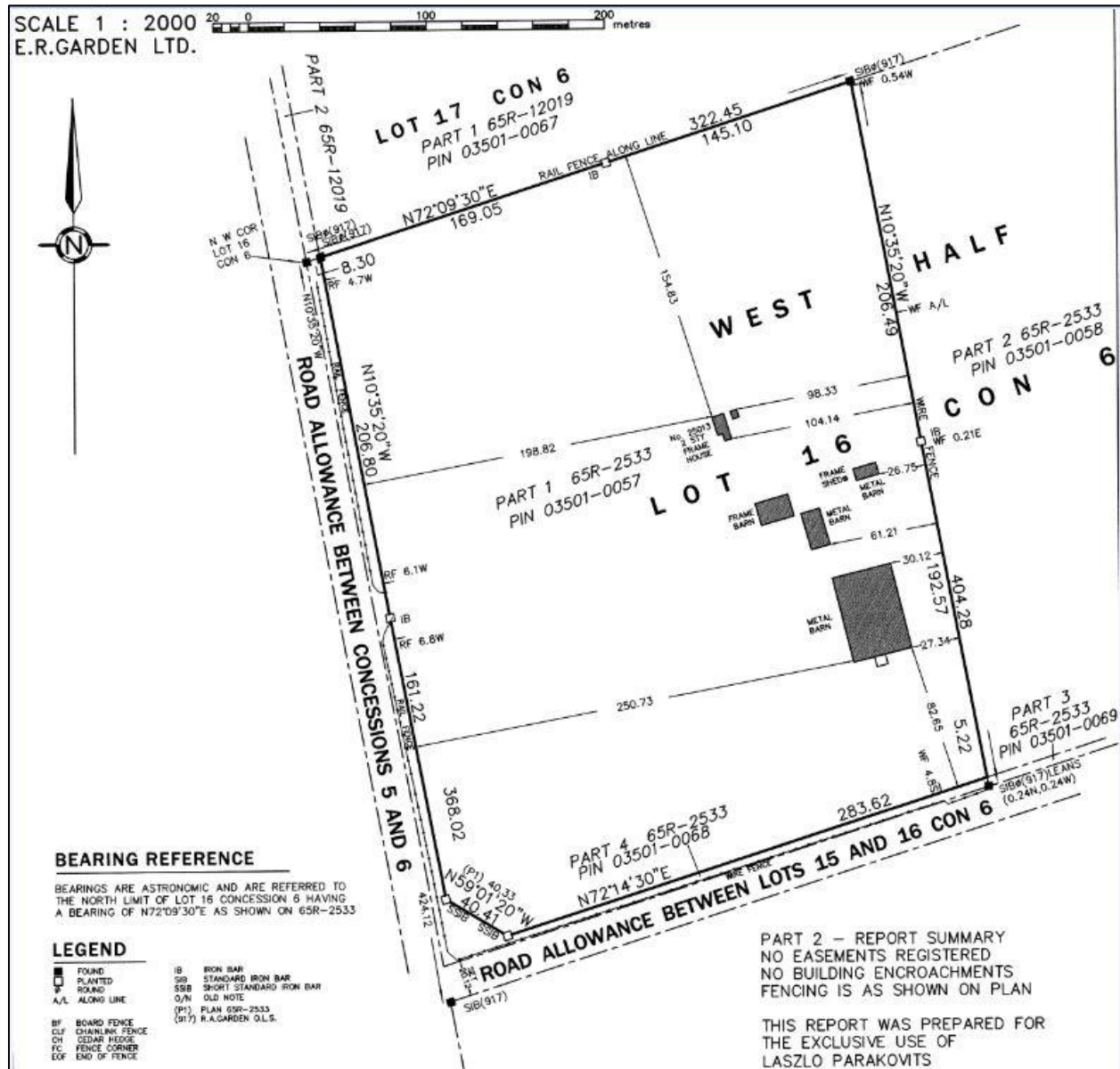
Source: R. A. Garden Limited  
Ontario Land Surveyors  
February 23, 1978



Part 1 of PLAN 65R-2533



# Recent Survey of Part 1 of PLAN 65R-2533



Source: E. R. Garden Limited  
Ontario Land Surveyor  
October 6, 2016



## **Appendix B: Photographs – Context**



*View from the south side of Old Homestead Road at the south-east corner of the subject property, looking south, south-east. (Source: Google Streetview)*

*View from the south side of Old Homestead Road at the south-east corner of the subject property, looking south, southwest. (Source: Google Streetview)*





*Old Homestead Road at Kennedy Road looking south and west. (Source: Google Streetview)*

*Old Homestead Road at Kennedy Road looking north and east.*







*Kennedy Road looking west from the driveway into 25103 Kennedy Road.*

*Farm north of the north property line of the subject property.*



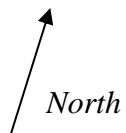
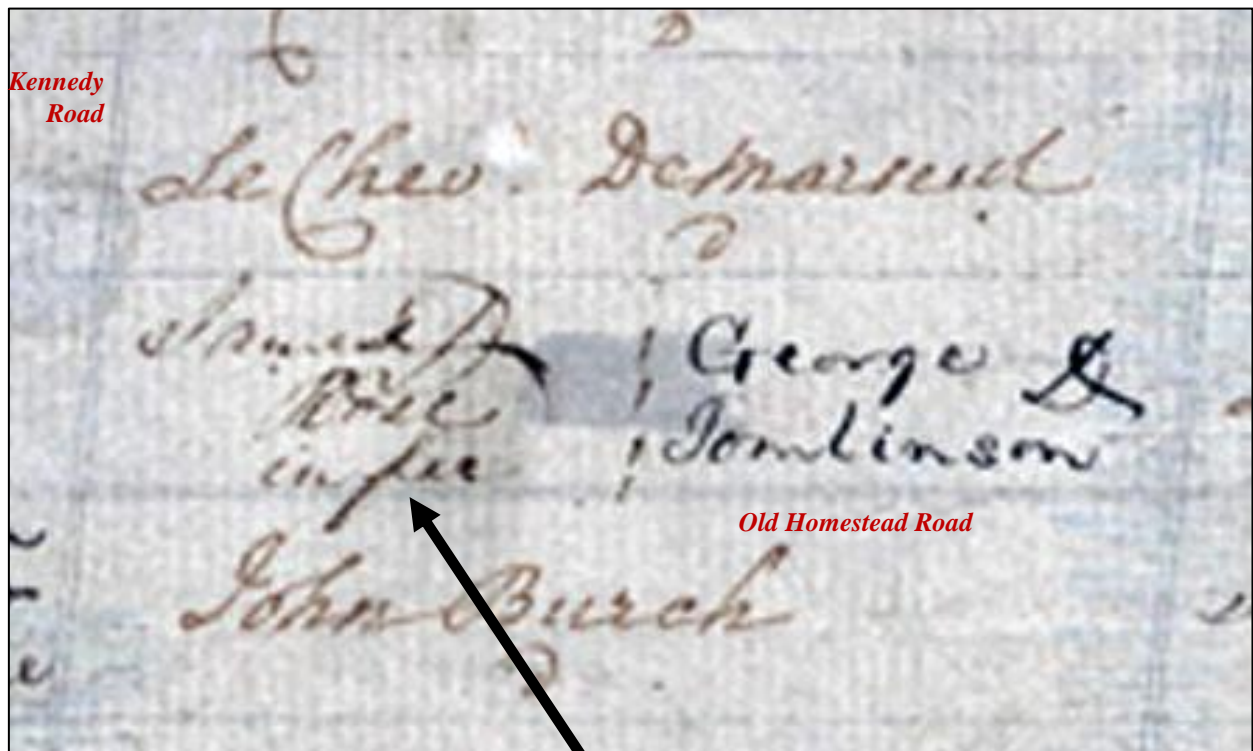


*Farm east of the east property line of the subject property.*

## **Appendix C: Maps**

# PATENT PLAN

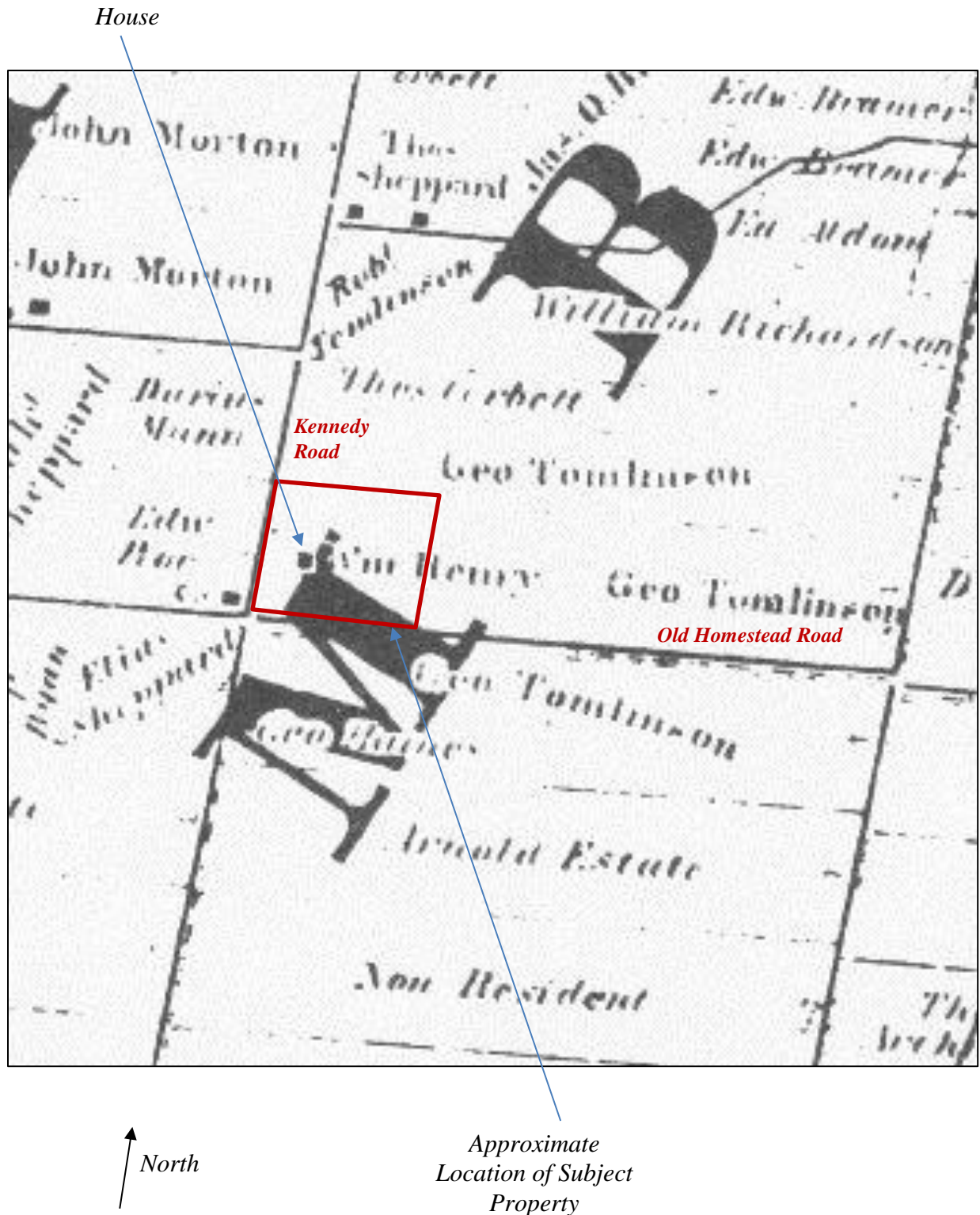
Part of North  
Gwillimbury Township



Subject  
Property  
(approximate)



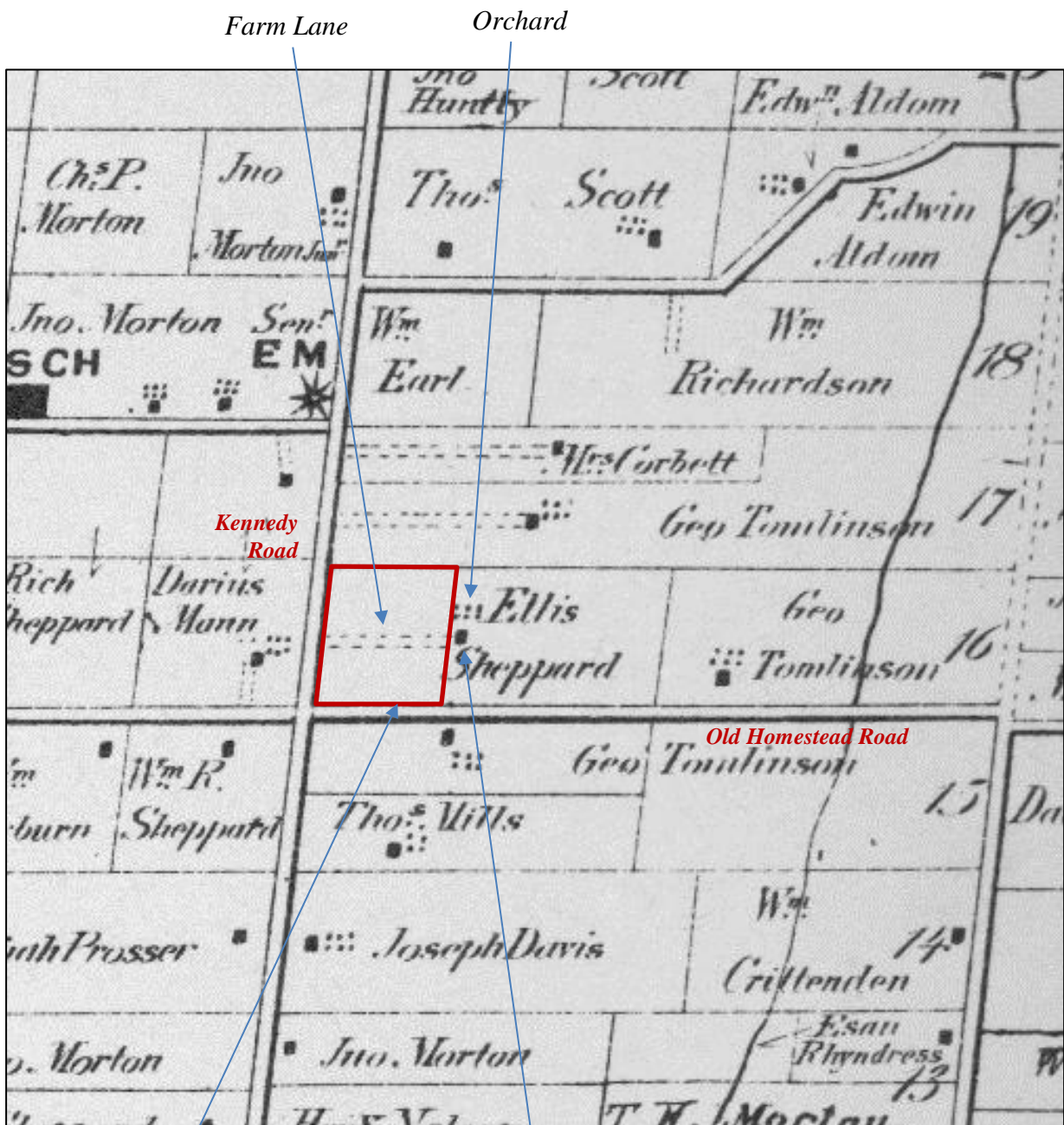
1860 – TREMAINE  
CONTEXT





# 1878– YORK COUNTY ILLUSTRATED HISTORICAL ATLAS

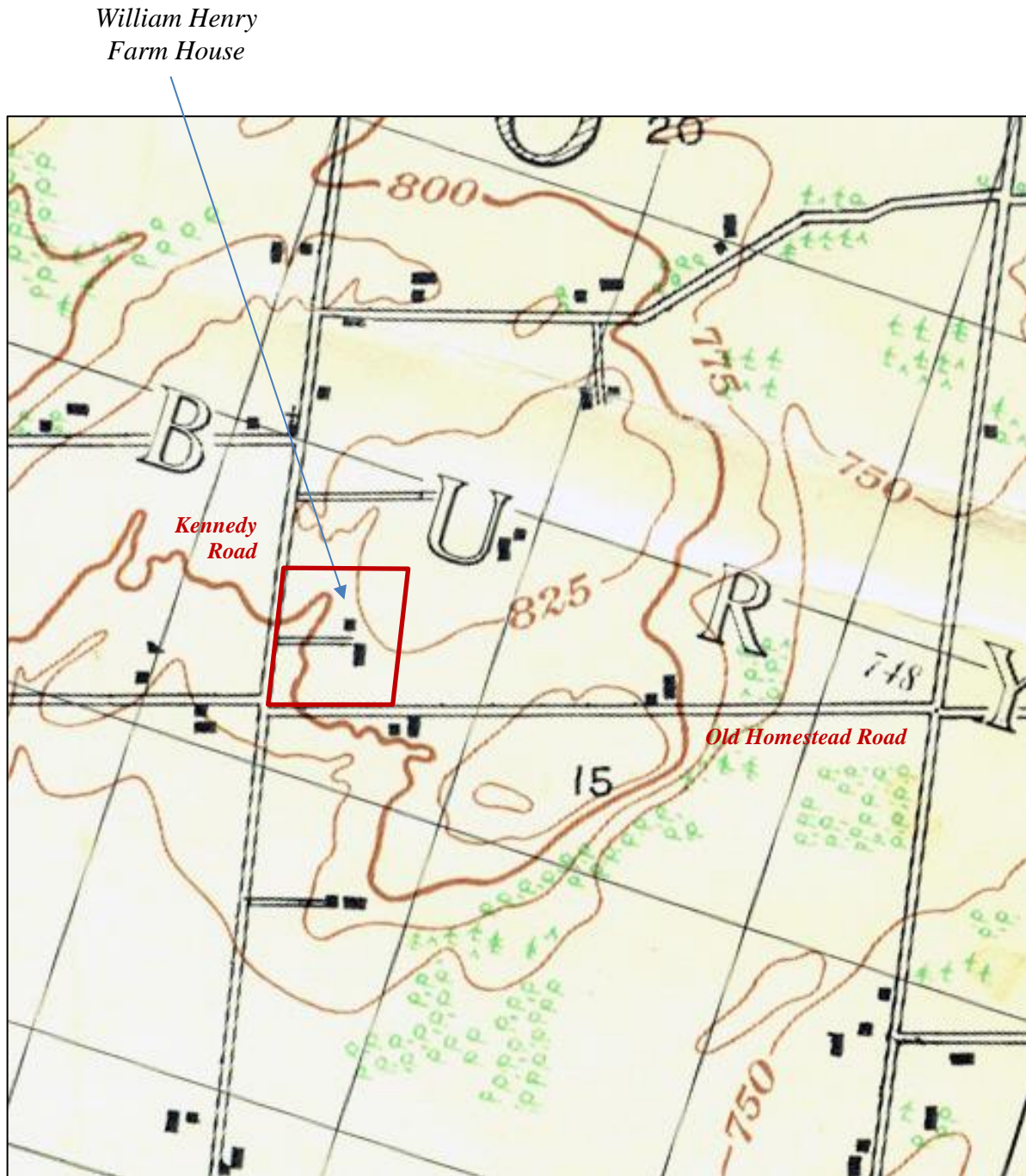
CONTEXT



Approximate Location of  
Subject Property

House

## 1927 – 29 NATIONAL TOPOGRAPHIC



*Approximate Location of  
Subject Property*

*Source: National Topographic Survey  
Sheets 31 D 6 WEST  
Dates: based on 1927 aerial photographs*

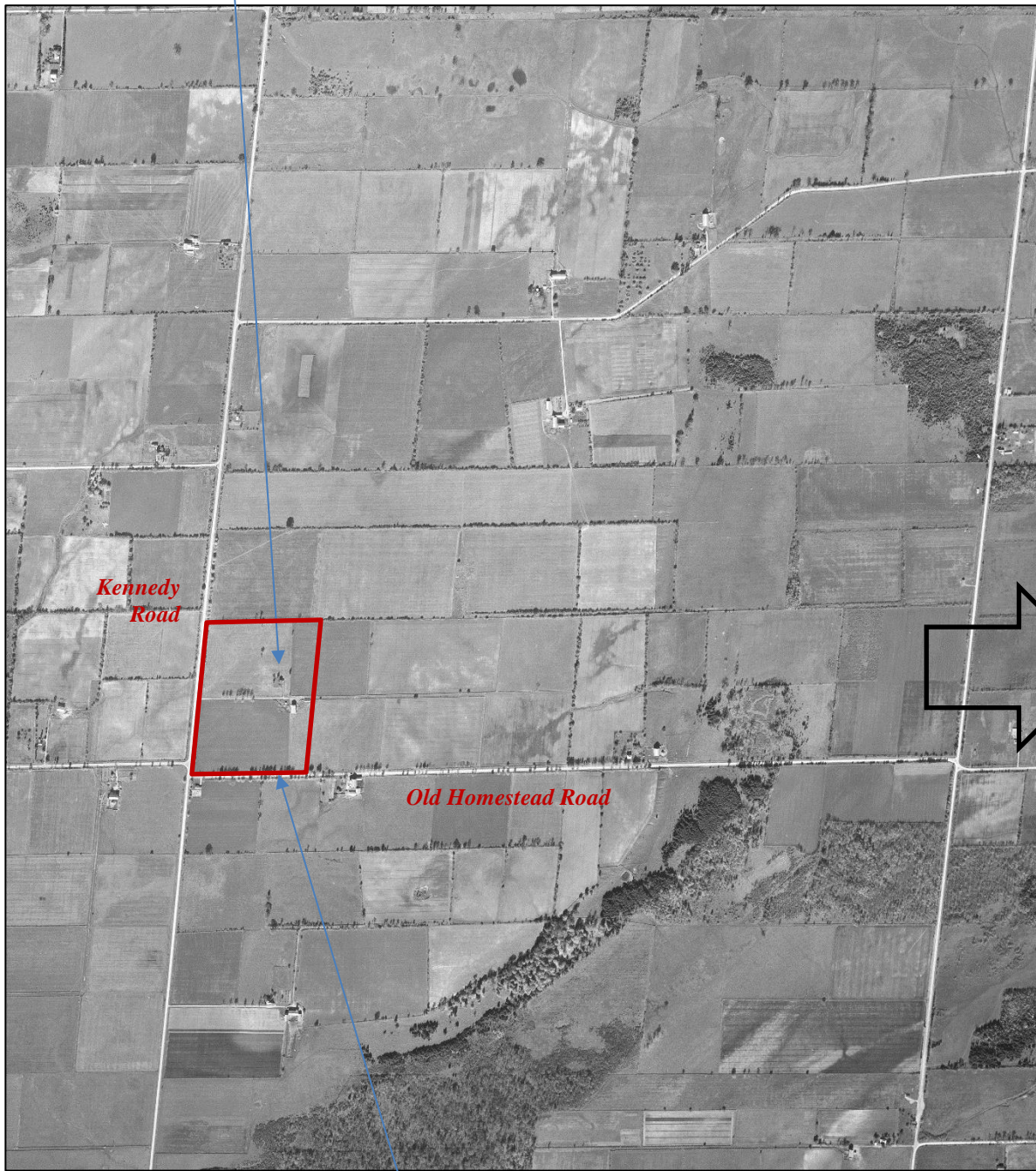
**Contour Interval - 25 feet**

## **Appendix D: Aerial Photographs**



1959 – October 21  
Source – National Airphoto  
Library  
Roll No A16871, Photo 58

*William Henry  
Farm House*



North ↑

*Approximate Location of  
Subject Property*

***Context***

**1959 – October 21**  
Source – National Airphoto  
Library  
Roll No A16871, Photo 58

*William Henry  
Farm House*



North  
↑

*Approximate Location of  
Subject Property*

***Property***



***1959 – October 21***  
Source – National Airphoto  
Library  
Roll No A16871, Photo 58

*William Henry  
Farm House*



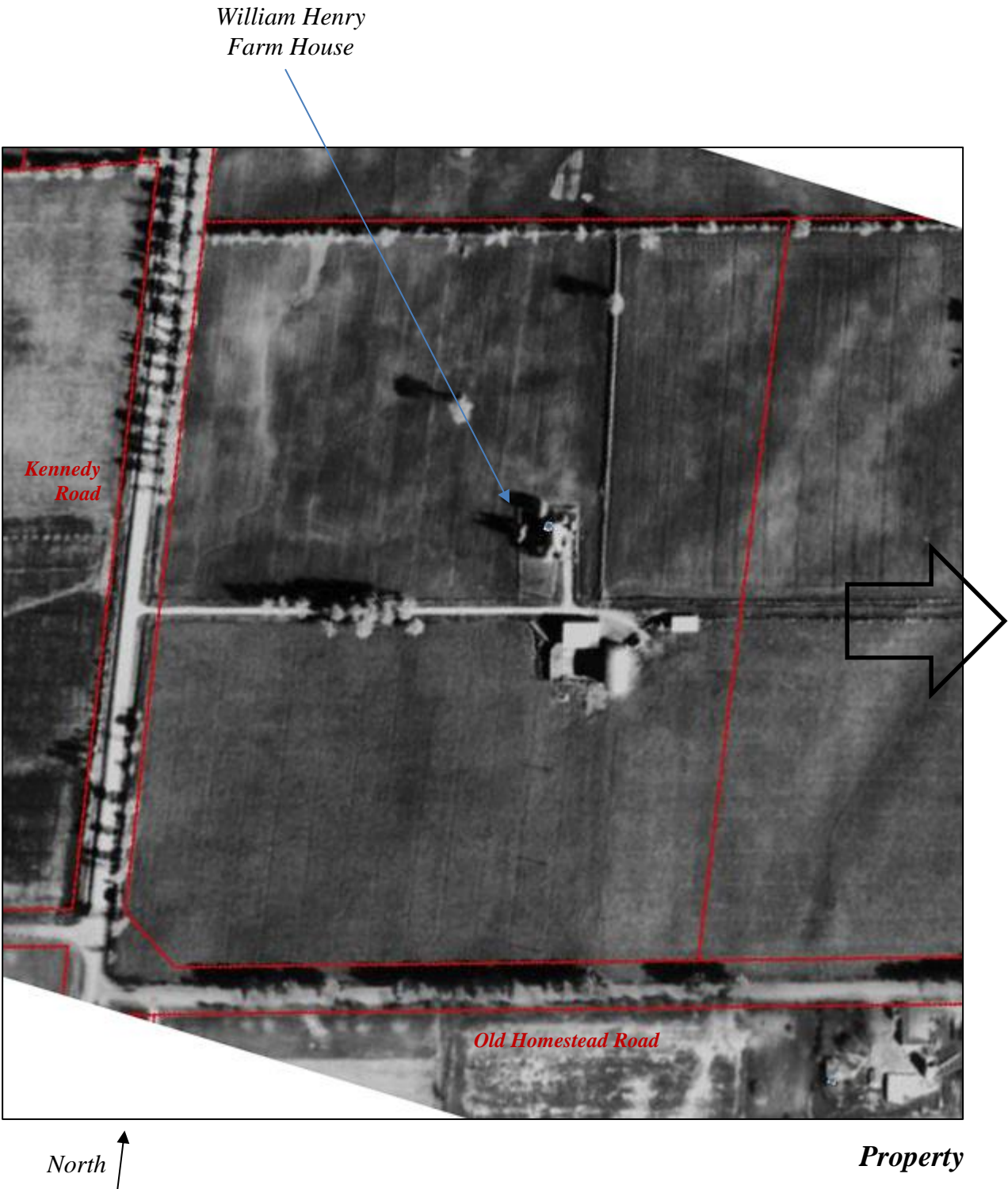
*North* ↑

***Farmstead***

**1970**  
Source: York Maps



**1970**  
Source: York Maps





**1970**  
Source: York Maps

*William Henry  
Farm House*



*North* ↑

***Farmstead***



**2016**  
Source: York Maps



*William Henry  
Farm House*



*North*

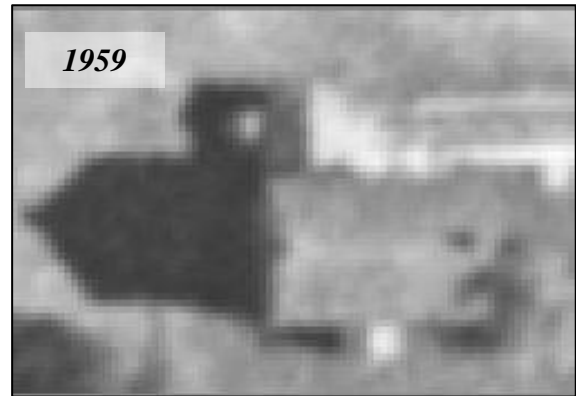
*Farmstead*

## **Appendix E: William Henry Farm House Exterior Photographs**





**Aerial view of the House  
and closest outbuilding**



**WEST**

**WEST**

**West Elevation**







**West and South Elevations**

**South Elevation**







**South and East Elevations**

**East Elevation**





**East and North  
Elevations**

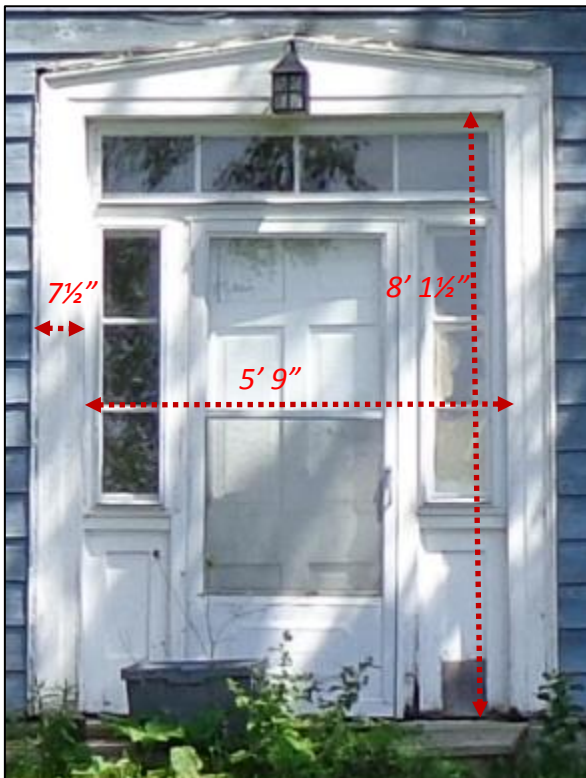


**North Elevations**





**North and West  
Elevations**



**Front entrance,  
West Elevation.**





**Wall Detail,  
Main Section,  
East Elevation**

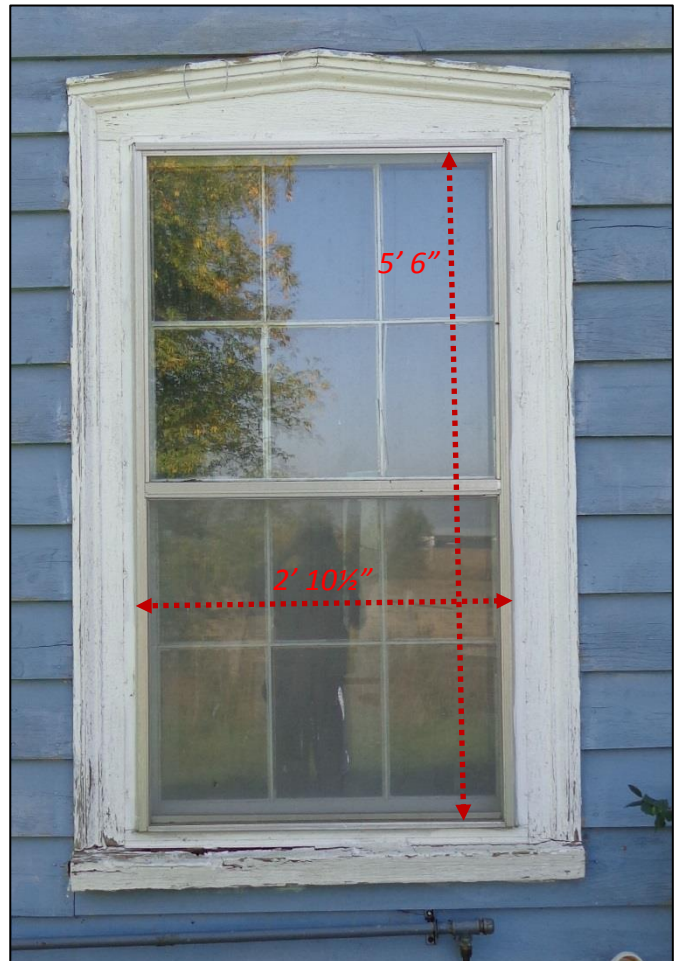


**Returned Eave Detail,  
North-West Corner**





**Chimney Detail**  
North and West Elevations



**Typical Window Opening,**  
North Elevation, ground floor

## **Appendix F: William Henry Farm House Floor Plan Sketches**

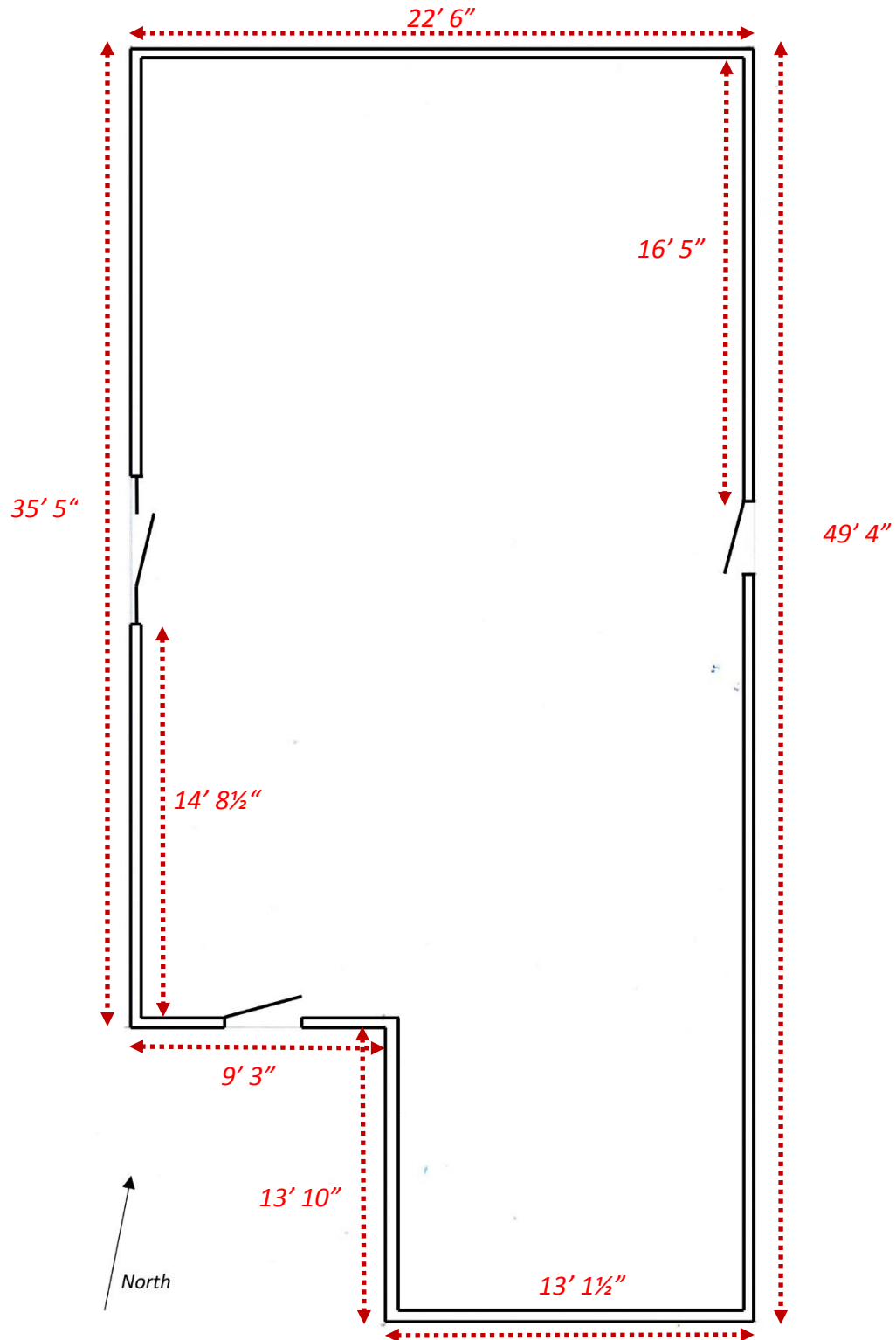
***Roof Plan***

Source: York Maps, 2016

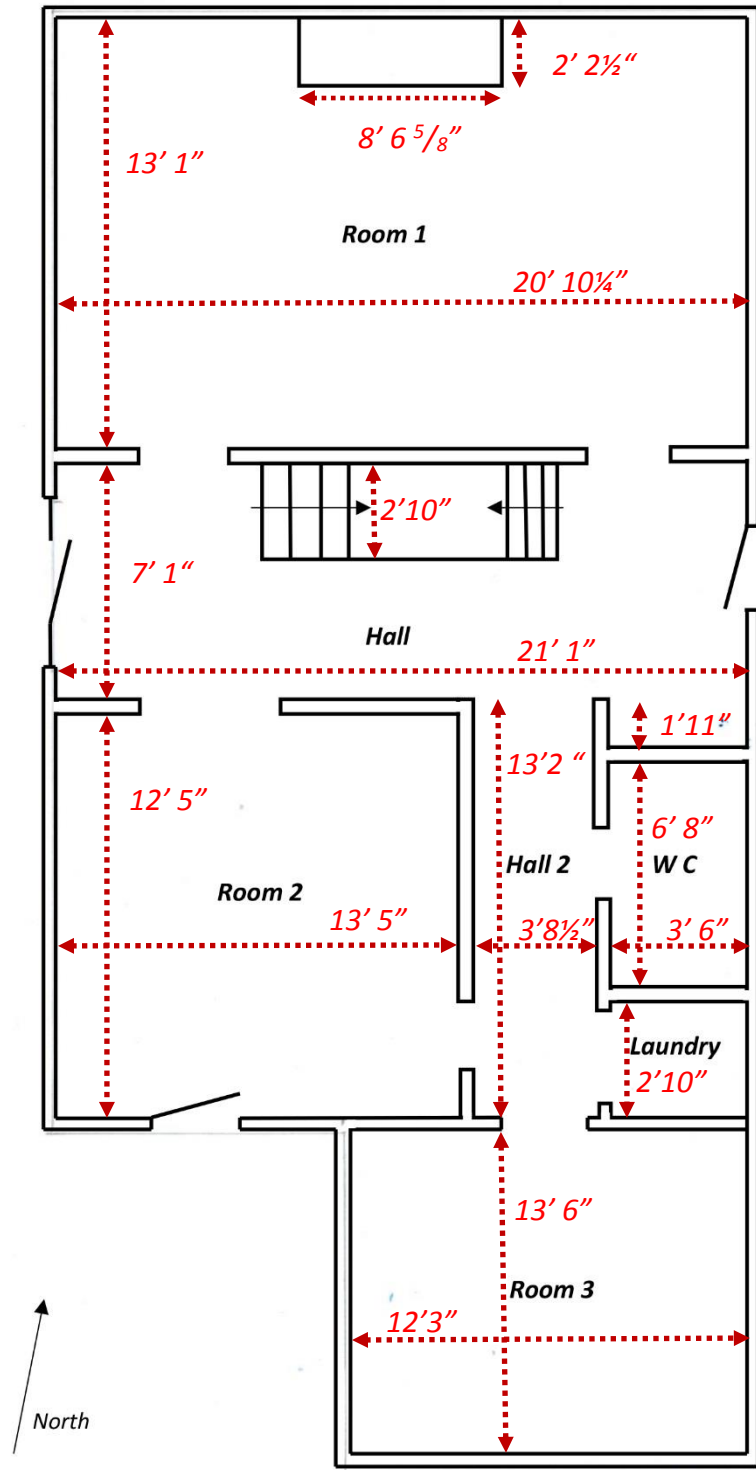
*North* ↗



*Building Footprint*

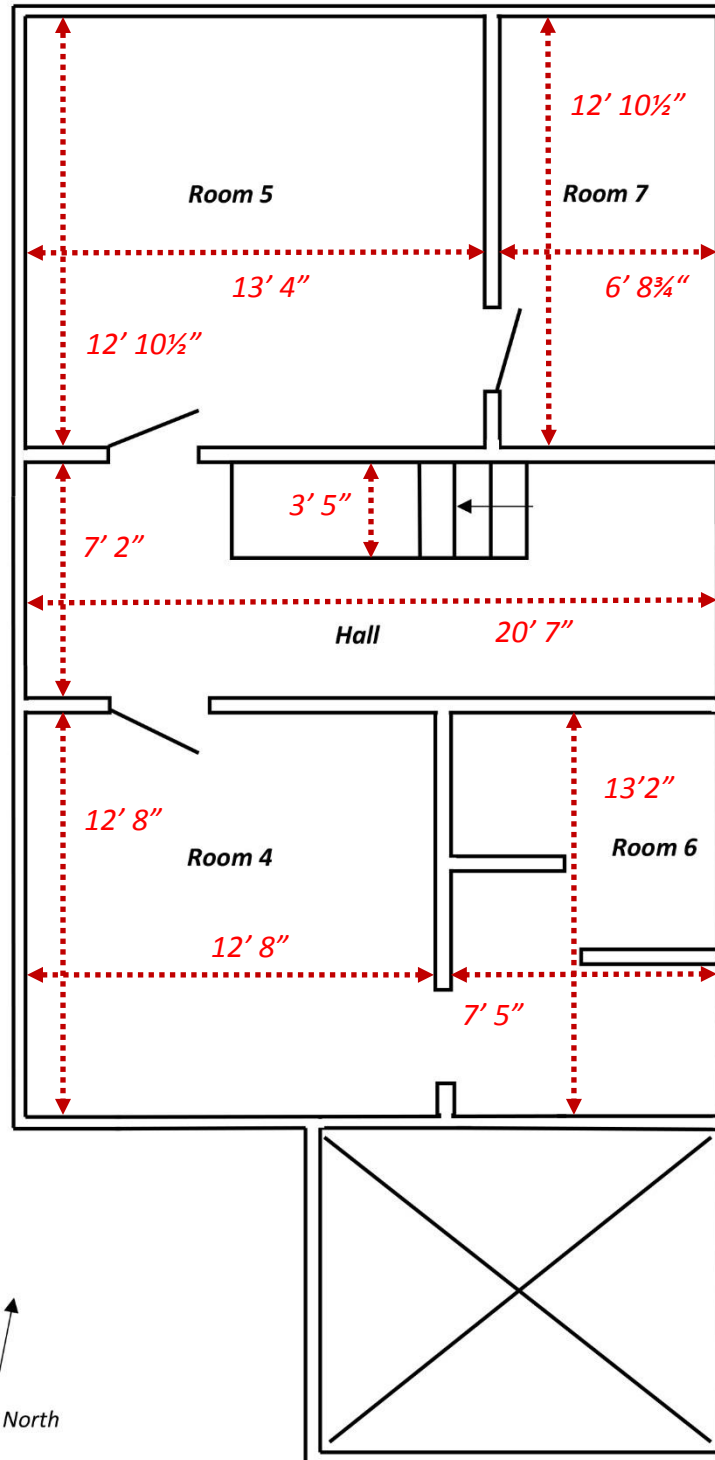


*Ground Floor*



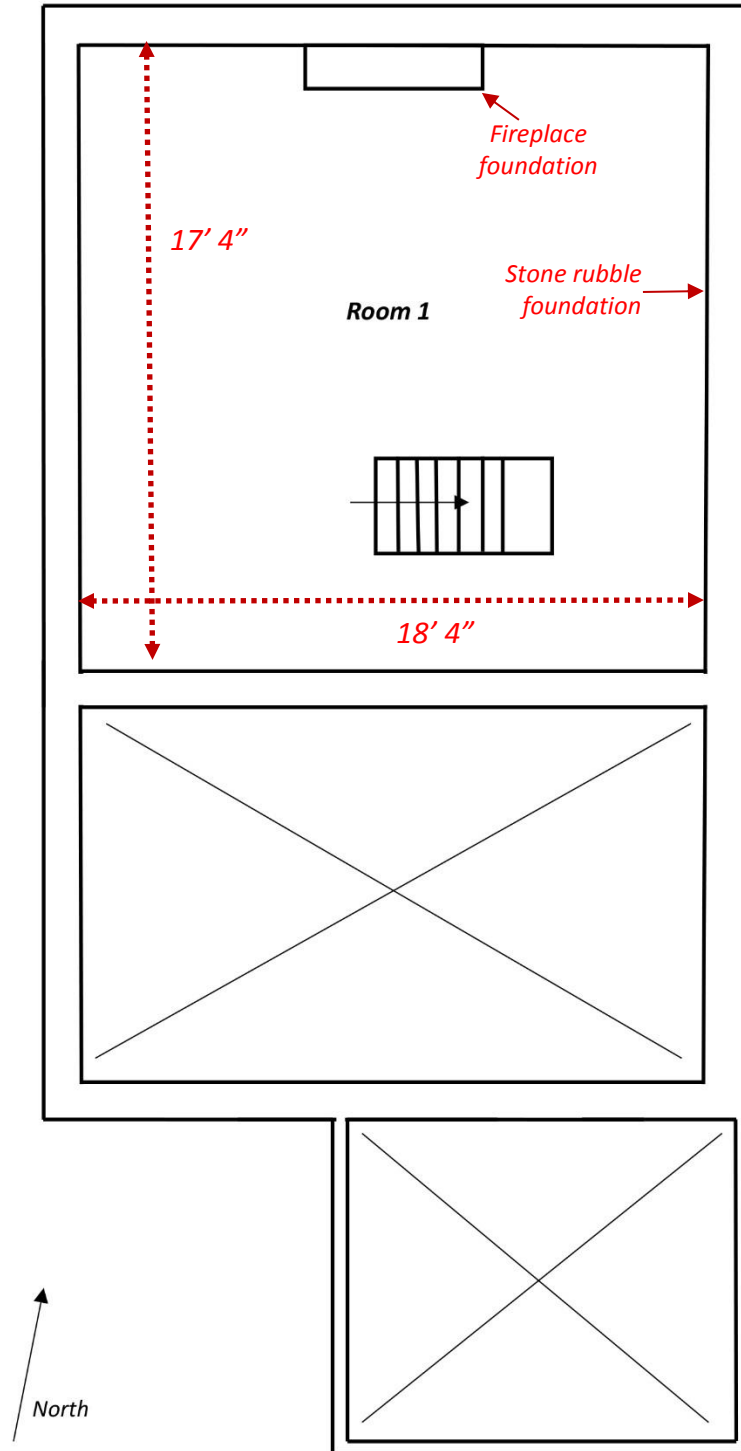


*Upper Floor*



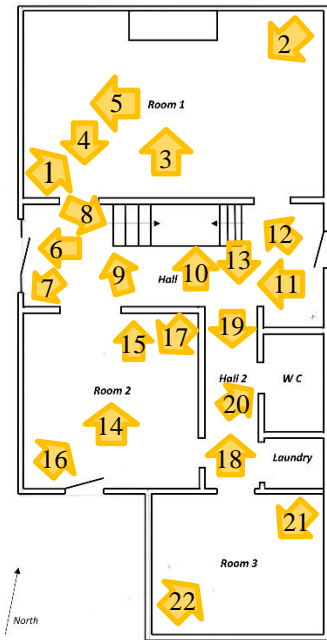
*Attic access was not visible  
from the upper floor.*

***Basement***



## **Appendix G: William Henry Farm House Interior Photographs**

## Ground Floor



Photograph Locations  
Ground Floor Sketch

### 1. Room 1 – North & East Walls



*Ground Floor*

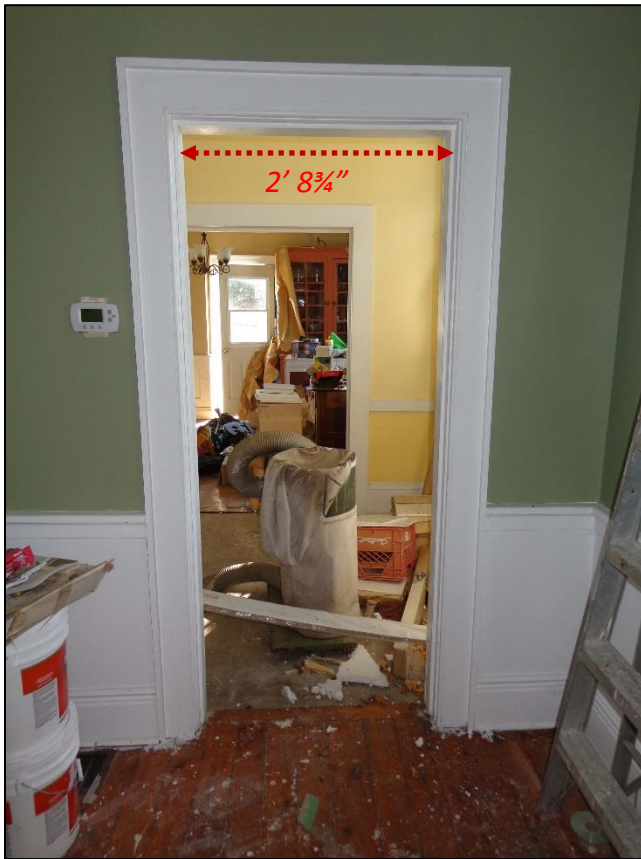


2. Room 1 –South & West Walls

3. Room 1 – Fireplace - North Wall

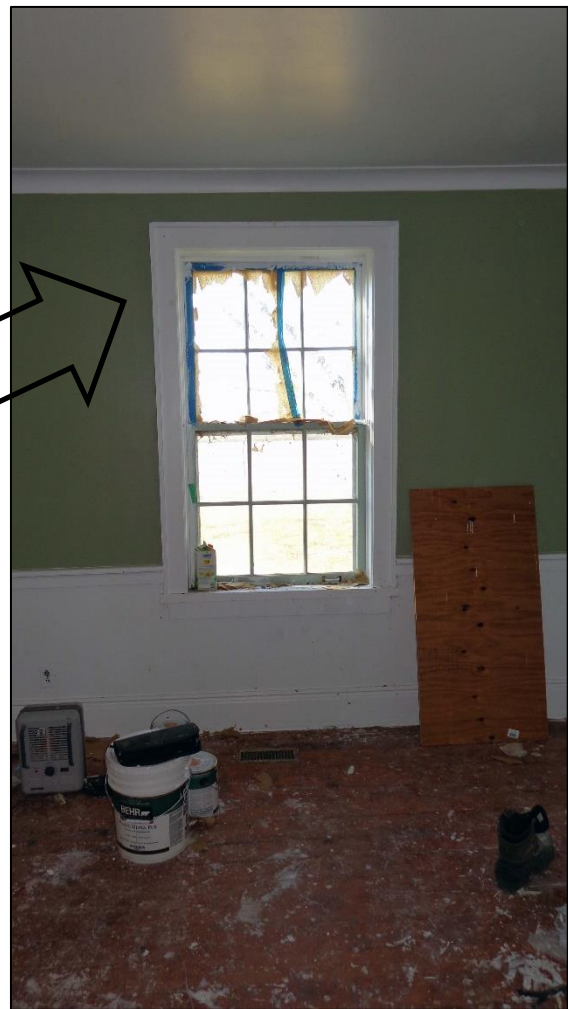


*Ground Floor*



4. **Room 1** – Casing around west door opening, south wall

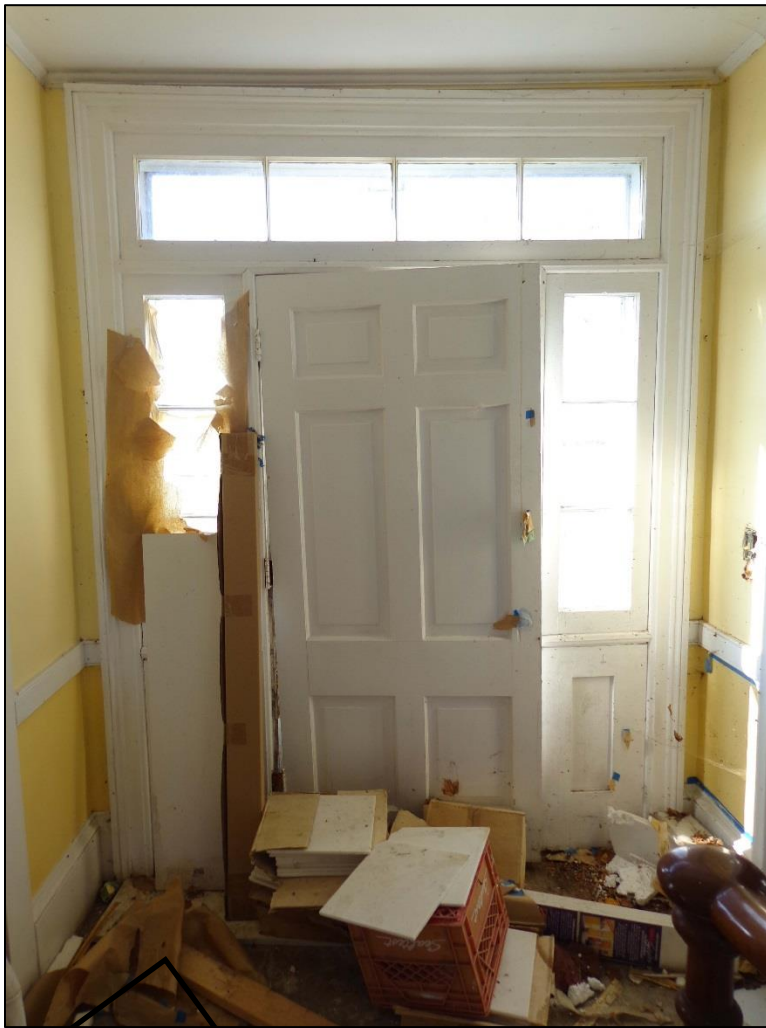
*Same window casing, 1957*



5. **Room 1** – Window, West Wall



*Ground Floor*



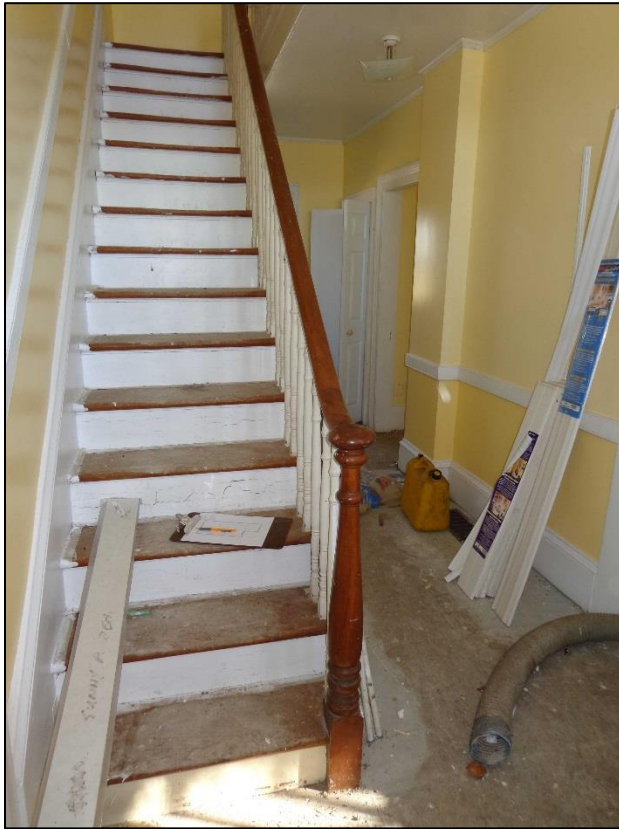
6. **Hall** – Front Entrance,  
west wall

7. **Hall** – Baseboard  
& door casing





*Ground Floor*

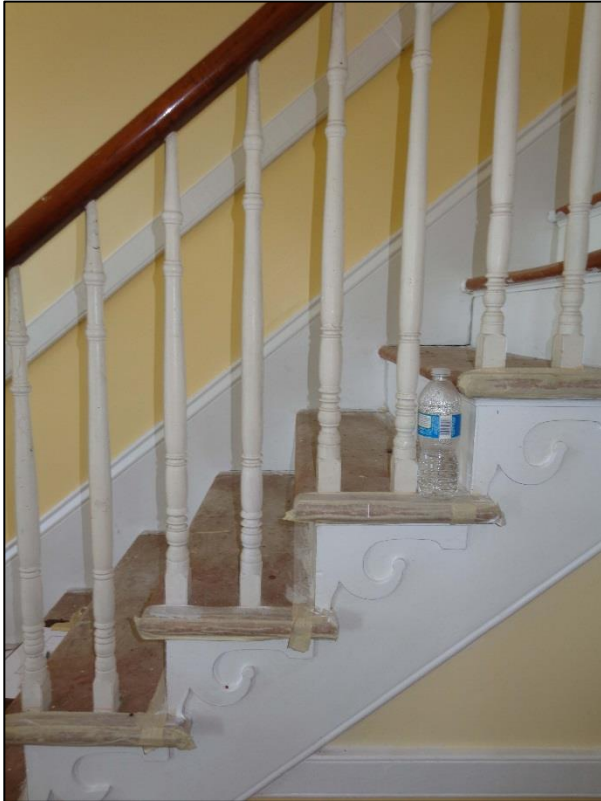


8. **Hall** – View east from entrance, showing staircase

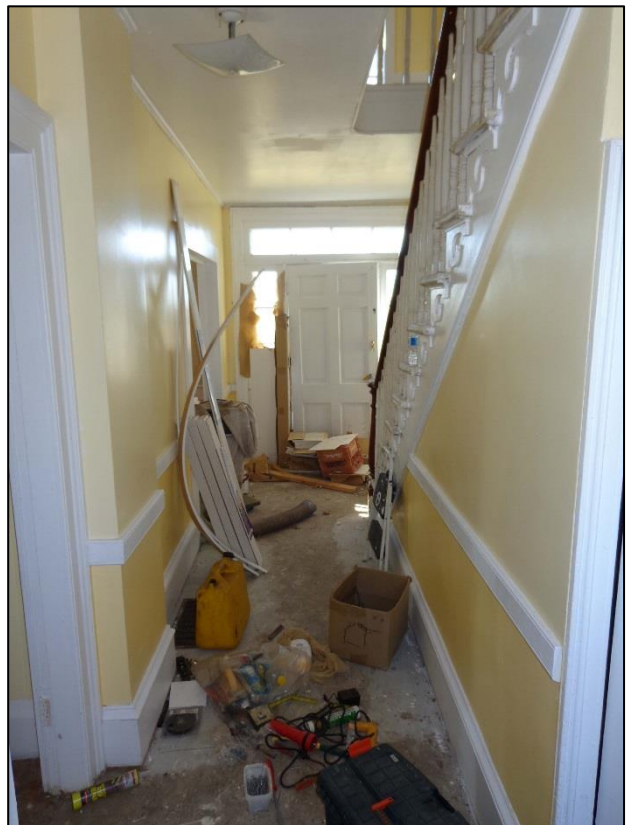


9. **Hall** – Staircase newel post and spindles

*Ground Floor*



**10. Hall – Staircase spindles and mouldings**



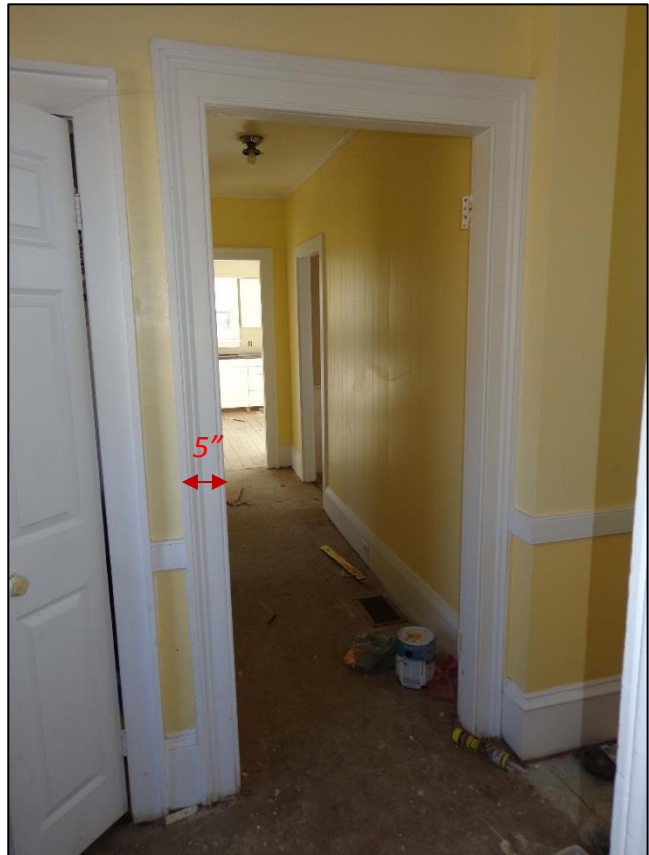
**11. Hall – View west to entrance from the rear of the hall**

*Ground Floor*



- 12. Hall** – Rear of hall looking to door to basement stairs and opening to Room 1 showing original casings

- 13. Hall** – Door opening to side hall showing original door casing



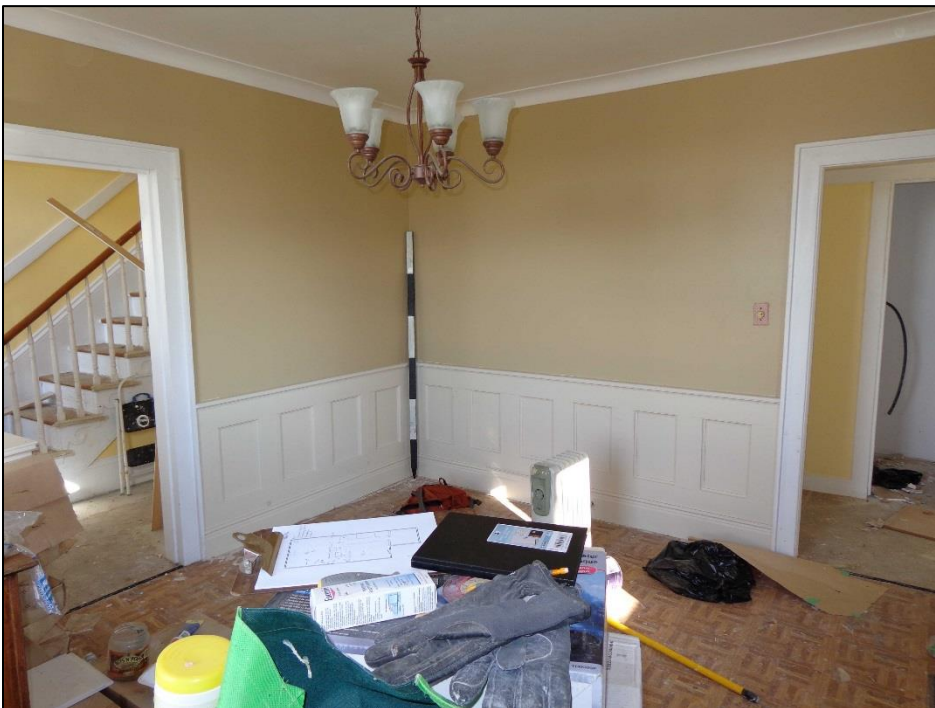


*Ground Floor*

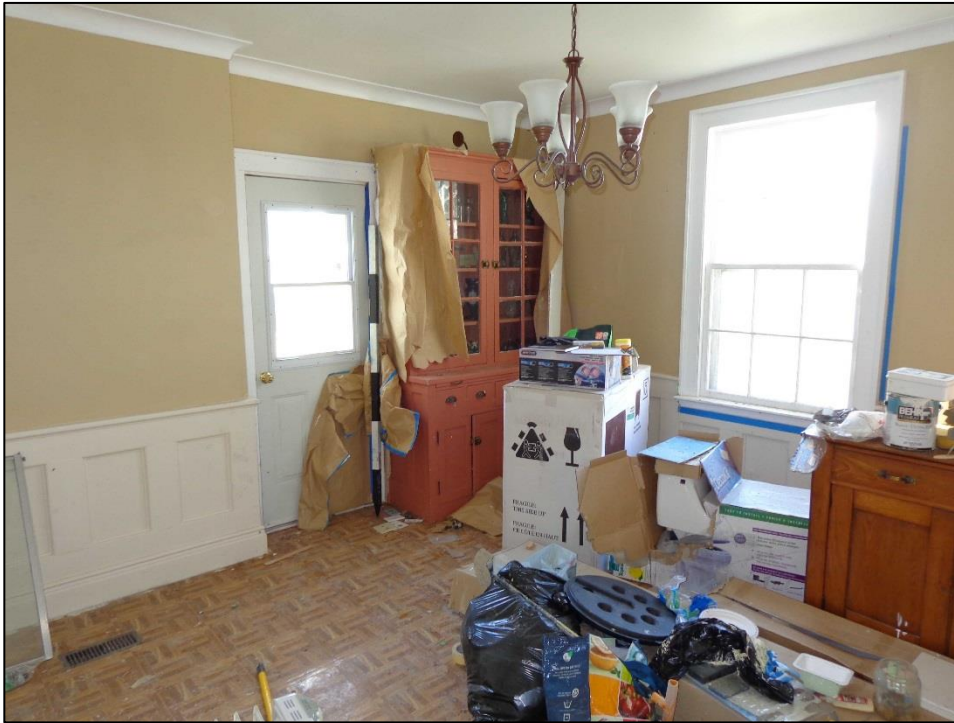


**14. Room 2 – North wall**

**15. Room 2 – Original baseboards & new wainscoting, north wall**

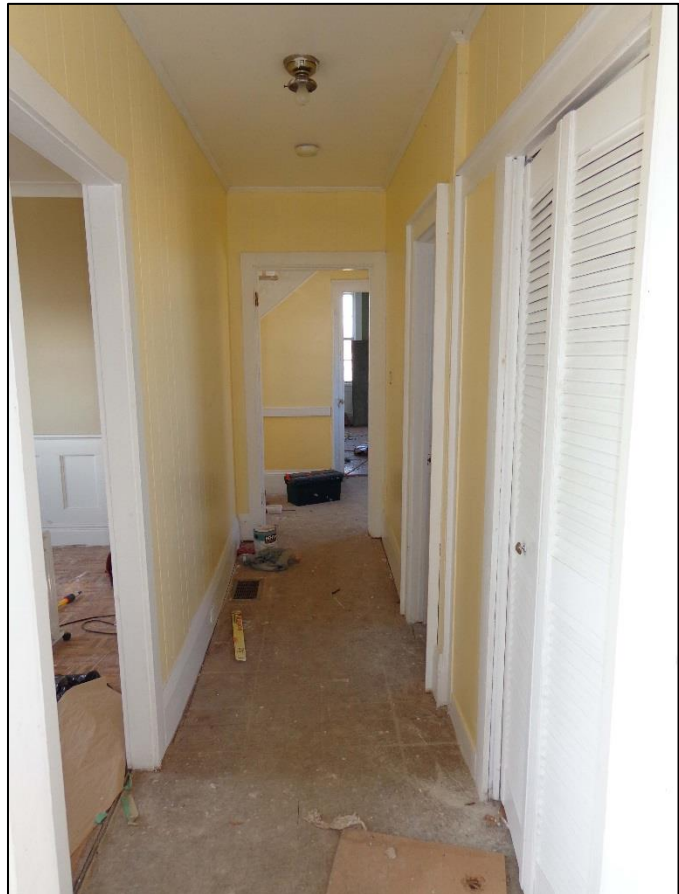


**16. Room 2 – North & East Walls**



*Ground Floor*

**17. Room 2 – South & West walls**



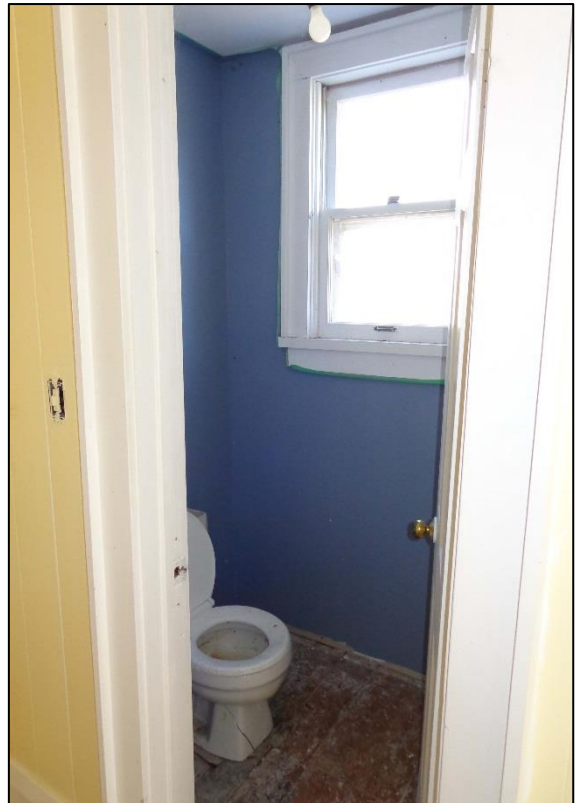
**18. Side Hall – View north to main hall**

*Ground Floor*



**19. Side Hall – View south to Room 3**

**20. W C – View from side hall**





*Ground Floor*



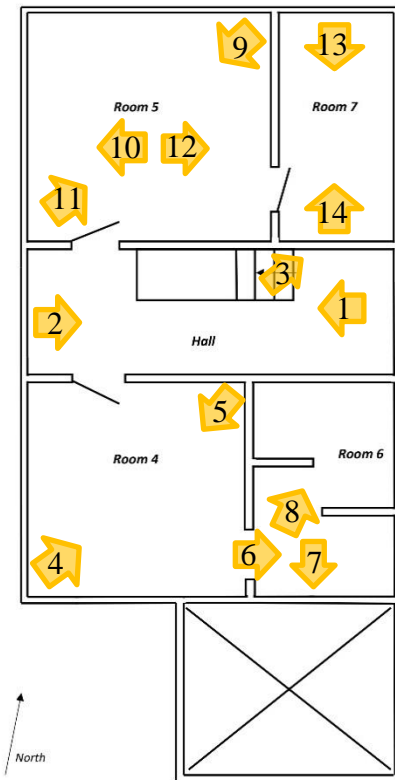
**21. Room 3 (Kitchen) – South & West Walls**

**22. Room 3 (Kitchen) – North & East Walls**





## *Upper Floor*



Photograph Locations  
Upper Floor Sketch



**1. Hall** – View west from top  
of stairs

*Upper Floor*



2. **Hall** – View east from the window

3. **Hall** – Baseboards at the top of the staircase





**4. Room 4 – South and west walls**

**5. Room 4 – North and east walls**





*Upper Floor*

**6. Room 6 – East wall**



**7. Room 6 – Window, South wall**



**8. Room 6 – View north through the sections of the bathroom under construction**





*Upper Floor*

**9. Room 5 – South and west walls**

**10. Room 5 – West wall**

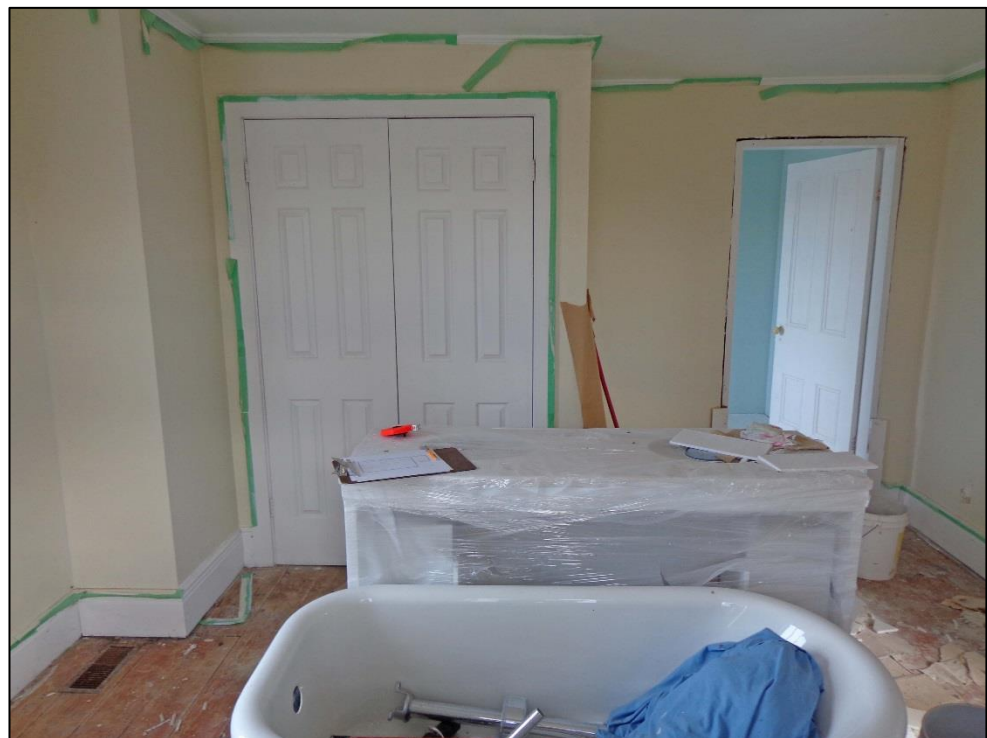






**11. Room 5 – North & east walls**

**12. Room 5 – East wall**





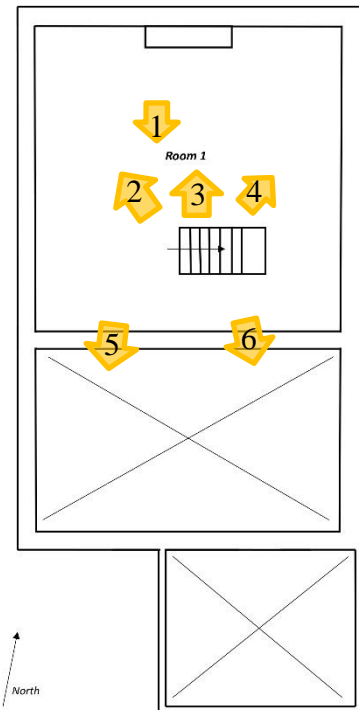
*Upper Floor*

**13. Room 7** – View to the south wall from the north end of the room

**14. Room 7** – View to the north wall from the south end of the room



***Basement***



Photograph Locations  
Basement Sketch

**1. Room 1 – Staircase and south wall**







*Basement*

**2. Room 1 – West and north walls**

**3. Room 1 – North wall**



*Basement*



**4. Room** – North and east walls

**5. Crawl space** – West section





**6. Crawl Space – East section**



## **Appendix H: William Henry Farm Landscape and Outbuilding Photographs**

Location Index to  
Landscape  
Photographs



**2016**  
Source – York Maps



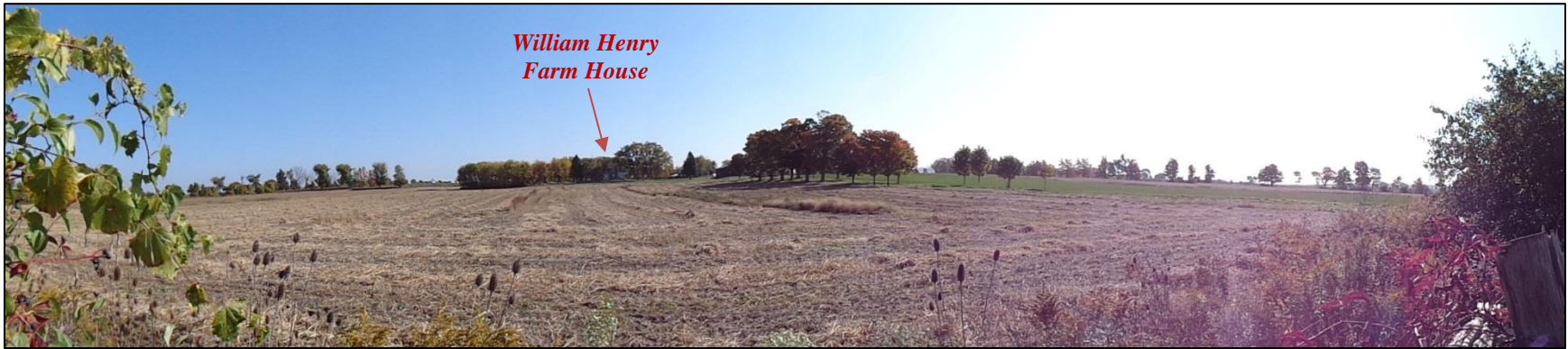


1. View east on farm lane to William Henry Farm House and farmstead.

2. View east on farm lane to William Henry Farm House and farmstead from entrance at Kennedy Road.







3. View from Kennedy Road, north of the lane, looking east, south-east.

4. View from the William Henry House looking west to Kennedy Road and beyond.







5. View from Old Homestead Road looking west, north and east.

6. View from the farm lane south of the House, looking west, north and east, showing the south side yard.



*Farm Lane*

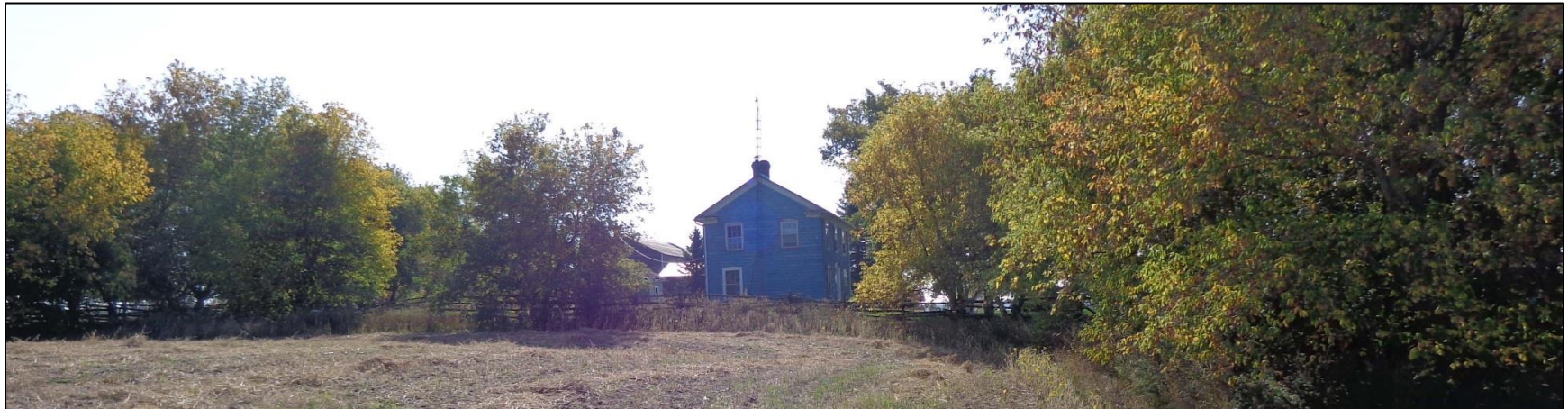
*William Henry  
Farm House*



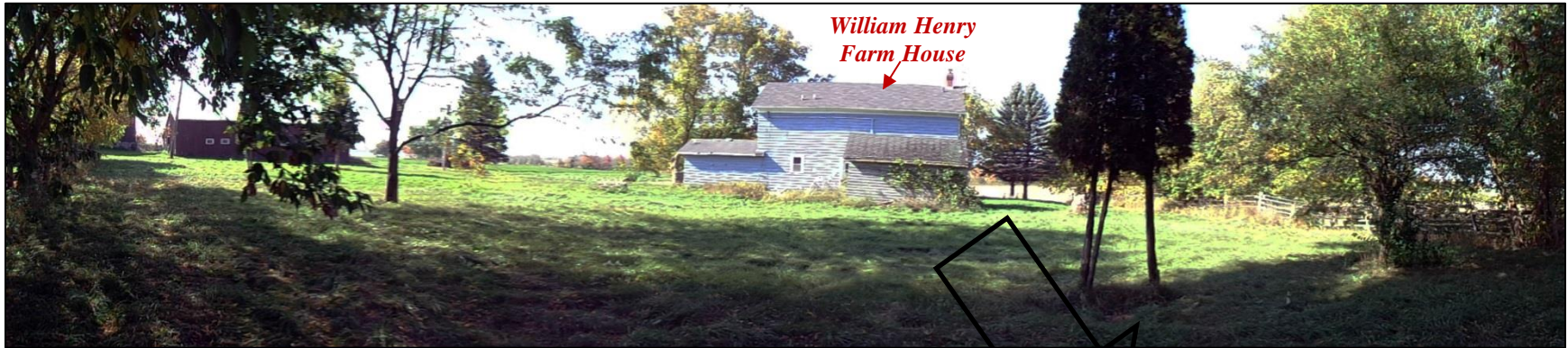


7. View from west of the House looking east to the House, showing the front yard.

8. View from north of the House looking south to the House, showing the north side yard.







9. View from east of the House looking west to the House, showing the rear yard.

11. Small shed to the rear of the House; West and South Elevations.

10. Driveshed northeast of bank barn; West and South Elevations.







**12.** Farmstead buildings viewed from the west.

**13.** Shed south of farm lane; East and North Elevations.



**14.** Large shed; North and West Elevations.





**15.** Bank Barn Exterior; West and South Elevations.

**16.** Bank Barn Interior; Heavy timber construction with metal roofing and

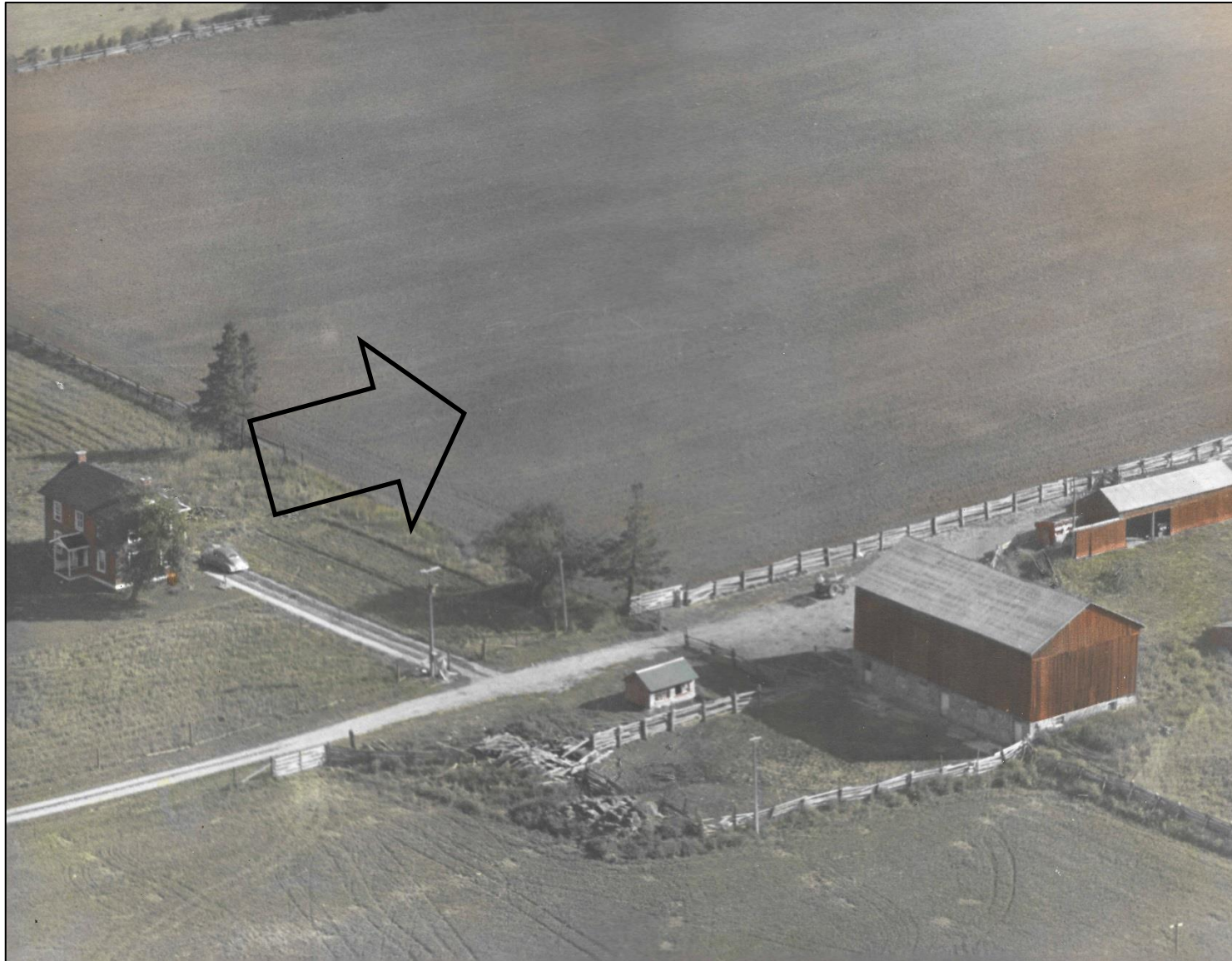


**17.** Bank Barn Exterior; South and East Elevations.



## **Appendix I: William Henry Farm House Historic Photographs**

**1952, Aerial View of the Workman Farmstead**  
*[Source: John Workman.]*





**1952, Aerial View of Farm House.**

*[Source: John Workman]*

**Front Porch**



**c1950, West Elevation of Farm House.**

*[Source: John Workman]*





**1952, South and East Elevations of Farm House. [Source: John Workman]**

**1955, South Elevation of Farm House showing woodshed. [Source: John Workman]**





*Fireplace Mantel*

**December 1957, House,  
Interior, Ground Floor,  
Room 1, North Wall.**  
*[Source: John Workman]*



*Window Casing*

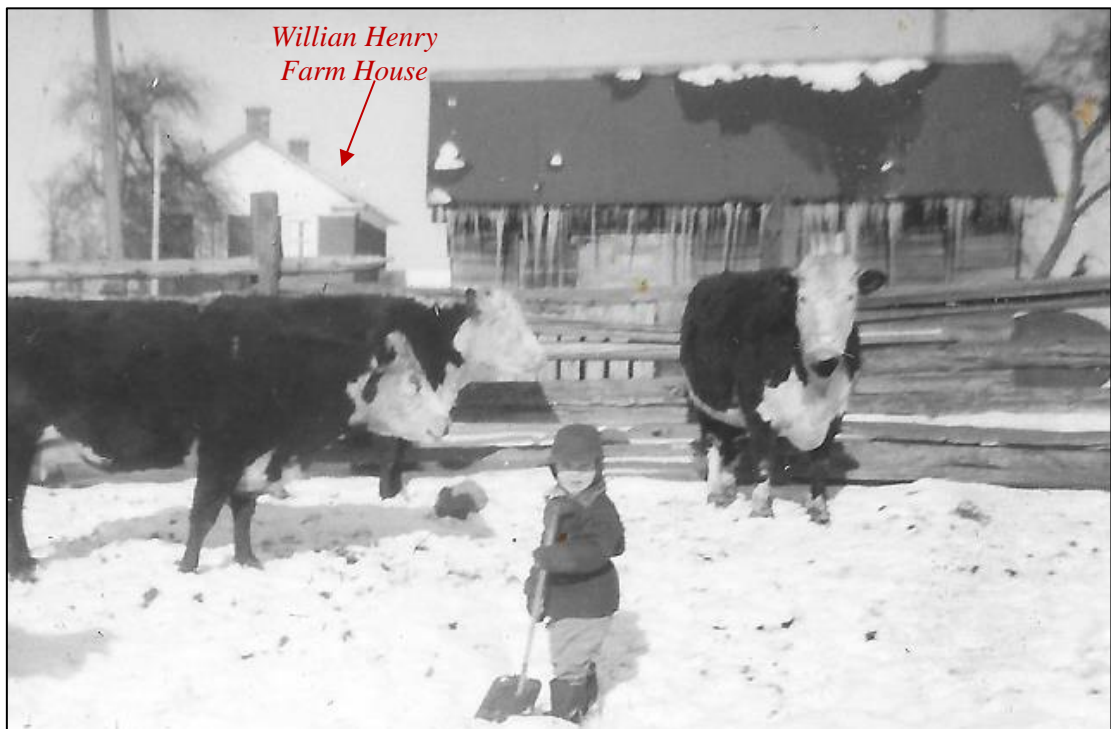
**December 1957,  
House, Interior,  
Ground Floor,  
Room 1, North-  
east corner.**  
*[Source: John  
Workman]*





**1958, Barn, North and West Elevations. [Source: John Workman]**

**1957, Barnyard looking north to hen house and House. [Source: John Workman]**





**1958, Driveshed, West  
Elevation.**

*[Source: John Workman]*

**1976, West and South Elevations, William Henry Farm House. *[Source: Byers, 180]***







**1987, West and South Elevations, William Henry Farm House.**  
*[Source: Georgina Archives]*

**1987, North and West Elevations, William Henry Farm House.**  
*[Source: Georgina Archives]*



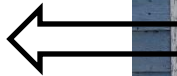
## **Appendix J: William Henry Farm House Condition Issue Photographs**



## *Front Entrance*



*Front door does not properly fit opening*



*Rot in the lower part of the elements of the front entrance; concrete threshold problematic.*





## Soffits and Fascia of Eaves

*Rot in returned eave,  
north-east corner*

*Rot in soffit,  
west elevation,*



*Rot in fascia of south wing; west ↑ and east ↓ sides*







**Rot and holes  
in Wood Siding**

*Base of siding, west elevation, south of front door*



*Base of siding, south elevation, around side door*



*Base of siding, east elevation, south of rear door*



*Holes in wood siding;  
North elevation, near  
base of south upper  
floor window*

*← and south side of  
south wing →*



**Rot in window sills**



*North elevation,  
ground floor  
window opening*



*West elevation,  
south ground  
floor window  
opening*

**Foundation**

*Failure of parging suggesting problems with pointing/grouting of stone rubble foundation and drainage issues*



*West elevation,  
south of front  
entrance*  
←

*North-west  
corner*  
→







## Paint / Stained surfaces not maintained

### *Examples:*

*North elevation, weathering of window casings because of lack of paint;  
Stain on siding exposing wood surface to weathering*

### *Examples:*

*South elevation, Eave fascia  
– failure of paint surfaces  
causing weathering of wood*



## Other Issues



*West elevation, Failure of  
caulking / weather strip  
around front entrance  
opening*

## **Appendix K: Property Ownership History**

No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	<i>Patent</i>	<i>22.02.1839</i>		<i>Crown</i>	<i>James Rose</i>		<i>100 W ½</i>
<i>18332</i>	<i>B &amp; S</i>	<i>02.03.1841</i>	<i>12.04.1841</i>	<i>James Rose</i>	<i>George Hill</i>	<i>\$600</i>	<i>50 ac s.w. ¼</i>
<i>20818</i>	<i>B &amp; S</i>	<i>08.03.1843</i>	<i>14.03.1843</i>	<i>George Hill et ux</i>	<i>William Bouchier</i>	<i>\$480</i>	<i>50 ac s.w. ¼</i>
<i>21845</i>	<i>B &amp; S</i>	<i>24.08.1843</i>	<i>08.12.1843</i>	<i>James Rose et ux</i>	<i>Harvey Huntly</i>	<i>\$600</i>	<i>50 ac n.w. ¼</i>
<i>32279</i>	<i>B &amp; S</i>	<i>01.12.1846</i>	<i>03.08.1848</i>	<i>Laura Bouchier</i>	<i>George Hill</i>	<i>\$480</i>	<i>50 ac s.w. ¼</i>
<i>32280</i>	<i>B &amp; S</i>	<i>06.12.1846</i>	<i>03.08.1846</i>	<i>George Hill et ux</i>	<i>William Reid Jr.</i>	<i>\$746.41</i>	<i>100 ac W ½</i>
<i>41923</i>	<i>B &amp; S</i>	<i>06.10.1851</i>	<i>09.10.1851</i>	<i>William Reid et ux</i>	<i>Francis O. Anderson</i>	<i>\$1,500.00</i>	<i>50 ac s.w. ¼</i>
<i>42382</i>	<i>B &amp; S</i>	<i>08.10.1851</i>	<i>24.11.1851</i>	<i>Harvey Huntly et ux</i>	<i>Francis O. Anderson</i>	<i>\$500</i>	<i>50 ac n.w. ¼</i>
<i>47344</i>	<i>B &amp; S</i>	<i>22.01.1853</i>	<i>28.01.1853</i>	<i>Francis O. Anderson</i>	<i>William Henry</i>	<i>\$1,125.00</i>	<i>100 ac W ½</i>
<i>2740</i>	<i>B &amp; S</i>	<i>01.11.1865</i>	<i>14.01.1865</i>	<i>William Henry et ux</i>	<i>Ellis Sheppard</i>	<i>\$6,000</i>	<i>100 ac W ½</i>
<i>2581</i>	<i>Will</i>	<i>29.05.1922</i>	<i>02.08.1923</i>	<i>Ellis Sheppard</i>			
<i>16432</i>	<i>Grant</i>	<i>01.04.1945</i>	<i>27.04.1945</i>	<i>Kenneth Stiver, Trustee of Ellis Sheppard Estate</i>	<i>David J. Davidson</i>	<i>\$4,150</i>	<i>100 ac W ½</i>
<i>22147</i>	<i>Grant</i>	<i>26.06.1952</i>	<i>08.07.1952</i>	<i>David J. Davidson et ux</i>	<i>Wilmer A. Workman</i>	<i>Val Con &amp; \$1</i>	<i>100 ac W ½</i>
<i>illegible</i>	<i>Grant</i>	<i>09.06.1967</i>	<i>29.?.1967</i>	<i>Wilmer A. Workman et ux</i>	<i>Kenneth Marsden</i>	<i>Val Con &amp; \$2</i>	<i>W ½ Lot</i>
<i>65R-2533</i>	<i>Reference Plan</i>	<i>25.10.1974</i>	<i>23.02.1978</i>				<i>W ½ into 4 parts</i>
<i>224377</i>	<i>Grant</i>	<i>14.06.1978</i>	<i>20.06.1978</i>	<i>Nena &amp; Ken Marsden</i>	<i>Region of York</i>	<i>Val Con &amp; \$2</i>	<i>Pts 3 &amp; 4 65R-2533</i>
<i>229376</i>	<i>Grant</i>	<i>08.05.1978</i>	<i>27.09.1978</i>	<i>Nena &amp; Ken Marsden</i>	<i>Linda Bennett</i>	<i>Val Con &amp; \$2</i>	<i>Pt 2, 65R-2533</i>
<i>327898</i>	<i>Grant</i>		<i>30.09.1983</i>	<i>Nena &amp; Ken Marsden</i>	<i>Linda Bennett</i>		<i>Pt 1, 65R-2533</i>
<i>327899</i>	<i>Grant</i>		<i>30.09.1983</i>	<i>Nena &amp; Ken Marsden</i>	<i>Nena Marsden</i>		<i>Pt 2, 65R-2533</i>
<i>467872</i>	<i>By-law 88-04</i>		<i>13.05.1988</i>	<i>Town of Georgina</i>		<i>Designation by-law</i>	<i>Pt 1, 65R-2533</i>
<i>512391</i>	<i>Charge</i>		<i>26.06.1989</i>	<i>Linda Bennett</i>	<i>Max Levine &amp; 495807 Ontario Ltd</i>	<i>\$250,000</i>	<i>Pt 1, 65R-2533</i>
<i>637147</i>	<i>Assignment</i>		<i>06.04.1994</i>	<i>Max Levine</i>	<i>Lev Holdings</i>		
<i>647070</i>	<i>Transfer</i>		<i>16.09.1994</i>	<i>Lev Holdings &amp; 495807 Ontario Ltd</i>	<i>O K Ranch Ltd</i>	<i>\$385,000</i>	<i>Pt 1, 65R-2533</i>
<i>4R539901</i>	<i>Transfer</i>		<i>28.09.2004</i>	<i>O K Ranch Ltd</i>	<i>Laszlo Parakovits &amp; Sunny Jian Wei Sun</i>	<i>\$575,000</i>	<i>Pt 1, 65R-2533</i>

## **Appendix L: *Ontario Heritage Act* Regulation 9/06**



CONFIDENTIAL  
Until filed with the  
Registrar of Regulations

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O.L.W.S.	Jan. 27/06
Ontario Gazette	Feb. 11/06

**Bilingual**

reg2005.0571.e  
3-CS/CO

ONTARIO REGULATION  
made under the  
ONTARIO HERITAGE ACT  
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

**Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(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.

**Transition**

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before \*\*\*insert the date of the day before the regulation is filed with the Registrar of Regulations\*\*\*. Jan. 24/06

**Appendix M: Town of Georgina and  
York Region  
Planning Document Maps**

Regional Municipality of York  
 Official Plan  
 Part of Map 1  
 Regional Structure



*Subject Property  
 (approximate)*

	Regional Centre
	Regional Corridor
	Subway Extension
	Urban Area
	Towns and Villages
	Regional Greenlands System (Schematic, See Map 2 for details)
<b>Oak Ridges Moraine Conservation Plan</b>	
	Oak Ridges Moraine Boundary
	Natural Core Area Designation
	Natural Linkage Area Designation
	Countryside Area Designation/Hamlet
<b>Greenbelt Plan</b>	
	Greenbelt Plan Area Boundary
	Greenbelt Protected Countryside/Hamlet
	Holland Marsh Specialty Crop Area
	Area Subject to the Lake Simcoe Protection Plan

Town of Georgina Official Plan  
Part of Schedule 'A' Land Use Plan

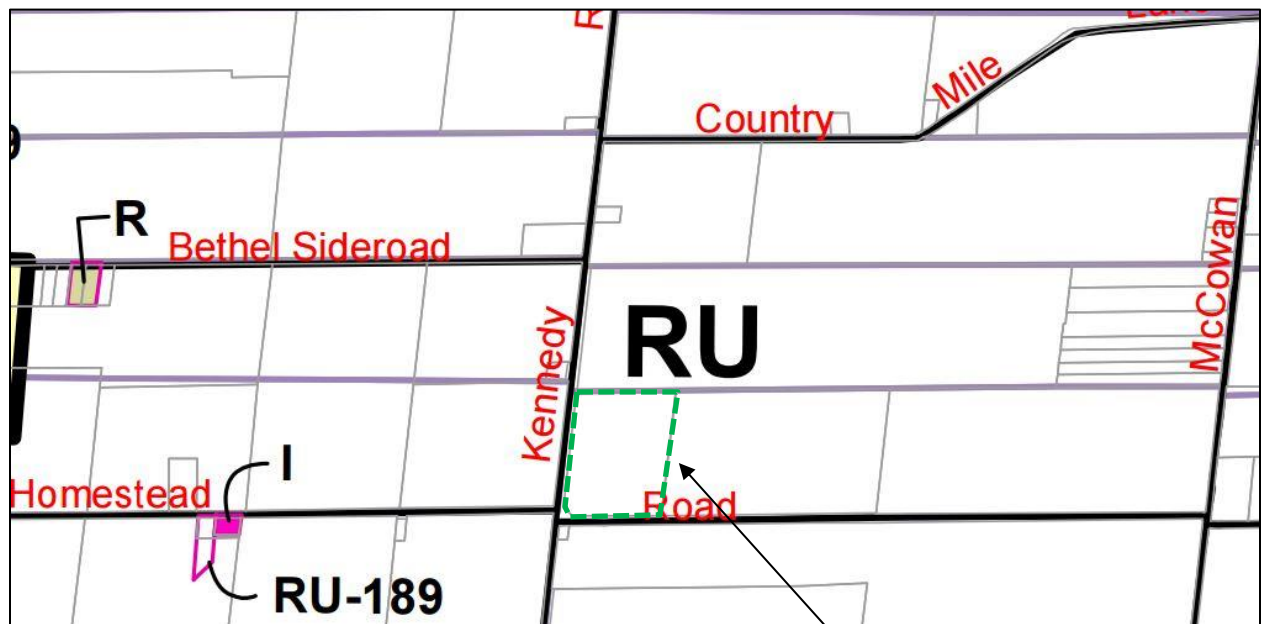


*Subject Property  
(approximate)*

Legend	
	Regional and Municipal Boundary
	Municipal Boundary
	Shoreline
	Provincial Highway
	Municipal Road
	Hydro Corridor
	Railway
	Proposed Highway 404 Alignment
	Proposed Additional Highway 404 Interchange
	Provincially Approved Highway 404 Interchange
	Secondary Plan Area
	Hamlet Area
	Environmental Protection Area 1
	Environmental Protection Area 2
	Environmental Protection Area 3
	Parkland Area
	Estate Residential Area
	Agricultural Protection Area
	Commercial Recreation Area
	Rural Commercial Area
	Rural Industrial Area
	Serviced Lakeshore Residential Area
	Lakeshore Residential Area
	Rural Area
	Urban Residential Area



Town of Georgina Zoning By-law 500 as amended  
Part of Schedule A, Map 1



*Subject Property*

## **Appendix N: Designation By-law**

SCHEDULE "A" TO BY-LAW NO. 88-047(HO-1)

DESCRIPTION OF THE "WILLIAM HENRY" FARM

ALL AND SINGULAR THAT certain parcel or tract of land and premises situate, lying and being in the Town of Georgina in the Regional Municipality of York, and being composed of Part of Lot 16, Concession 6 (NG) designated as Part 1, Plan 65R-2533 identified as roll number 118.395 according to the Assessment Rolls.

SCHEDULE "B" TO BY-LAW NO. 88-047(HO-1)

REASONS FOR DESIGNATION OF THE "WILLIAM HENRY" FARM:

**HISTORICAL:**

The house is believed to have been built in 1858 by an Irish immigrant William Henry. Mr. Henry was very active in local politics and served for several years on the North Gwillimbury Municipal Council, being elected Reeve on a number of occasions. The "William Henry" Farm was sold in 1865 to Ellis Sheppard who also was very active in local politics. The Sheppards owned the farm until the 1940's when it was bought by David Davidson who later became the Reeve of North Gwillimbury.

**ARCHITECTURAL:**

This small georgian style house is a two storey structure of vertical plank construction, which is unusual construction for a two storey building. The planks run 19' upright from the 12" by 12" squared log sill at the bottom to the 7" by 9" squared log plate at the top, without the benefit of framing. The planks are mortised into the bottom sill and top plate and then covered with clapboard. There are two 6" by 8" beams running from the front to the back on either side of the centre hall which are mortised into the planks at either end. The upper floor joists 3" by 8" are set into these beams and then mortised into the planks at the side of the house, being wedged to keep them firm. The planks are also pegged edge to edge with hand made 7 1/4" wooden pegs. Also, triangular pediments are located above the windows and doors.

## **Appendix O: Development Proposal**



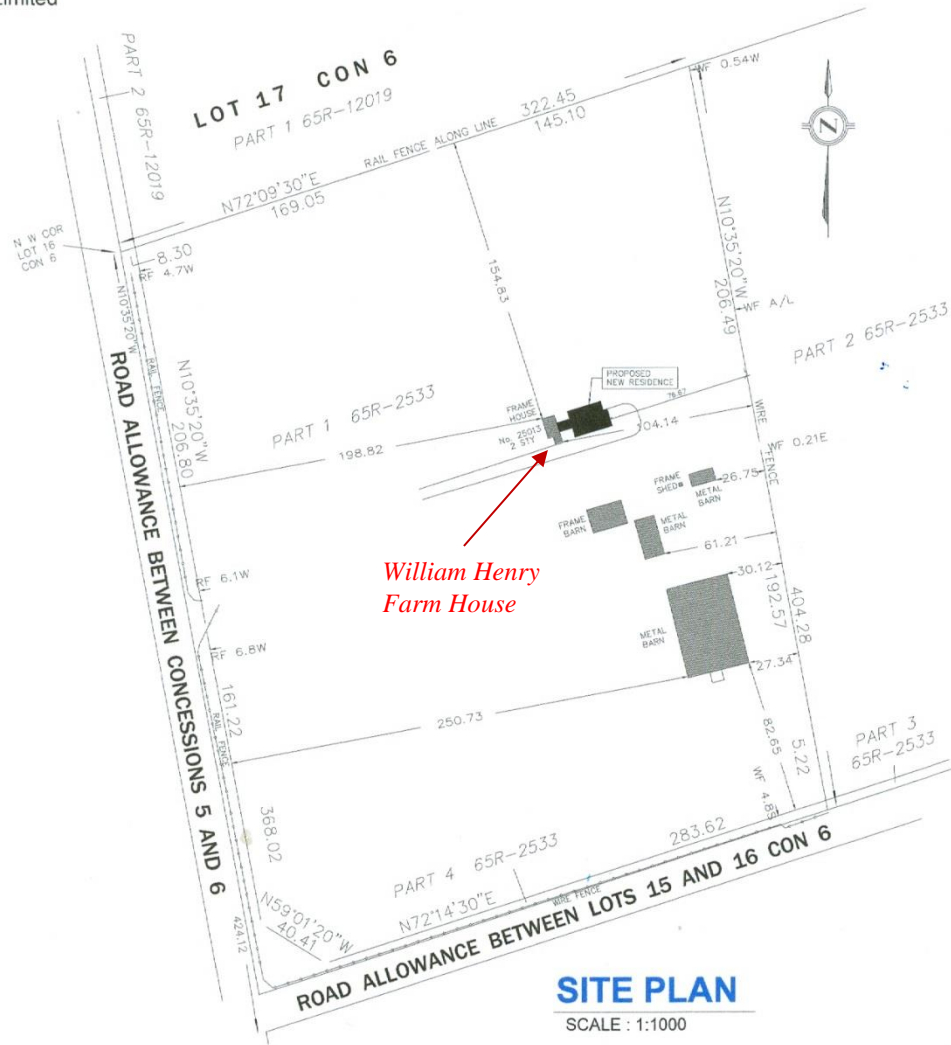
# PART OF WEST HALF OF LOT 16, CONCESSION 6

GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY

TOWN OF GEORGINA - REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 2000

E.R.GARDEN Limited

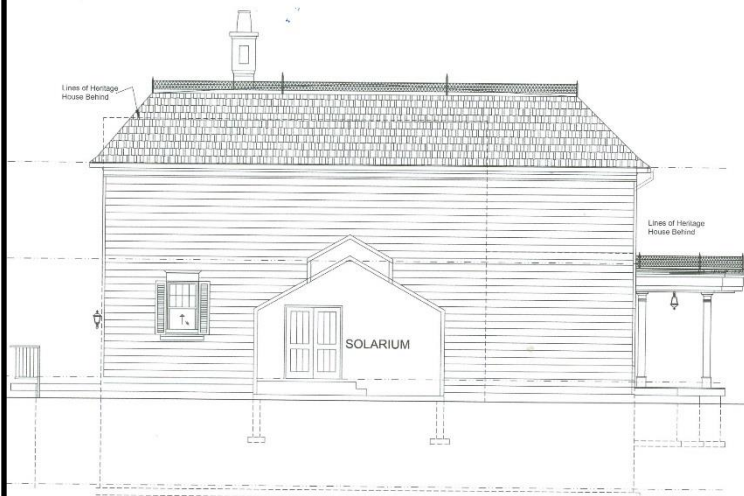




Source:  
Harry Mardirossian Architect,  
March 18 & 23, 2017

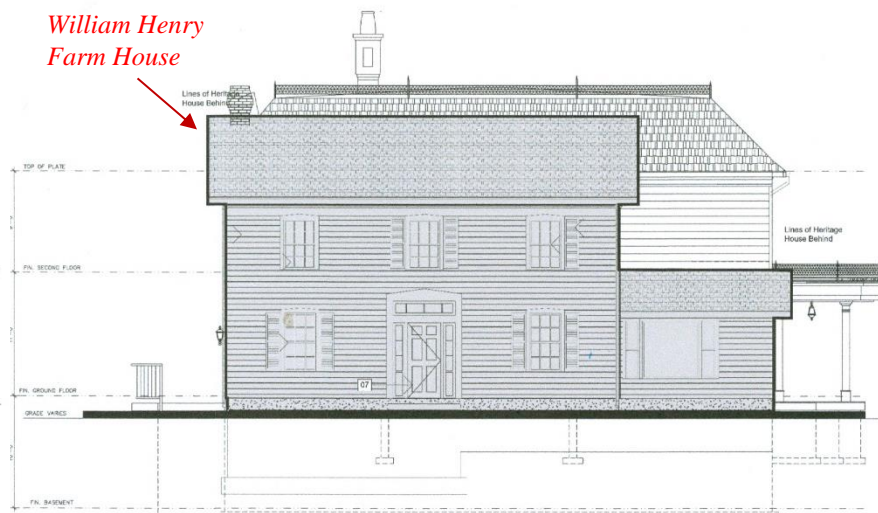


ELEVATION- EAST

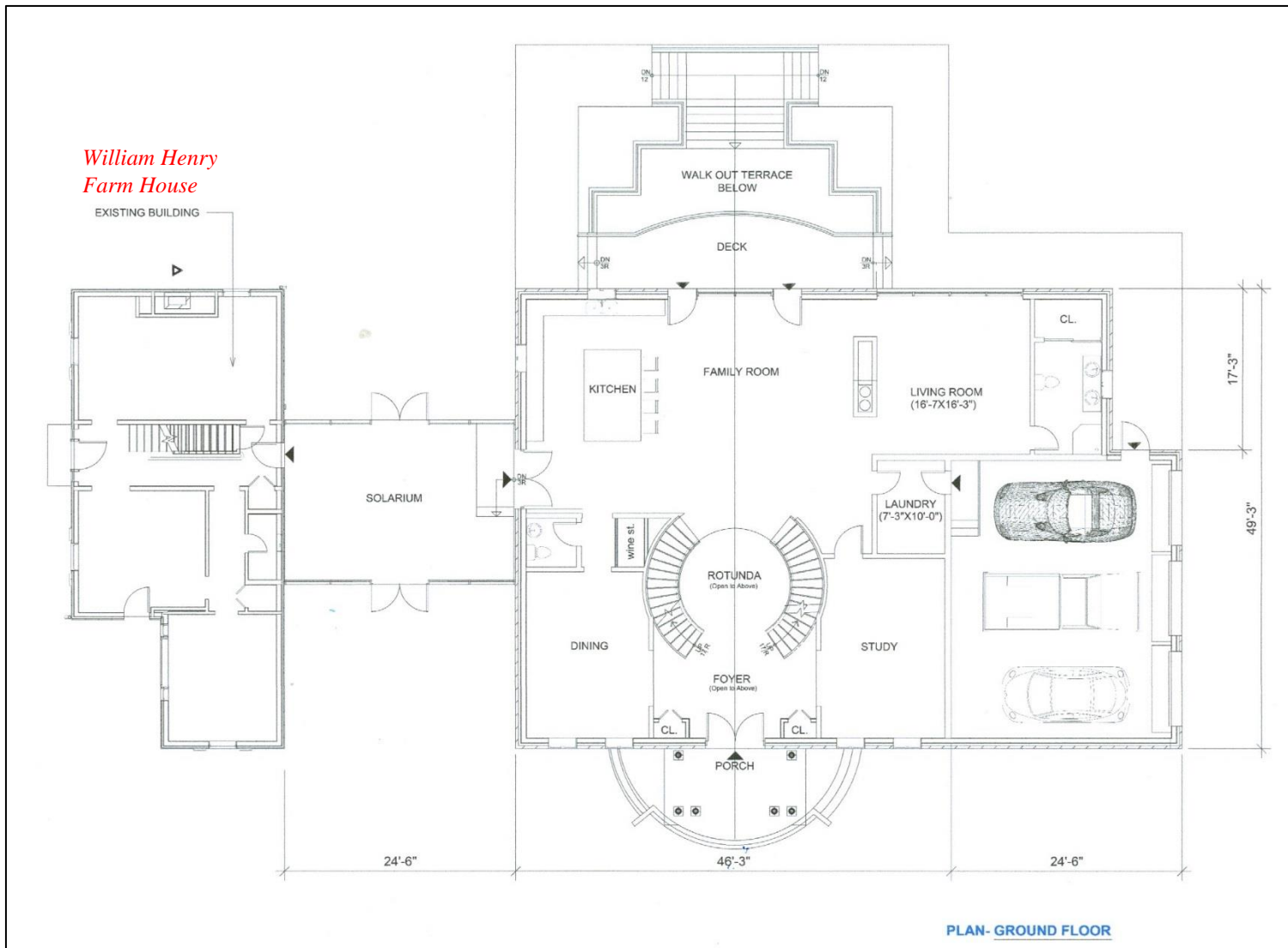


ELEVATION- WEST OF ADDITION

William Henry  
Farm House

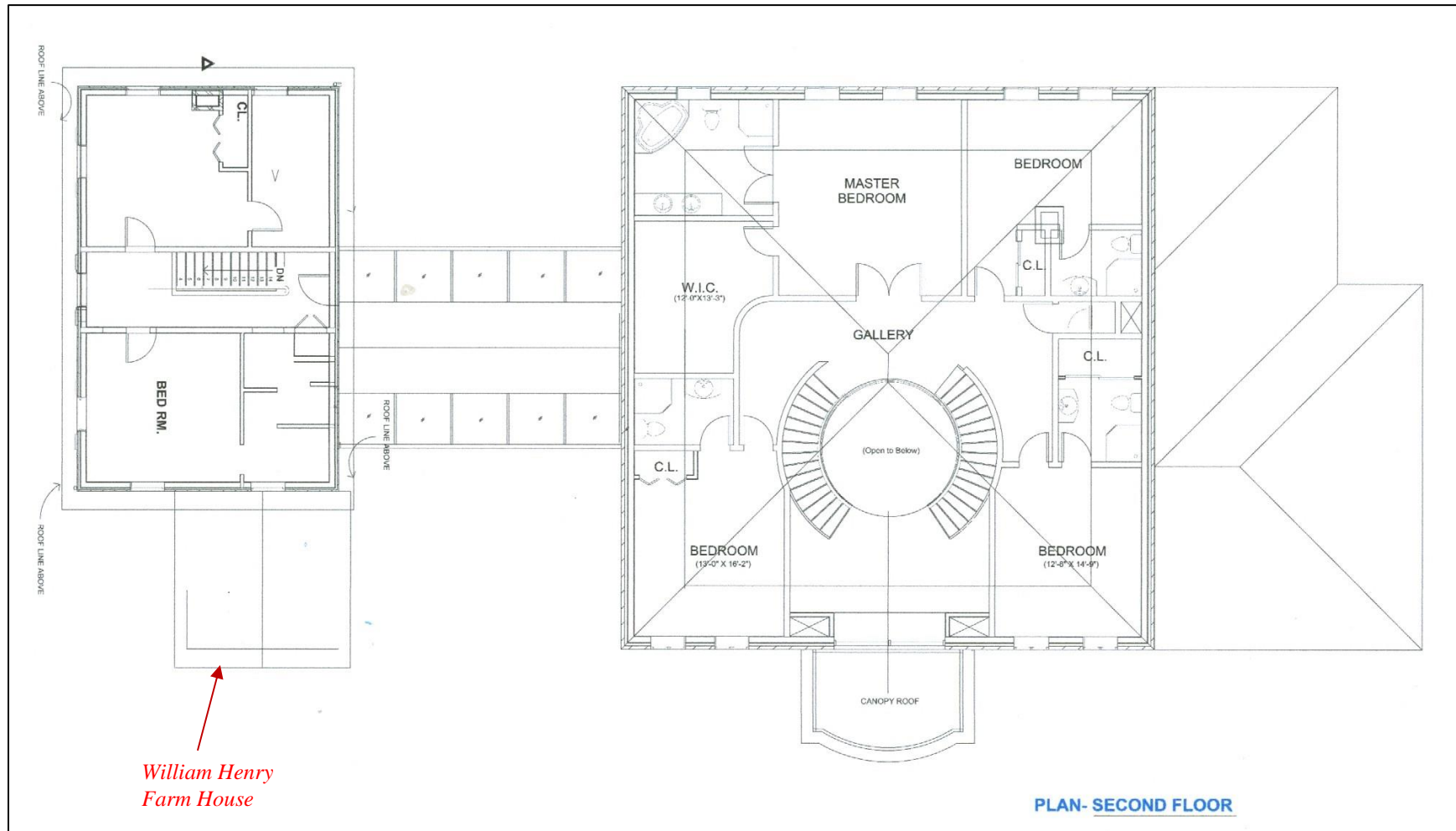


ELEVATION- WEST



Source:  
Harry Mardirossian Architect,  
March 18, 2017





Source:  
Harry Mardirossian Architect,  
March 18, 2017

**Appendix P: Curriculum Vitae  
Wayne Morgan**

## Wayne Morgan – Curriculum Vitae

<b>Work Experience</b>	2006 –	Consultant
	<b>Principal, Wayne Morgan Heritage Planner</b>	
	<ul style="list-style-type: none"> <li>• Heritage character statements and impact assessments</li> <li>• Heritage Conservation Districts</li> <li>• Heritage planning policies</li> </ul>	
	2000–2006	City of Toronto, City Planning
	<b>Senior Co-ordinator, Heritage Preservation Services</b>	
<b>Related Experience</b>	<ul style="list-style-type: none"> <li>• Managed review and approval of proposals involving heritage properties in the City – under the following Acts – Planning, Heritage and Building Code.</li> <li>• Secured and administered heritage easement agreements (more than 200) and letters of credit to the City (in excess of \$10 million annually).</li> <li>• Established 4 Heritage Conservation Districts involving in excess of 1500 properties – Yorkville and the Cabbagetowns -Metcalfe, North and South.</li> <li>• Managed the listing and designation of individual heritage properties.</li> <li>• Provided technical advice to City Council and its advisory committees and represented the City in negotiations and before Provincial tribunals.</li> </ul>	
	1998 - 2000	City of Toronto, Urban Development Services
	<b>Senior Community Planner</b>	
	<ul style="list-style-type: none"> <li>• Managed approval process of planning proposals and preparation of community plans, involving liaison with City staff and the public; provided professional advice to City Council and Provincial tribunals.</li> </ul>	
	1989–1997	Metropolitan Toronto, Planning Department
<b>Education</b>	<b>Manager, Research Division</b>	
	1976–1989	Region of York, Planning Department
	<b>Senior Planner, long range planning</b>	
	1974–1976	Region of Hamilton Wentworth, Planning Department
	<b>Planner, Official Plan team</b>	
<b>Professional Associations</b>	1973–1974	Acres Engineering
	<b>Planner/Economist</b>	
	1980 - 2000	Town of Newmarket
	<b>Chair, Local Architectural Conservation Advisory Committee</b>	
	<ul style="list-style-type: none"> <li>• Appointed as a volunteer by Town Council to the municipal heritage advisory committee established under the Ontario Heritage Act</li> </ul>	
<b>Professional Associations</b>	1968–1972	University of Toronto - B.A., Geography
	1972–1973	Queen's University - M.A., Geography – Urban and Regional
	Registered Professional Planner – member - Canadian Institute of Planner and the Ontario Professional Planners Institute.	
	Member – Canadian Association of Heritage Professionals	

054-285

H E R I T A G E I N V E N T O R Y - G E O R G I N A

INDEX NO. \_\_\_\_\_ BY-LAW NO. \_\_\_\_\_ ROLL NO. 054-285 <sup>CEMETARY</sup> YR. BUILT \_\_\_\_\_

\* LEGAL DESCRIPTION: con 5 pt Lot 22 ACREAGE: \_\_\_\_\_

MUNICIPAL ADDRESS: Petterlaw Rd N/5

NAME OF BUILDING: Petterlaw United Church

ORIGINAL OWNER: \_\_\_\_\_

\* PRESENT OWNER: Petterlaw United Church MAILING ADDRESS: % MRS. ISOBEL GRIFFITHS GENERAL DELIVERY PETTERLAW

ARCHITECTURAL STYLE: \_\_\_\_\_ STONE \_\_\_\_\_ BRICK \_\_\_\_\_ FRAME \_\_\_\_\_ OTHER \_\_\_\_\_ LOE 1 NO

CONDITION OF STRUCTURE: VERY GOOD \_\_\_\_\_ FAIR \_\_\_\_\_ POOR \_\_\_\_\_ MUCH ALTERED \_\_\_\_\_

COMMENTS: \_\_\_\_\_

PHOTOS:



Name of recorder JOAN MARTYN

Date JANUARY, 1970

Name of Photographer "

Date "

## ONTARIO INVENTORY OF BUILDINGS

Identity: County YORKNumber, street, town, or lot, CONC 5, LOT 23  
concession, township. GEORGINA

Name of building COOK'S UNITED CHURCH

History: Date of Construction 1889-90

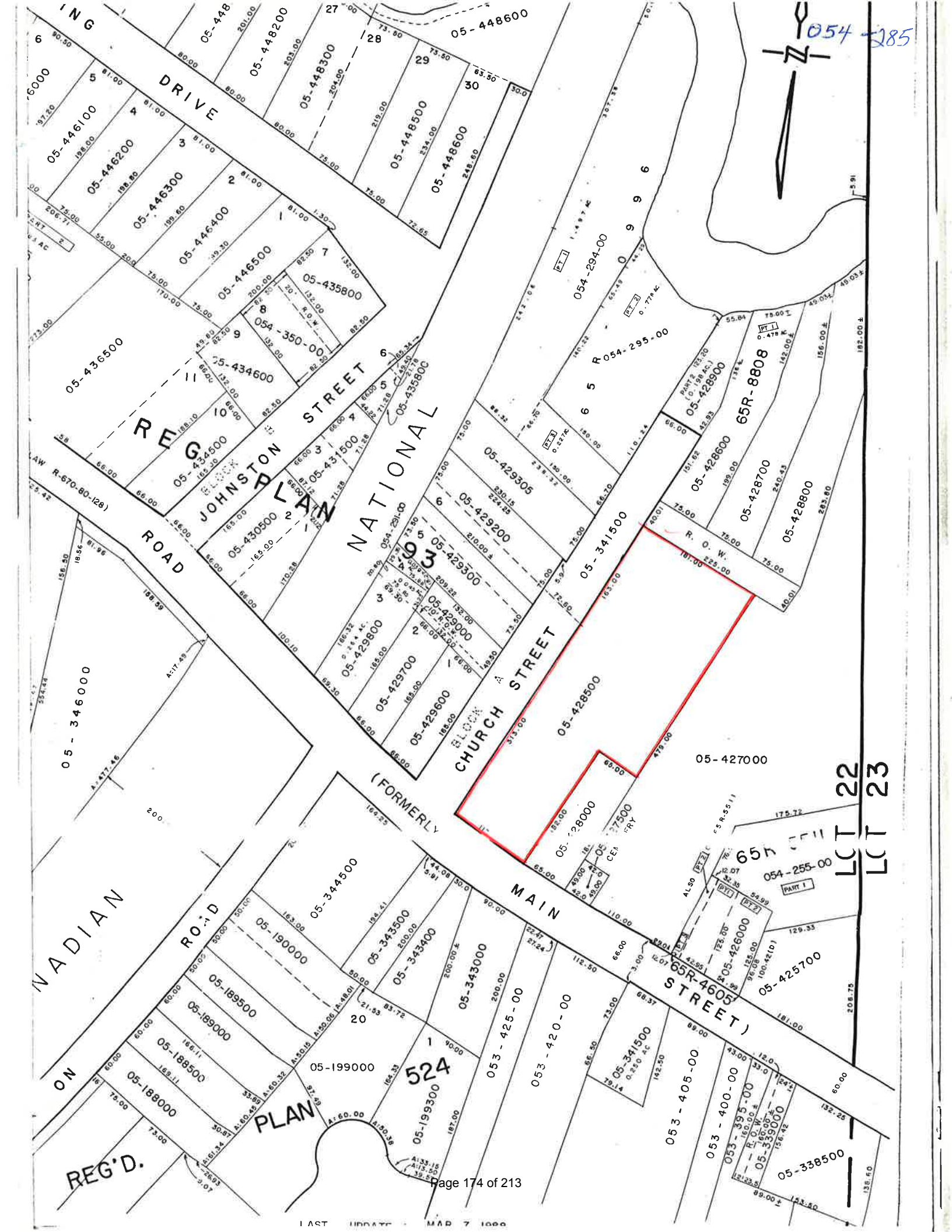
Original Owner

Original Use CHURCH

Present Owner

Present Use CHURCH

Construction: Wall material, Stone Brick ☒ Frame Other  
FROM ARNOLD'S BRICK YARDSCondition of structure, Very good ☒ Fair Poor Altered  
MuchReference: Sources of information on construction date.  
BULLETIN #4 LAKE SIMCOE & SHORE HIST. SOC.Importance of building in the Community  
REPLACEMENT OF THE ORIGINAL FRAME CHURCH  
BUILT IN 1863 ON HWY 48 - ON 1/2 ACRE OF LAND DONATE  
BY THE BOYDS. STRUCK BY LIGHTNING & BURNED  
DOWN 1887.



## Building Permit Listing

## DEMOLITION



BP5020

Date : Mar 29, 2017

Page : 1

Time : 9:33 am

Permit Type : [210] To [210]  
 Permit No. : All  
 District : All  
 Area : All  
 Plan : All  
 Lot : All  
 Project Code : All  
 Issue Date : [10 Feb 2017] To [29 Mar 2017]  
 Completed Date : All

Block : All  
 Section : All  
 Town : All  
 District Lot : All  
 Zone : All  
 Permit Status : All  
 Print Permit w/ No Inspections Since :  
 Print Name and Address : No (Hide Owner's Phone #)

Permit No.	Owner Name	Issue Date	Roll No.	Project Value	Fee
160789		10-Mar-2017	000 14503500.0000	5,000.00	500.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	10-Mar-2018
			Project Address:	"" - 94 RIVEREDGE DRIVE	
			Contractor Name:		
			Construction Purpose:	DEMOLISH SINGLE FAMLIY DWELLING	
	Legals:				
161008		16-Feb-2017	000 14177300.0000	170,000.00	500.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	16-Feb-2018
			Project Address:	270 PARKWOOD AVE	
			Contractor Name:		
			Construction Purpose:	TO DEMOLISH AN EXISTING HOUSE	
	Legals:				
170113		27-Mar-2017	000 04412500.0000	8,000.00	510.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	27-Mar-2018
			Project Address:	12 BLUE HERON DR	
			Contractor Name:	DOL CONTRACTING	
			Construction Purpose:	DEMOLISH SINGLE FAMILY DWELLING	
	Legals:				
170116		13-Mar-2017	000 14416300.0000	8,000.00	510.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	13-Mar-2018
			Project Address:	224 BAYVIEW AVE	
			Contractor Name:		
			Construction Purpose:	DEMOLISH SINGLE FAMILY DWELLING AND 3 SHEDS UNDER 10M2	
	Legals:				
170124		24-Mar-2017	000 02139000.0000	400.00	510.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	24-Mar-2018
			Project Address:	53 MILL POND LANE	
			Contractor Name:		
			Construction Purpose:	DEMOLISH PERSONAL STORAGE GARAGE	
	Legals:				

## Summary For This Run:

No. of DEMOLITION Listed :	5
Total Construction Value :	191,400.00
Total Fees :	2,530.00

**Stage 1 and 2 Archaeological Assessment of  
Proposed Residential Development  
Ainslie Hill (Shouldice) Lands East of Catering Road,  
Part of Lots 22 and 23, Concession 7,  
Former Township of North Gwillimbury, County of York  
Now the Town of Georgina,  
Regional Municipality of York**

**ORIGINAL REPORT**

Prepared for:

**Ballymore Terra Inc.**  
12840 Yonge Street, Suite 200  
Richmond Hill, Ontario  
L4E 4H1  
Tel.: (905) 773-1048  
Fax: (905) 773-7548

Archaeological Licence P047 (Welsh)  
MTCS PIF P047-399-2012  
ASI File 12TS-177

14 November, 2013



**Archaeological Services Inc.**

528 Bathurst St.  
Toronto, Ontario  
Canada, M5S 2P9

T 416-966-1069  
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info@iASI.to/www.iASI.to

**Stage 1 and 2 Archaeological Assessment of  
Proposed Residential Development  
Ainslie Hill (Shouldice) Lands East of Catering Road,  
Part of Lots 22 and 23, Concession 7,  
Former Township of North Gwillimbury, County of York  
Now the Town of Georgina,  
Regional Municipality of York**

**EXECUTIVE SUMMARY**

Archaeological Services Inc. was contracted by the Ballymore Terra Inc. to conduct a Stage 1 and 2 Archaeological Assessment of part of the proposed residential development Ainslie Hill (Shouldice) Lands located East of Catering Road, Part of Lots 22 and 23, Concession 7, Former Township of North Gwillimbury, County of York, Now the Town of Georgina, Regional Municipality of York. The subject property is approximately 17 ha in size. Of the total property, approximately 12 ha are considered developable and were subject to archaeological survey. The remaining 5ha of the property was not assessed as this portion is defined as environmentally protected lands.

The Stage 1 assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and nineteenth and twentieth century settlement trends. This research has led to the conclusion that there is potential for the presence of pre-contact Aboriginal and Euro-Canadian archaeological resources based on the proximity of Black River adjacent to the east limits of the property, in addition to the proximity of two historically important transportation corridors.

The Stage 2 survey was conducted on November 15, 2012 and December 3, 2012. The field assessment was conducted by means of a test pit survey and pedestrian survey at 5 m intervals within the portions of the subject property deemed to have archaeological potential. Disturbed areas were also documented. No archaeological resources requiring further assessment or mitigation of impacts were identified.

It is recommended that no further archaeological assessment of the property be required.



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**ARCHAEOLOGICAL SERVICES INC.  
PLANNING DIVISION**

**PROJECT PERSONNEL**

<i>Project Manager:</i>	Beverly Garner, BA Hons, Assistant Manager, GTA Planning
<i>Project Director:</i>	Bruce Welsh, PhD, Senior Archaeologist (PO47)
<i>Field Director:</i>	Bruce Welsh
<i>Field Archaeologists:</i>	Sidney Jhingran, BA Elaine Cheng, MA (R318) Cindy Phan, MA Lisa Milosavljevic, BA Hons
<i>Report and Graphics Preparation:</i>	Jenna Down, BA Hons, Staff Archaeologist (R430)
<i>Report Reviewer:</i>	Beverly Garner

## 1.0 PROJECT CONTEXT

Archaeological Services Inc. was contracted by the Ballymore Terra Inc. to conduct a Stage 1 and 2 Archaeological Assessment of part of the proposed residential development Ainslie Hill (Shouldice) Lands located East of Catering Road, Part of Lots 22 and 23, Concession 7, Former Township of North Gwillimbury, County of York, Now the Town of Georgina, Regional Municipality of York. The subject lands are approximately 17 ha in size. Of the total subject lands, approximately 12 ha are considered developable and were subject to archaeological survey. The balance, 5 ha, was not assessed as these are environmentally protected lands. The subject property is illustrated on a segment of the *NTS Beaverton* 31 D/06 that can be found in Section 9.0 (Figure 1).

### 1.1 Development Context

This assessment was conducted under the project management of Ms. Beverly Garner and project direction of Dr. Bruce Welsh (MTCS PIF P047-399-2012. All activities carried out during this assessment were completed in partial fulfillment of the pre-development approval requirements required by the *Ontario Planning Act*. All activities carried out during this assessment were completed in accordance with the terms of the *Ontario Heritage Act* and the Ministry of Tourism and Culture's 2011 *Standards and Guidelines for Consultant Archaeologists*.

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on November 12, 2012.

### 1.2 Historical Context

The MTC's *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:18) stipulates that areas of early Euro-Canadian settlement, including places of early military pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historic landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

The subject property is located within part of Lots 22 and 23, Concession 7, Geographic Township of North Gwillimbury, County of York. A review of the 1860 *Tremaine Map of the County of York* and the 1878 *Illustrated Historical Atlas of the County of York* were completed in order to determine if these sources depict any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites on the property (Figures 2 and 3).

According to the 1860 *Tremaine Map*, Lot 22 is owned by a T.A. Anderson and Lot 23 is owned by Mr. Jason O. Bouchier. According to the 1878 *Historical Atlas* Lot 22 is owned by Mrs. E.C. Anderson and Lot 23 is owned by Mr. John Bouchier. There are no features depicted within the limits of the subject property on either map.

As previously discussed, the MTC's *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:18) stipulates that early historical transportation routes are also considered to have archaeological potential. Illustrated on both the 1860 *Tremaine Map* and the 1878 *Historical Atlas* a road traverses Lot 22 and Lot 23 from the northeast to the southwest. This road denotes the western limit of the subject property and is currently Catering Road. Within the property, the Lake Simcoe Junction also known as the Canadian National Railway traverses the eastern half of the property from north to south. The railway has since been abandoned and renamed the Sutton-Zephyr Rail Trail. The trail no longer has railway ties and is now used for hiking and snowmobiling.

Therefore, based on the proximity of the two historical transportation routes, there is potential for encountering historical archaeological deposits, depending on the degree of more recent land disturbance.

### ***Historic Settlement of the Village of Sutton***

The subject property is located within close proximity to the historic Village of Sutton. Like many settlements in Ontario, industry was the driving force behind the village's origin. The location where Sutton originated was the site of a dam created to impede the flow of the Black River approximately 3 miles (4.8 km) in from Lake Simcoe (Georgina 2012).

The village was first named Bouchier Mills [*sic*], after the pioneer who built the dam in 1831. Bouchier owned the lot where the subject property is located (Lot 23, Concession 7) as well as Lot 20, Concession 7 and Lot 21, Concession 8. The settlement gradually grew with the addition of a gristmill and a general store. Soon the village added a post office, the first in Georgina, and a schoolhouse, which also served as a house of worship until 1858 and as a Town Hall until the mid-1850s (Georgina 2012).

In 1864, after additional growth including the building of St. James Anglican Church, the village name was changed from Bouchier Mills to Sutton (Georgina 2012). As the industrial and commercial focus of southern Ontario turned towards larger urban areas, Sutton began to decline in population. Sutton now serves as one of many vacation spots along Lake Simcoe.

## **1.3 Archaeological Context**

A Stage 1 archaeological assessment involves research to describe the known and potential archaeological resources within the vicinity of a subject property. The background research for such an assessment incorporates a review of previous archaeological research, physiography, and nineteenth and twentieth-century development for the subject property. Background research was completed to identify any archaeological sites within the subject property and to assess its archaeological potential.

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record forms for registered sites housed at the Ministry of Tourism, Culture and Sport, published and unpublished documentary sources, and the files of Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) which is maintained by the Ministry of Tourism, Culture and Sport. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed

by Dr. Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 km east-west by 18.5 km north-south. Each Borden block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The subject property under review is located within the BbGu Borden block.

No sites have been registered within the limits or within a 1 km radius of the subject property. The paucity of documented sites is attributable to the fact that much of this area has not yet been subject to archaeological assessment under the terms of the Planning and Environmental Assessment Acts, due to the lack of development in this region.

The subject property is located within the Lake Simcoe Basin region of the Simcoe lowlands (Chapman and Putnam: 1984:177-182). The Simcoe lowlands constitute the low lying region between and around Lake Simcoe and Nottawasaga Bay which was dominated by post-glacial Lake Algonquin. The lowlands are divided into two regions, the Nottawasaga Basin and the Simcoe Basin. The Simcoe Basin is so named as it is dominated by Lake Simcoe, which covers half its area. Georgina Township, located along the southern shore of Lake Simcoe, is dominated by a low, swampy, sandy plain which extends to the east and south. The entire region is prone to flooding due to its low natural grade. The Black River is a main watercourse through this area, but offers poor drainage. It flows east of the subject property, adjacent to the property limit (Figure 1).

The MTC's Standards and Guidelines for Consultant Archaeologists (MTC 2011:17-18) stipulates that primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.) as well as ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches, etc.) are characteristics that indicate archaeological potential. Geographic characteristics also indicate archaeological potential and include distinct topographic features and soils.

Surficial geographical mapping was reviewed to identify where the subject property lies in relation to ancient Lake Algonquin and other ancient water sources. The area where the Black River flows today was also a prominent watercourse at the time. This river would have flowed north to meet the mouth of Lake Algonquin, located approximately 1 km north of the property (Figure 4). Therefore, the shoreline of Lake Algonquin would have been further south of the current Lake Simcoe shoreline. The general proximity to this former shoreline contributes to the overall archaeological potential of the subject property.

Furthermore, the map suggests the subject property was in an area of littoral/foreshore deposits and foreshore/basinal deposits. These deposits represent the interchange between water and land. The littoral deposits represent the land adjacent to the water while the basinal deposits represent the bed of the glacial lake and its immediate tributaries. Therefore it is suggested that the northwestern limit of the subject property may have been the shoreline of a watercourse that once flowed within close proximity to the property. These deposits are also significant as they suggest the area was rich in nutrients due to the water flow. It would be expected that this would also create a rich fish habitat. The area around a water source would be a strategically significant location for Paleo-Indian populations to occupy.

The Stage 2 field survey was completed on November 15, 2012 and December 3, 2012 in order to inventory, identify and describe any archaeological resources extant in the subject property at this time. All field work was conducted by Dr. Bruce Welsh (P047). The weather conditions were



appropriate for the completion of field work. Field observations have been compiled on project mapping for the subject property (Figure 5).

Accessed from Google Earth, Figure 6 depicts an aerial photograph of the subject property in 2005. The property is triangular in shape and abuts Catering Road along the northwest limit, the Black River along the eastern limit and agricultural fields along the southern limit. As previously mentioned, the abandoned Canadian National Railway, currently the Sutton-Zephyr Rail Trail traverses the property north to south across the eastern half. Two residential properties front Catering Road, however, these are outside of the development plan and were therefore not surveyed.

The subject property totals approximately 17 ha, however, only 12 ha are considered developable and were subject to archaeological survey. The remaining 5 ha are defined as environmentally protected lands. These lands are located along the eastern limit and southwestern corner of the property. The protected land along the eastern limit consists of the Black River floodplain. Both areas will not be subject to development impacts and encompasses approximately 20% of the property.

The 12 ha subjected to archaeological survey, approximately 80% of the property, is comprised of a woodlot, two sod fields that have since been cultivated and ploughed, a scrubby area adjacent to Catering Road and a cedar line between the ploughed field and the scrubby area. There is one open area adjacent to a house fronting Catering Road. The Sutton-Zephyr Rail Trail traverses the property across the eastern half (Plates 1-4).

## **2.0 FIELD METHODS**

### ***2.1 Areas of No Potential***

During the course of the Stage 2 field assessment, an area lacking archaeological potential was noted. This area includes a low and wet portion within the cedar line (Plate 5). As per section 2.1 Property Survey of the Standards and Guidelines, in accordance with Standard 2.b, survey is not required on lands identified as being wet, as these areas do not exhibit archaeological potential. As a result, this area was not subject to test pit survey. In total this area encompasses approximately 2% of the property.

### ***2.2 Areas Subject to Test Pit Survey***

Areas subject to test pit survey include the scrubby area adjacent to Catering Road, the cedar line and a small wooded area adjacent to the eastern limit (Plates 6 and 7). These areas consisted of dense vegetation. As a result, test pitting was the most viable survey method for this area.

As per section 2.1.2 Test Pit Survey of the 2011 *Ministry of Tourism and Culture Standards and Guidelines*, all standards were met. All test pits placed were at least 30 cm in diameter and hand excavated into the first 5 cm of subsoil. All topsoil was screened through 6 mm screen, to facilitate artifact recovery. Test pits were examined for stratigraphy, cultural features and evidence of fill. Upon completion, all of the test pits were backfilled. Overall, the total area subject to test pit survey is approximately 15% of the property.

The small woodlot subject to test pit survey is located adjacent to the Black River floodplain along the

eastern limit of the property. The limits within the woodlot were identified by the break in slope down to the floodplain. Test pits were placed at 5 m transect intervals. Test pit profiles consisted of dark brown sand approximately 10-15 cm deep underlain by light brown sand subsoil (Plate 8).

The scrubby area and cedar line adjacent to Catering Road was test pitted at 5 m intervals with the exception of a low and wet area located centrally. Test pit profiles within the cedar lot consisted of dark brown sand approximately 10-15 cm deep underlain by light brown sand subsoil (Plate 9).

The open area adjacent to the house fronting Catering Road, west of the Sutton-Zephyr Rail Trail, was test pitted at 5 m intervals and increased to 10 m intervals when disturbance was encountered. This area appears to have been previously impacted. Test pit profiles consisted of dark brown sand mixed with gravel and large stones approximately 10 cm deep underlain by light brown sand subsoil (Plate 10).

### **2.3    *Areas Subject to Pedestrian Survey***

The balance of the subject property consists of two sod fields that were ploughed in advance of the archaeological survey (Plate 11). As per section 2.1.1 Pedestrian Survey of the 2011 Ministry of Tourism and Culture *Standards and Guidelines*, all standards were met. The fields were well weathered with at least one significant rainfall after ploughing. Ploughing was deep enough to provide total topsoil exposure, but not deeper than previous ploughing. These fields were surveyed by means of pedestrian survey at 5 m. Visibility conditions were excellent at well over 80%. The soil encountered in these fields consisted of light brown sand. Overall, the total area subject to pedestrian survey represents approximately 63% of the property.

## **3.0    RECORD OF FINDS**

Despite careful scrutiny, no archaeological resources were found during the course of the Stage 2 field assessment. Written field notes, annotated field maps, GPS logs and other archaeological data related to the subject property are located at Archaeological Services Inc.

The documentation and materials related to this project will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism, Culture and Sport and any other legitimate interest groups.

## **4.0    ANALYSIS AND CONCLUSION**

Archaeological Services Inc. was contracted by the Ballymore Terra Inc. to conduct a Stage 1 and 2 Archaeological Assessment of part of proposed residential development Ainslie Hill (Shouldice) Lands located East of Catering Road, Part of Lots 22 and 23, Concession 7, Former Township of North Gwillimbury, County of York, Now the Town of Georgina, Regional Municipality of York. The subject lands are approximately 17 ha in size. Of the total subject lands, approximately 12 ha are considered developable and were subject to archaeological survey. The remaining 5 ha are environmentally protected lands and were not assessed.

The Stage 1 background assessment determined that no archaeological sites had been registered within a 1 km radius of the subject property. A review of the general physiography of the subject property and historic mapping suggested that the subject property encompasses an area that exhibits potential for the presence of archaeological resources due to the proximity of Black River as well as two historic transportation routes.

A Stage 2 archaeological assessment was conducted by means of pedestrian survey at 5 m intervals within ploughed areas. The wooded portions of the property were assessed by means of a test pit survey at 5 metre intervals and increasing to 10 m intervals when disturbance was encountered. During the course of the survey, no archaeological resources were found.

## **5.0 RECOMMENDATIONS**

In light of these considerations, the following recommendation is made:

1. No further archaeological assessment of the subject property be required.

NOTWITHSTANDING the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Tourism Culture should be immediately notified.

## **6.0 ADVICE ON COMPLIANCE WITH LEGISLATION**

- This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.

- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
- The Cemeteries Act, R.S.O 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002. c.33 (when proclaimed in force) require that any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Consumer Services.
- Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.

The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism, Culture and Sport, and any other legitimate interest groups.

## 7.0 WORKS CITED

Chapman, L.J., and D.F. Putnam

1984 *Physiography of Southern Ontario*. Third Edition. Toronto: Ontario Ministry of Natural Resources, Toronto.

Department of Natural Resources

1987 *NTS Sheet Beaverton 31 D/06*, 5<sup>th</sup> Edition.

Georgina, Town of

2012 <http://www.town.georgina.on.ca/history-background.aspx>

Google Earth

2007 *Ainsle Hill (Shouldice) Lands, Georgina, Ontario, Canada*. Google Earth 4.2. Accessed December 11, 2012.

*Illustrated Historical Atlas of the County of York*

1878 Walker & Miles, Toronto.

(MTC) Ministry of Tourism and Culture

2011 *Standards and Guidelines for Consulting Archaeologists*. Toronto: Cultural Programs Branch, Archaeology and Planning Unit.

Tremaine, George C.

1860 *Tremaine Map of the County of York, Canada West*, Toronto.



## 8.0 IMAGES



Plate 1: Cultivated sod farm fields.



Plate 2: Scrubby area located along the northwest property limit.



Plate 3: Open area located along the northwest property limit.



Plate 4: Abandoned Canadian National Railway, currently the Sutton-Zephyr Rail Trail.



Plate 5: Wet area located within cedar line.



Plate 6: Cedar line located south of scrubby area.





Plate 7: Cedar woodlot located adjacent to eastern limit.



Plate 8: Test pit profile located within woodlot.



Plate 9: Test pit profile located within cedar line.



Plate 10: Disturbed test profile located within open area.



Plate 11: Pedestrian survey of sod farm field.



## 9.0 MAPS

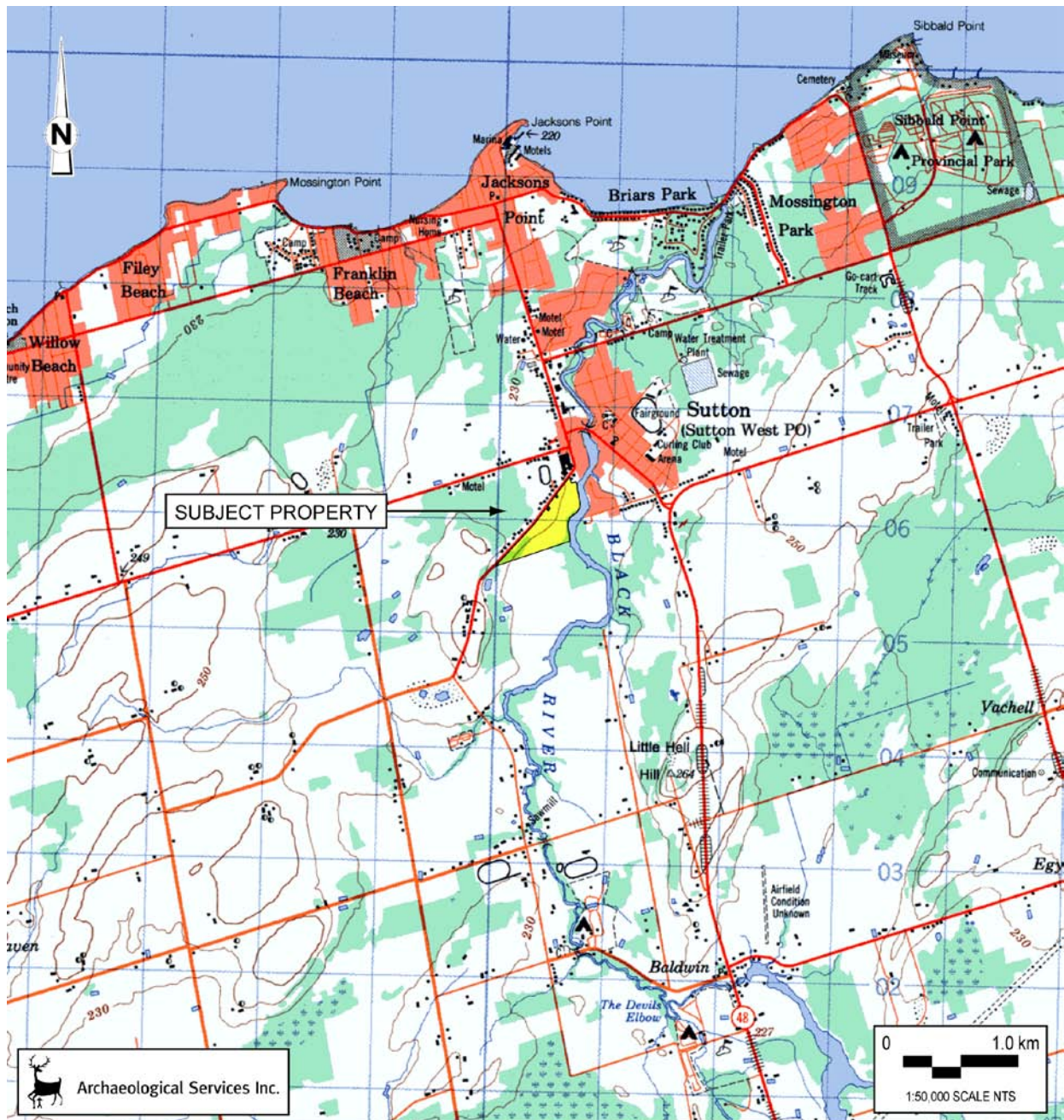


Figure 1: The subject property illustrated on the NTS Beaverton Map 31 D/06, 5<sup>th</sup> Edition, 1987









# ENVIRONMENTAL PROTECTED LAND



**Archaeological Services Inc.**  
528 Bathurst St.  
Toronto, Ontario  
Canada, M5S 2P9  
T 416-966-1069  
F 416-966-9723  
info@iasl.to/www.iasl.to

## LEGEND

- SUBJECT PROPERTY BOUNDARY
- ENVIRONMENTALLY PROTECTED LAND, NO SURVEY REQUIRED
- SOD-FARM FIELDS, PEDESTRIAN SURVEY AT 5 M INTERVALS

- SCRUBBY AREA, TEST PITTED AT 5 M INTERVALS
- WOODED AREA, (CEDAR) TEST PITTED AT 5 M INTERVALS
- DISTURBED AREA, TEST PITTED AT 5-10 M INTERVALS

- ABANDONED RAILWAY LINE, NO POTENTIAL
- LOW AND WET AREA, NO POTENTIAL
- DIRECTION OF PHOTOGRAPHIC PLATES

**BASE:**  
BOUNDARY AND SURVEY OF  
AINSLIE HILL (SHOULDICE) LANDS EAST OF CATERING ROAD,  
PART OF LOTS 22 AND 23, CONCESSION 7,  
FORMER TOWNSHIP OF NORTH GWILLIMBURY,  
COUNTY OF YORK, NOW THE TOWN OF GEORGINA,  
REGIONAL MUNICIPALITY OF YORK  
MICHAEL SMITH PLANNING CONSULTANTS  
JOB:781

0 200m  
SCALE

ASI PROJECT NO.: 12TS-177  
DATE: DEC 12, 2012

DRAWN BY: JLD  
FILE: fieldplan.ai

Figure 5: Stage 2 Archaeological Assessment of Proposed Residential Development Ainslie Hill (Shouldice) Lands East of Catering Road, Town of Georgina.

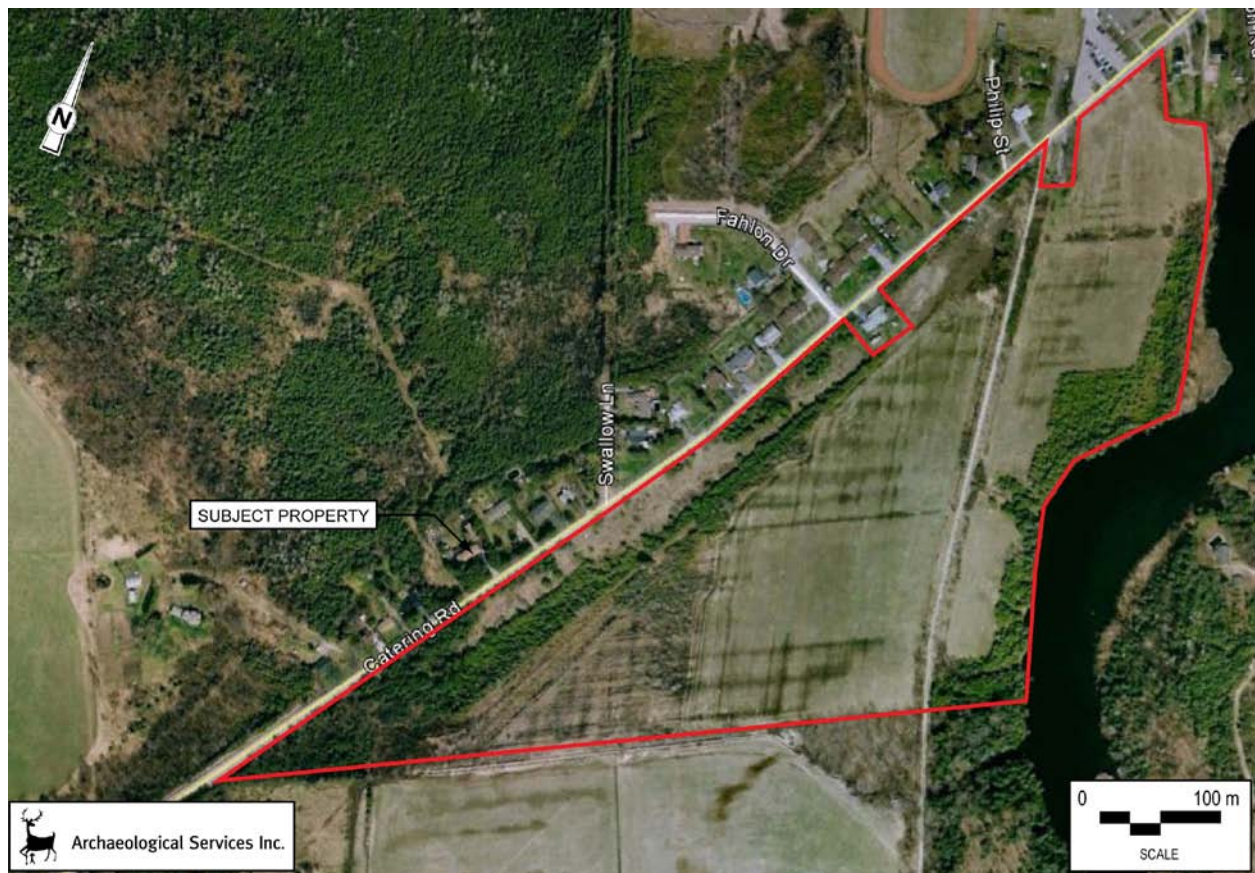


Figure 6: Subject property illustrated on Google Earth 2011. Image Captured December 2005.

**Ministry of Government and  
Consumer Services**

**Ministère des Services  
gouvernementaux et des Services aux  
consommateurs**



ServiceOntario

ServiceOntario

Central Production and  
Verification Services Branch

Direction des services centraux de  
production et de vérification

20 Dundas St. West, 4<sup>th</sup> Floor  
Toronto ON M5G 2C2

20 rue Dundas Ouest, 4<sup>e</sup> étage  
Toronto ON M5G 2C2

Telephone: (416) 314-4879  
Facsimile: (416) 314-4899

Téléphone: (416) 314-4879  
Télécopieur: (416) 314-4899

March 22, 2017

Mr. Bertrand Duclos, Heritage Outreach Consultant  
Program Planning and Delivery Unit  
c/o Culture Services Unit  
Ministry of Tourism, Culture and Sport  
401 Bay Street, Suite 1700  
Toronto, Ontario  
M7A 0A7

Dear Mr. Duclos:

In reply to your recent request made on behalf of Municipal Heritage Committees and their assistants, permission is hereby granted to examine closed parcel registers, copies of documents originally registered in paper and copies of plans in the registry office in the Province of Ontario subject to the terms and conditions set out therein.

You represent and warrant that the above-named organization is a non-profit organization, and, the information obtained will be used only for research of a non-commercial historical nature.

Permission to investigate land registry office records does not include the supply of copies of records, for which, you must pay the requisite photocopy charge. Also, please be advised that a statutory fee is required to access current parcel registers and documents through the automated system.

Land registration documents and records you access may be subject to copyright, license and other rights and interests. You may not further use, reproduce, post, modify or distribute any records without first seeking the appropriate consents or licenses.

A search of the historical abstract index records must not be done during peak periods of operations. You should consult with the on-site Operations Manager who will identify those peak periods.

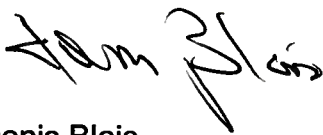
Solicitors and title searchers and other land professionals who must make a title search in order to complete a land transaction, must be given priority with respect to the records. Where title records being searched are required by such persons, those books must be given up upon request.

In order to limit the demands on the land registry office staff, the number of records to be viewed, copied or produced in one day may be limited at the discretion of the Operations Manager.

All individuals, using this Letter of Authority, must identify themselves to the Land Registry Office Operations Manager, present a copy of this letter and make known to the staff the particular project on which they are working. Use of this permission letter by you, any representatives or members of your organization is evidence of agreement to these terms by those persons.

Through a copy of this letter, I am advising the Operations Manager that I have approved your request as noted above. Please contact the Operations Manager in the land registry office to arrange convenient dates and times. This authorization will be in effect up to March 31, 2018 and is subject to revocation in the sole discretion of the Ministry.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Denis Blais', with a stylized flourish at the end.

Denis Blais  
Director  
Central Production and Verification Services Branch

Cc: Nadine Rhodd, A/Director, Central Region, Retail Offices Branch  
Louise Larocque, Director, North Region, Retail Offices Branch  
Tara Meagher, Director, Southwest Region, Retail Offices Branch  
Christine Levin, A/Director, Southeast Region, Retail Offices Branch



## Sarah Brislin

---

**From:** Lee, Evangeline <Evangeline.Lee@york.ca>  
**Sent:** March-20-17 5:38 PM  
**To:** Sarah Brislin  
**Subject:** RE: Permission to use photos for the York Region Heritage Project (Canada 150)

Thanks for the quick turnaround Sarah.

I'm not sure how much of the project was shared with the Committee, but you can let them know (if they are not aware) that the following 19 properties will be featured in the project for Georgina (see list below) – highlighted in grey notes that it was designated according to the *Ontario Heritage Act*. Scope of the project included properties built prior to Confederation and still standing today that are designated (according to OHA), and additional properties that have historical significance (this was added so that there was more representation from the municipalities that had significantly less designated properties). The additional properties (not designated) were identified with your assistance. There will be historic images (for those that have them) along with recent images that will be accompanied by a brief description of the history of each property mapped to the 1860 Tremaine map of York County to provide a glimpse of what the Region looked like at the time of Confederation.

If there are additional properties that the Committee would like to add that have historic and/or recent photos and descriptions available, please let me know this week if possible as we are planning to launch the project in May.

Udora Mill – 57 Victoria Rd
The Thomas Mossington House (Plumstead) – 299 Hedge Rd
Bourchier Grist Mill (Sutton Mill) – 141 High St
The Manor House – 153 High St
William Henry Farm (Kildeer farm) – 25103 Kennedy Rd
Log House – 25381 Kennedy Rd
Georgina Pioneer Village, Noble House – 123 High St, 26557 Civic Centre
Ego Farm – 7577 Black River Rd
Gilnockie Farm – 104 Church St, 174 Church St
Lakehurst – 1 Road to May's Wharf Rd
Beechcroft – 40 Turner St
Ainslie Hill – 216 Catering Rd (s/w of Sutton)
The Briars (Sibbald Manor House) -55 Hedge Rd
Eildon Hall – 26071 Park Rd
<b>Georgina Batch 2</b>
<i>Village Variety Store - 99 High Street</i>
<i>Fahey Crate Law - 100 High Street</i>
<i>Boot and Shoe Shop - 120 High Street</i>
<i>Tinsmith Shop - 124 High Street</i>



J.O. Bouchier's General Store & Post Office  
- 132-134 High Street

Thanks Sarah,  
Eva

**Evangeline Lee** | Regional Archivist, Office of the Regional Clerk, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 71866 | [Evangeline.Lee@york.ca](mailto:Evangeline.Lee@york.ca) | [york.ca](http://york.ca)

Our Values: *Integrity, Commitment, Accountability, Respect, Excellence*



Please consider the environment before printing this email.

---

**From:** Sarah Brislin [mailto:sbrislin@georgina.ca]  
**Sent:** March-20-17 3:41 PM  
**To:** Lee, Evangeline  
**Subject:** FW: Permission to use photos for the York Region Heritage Project (Canada 150)

Here it is.

Is there anything you would like me to share with the Heritage Committee at this point?

---

**From:** Tanya A. Thompson  
**Sent:** March-20-17 3:36 PM  
**To:** Sarah Brislin <[sbrislin@georgina.ca](mailto:sbrislin@georgina.ca)>  
**Subject:** RE: Permission to use photos for the York Region Heritage Project (Canada 150)

Hi Sarah,

Signed and attached.

**Tanya Thompson**

Communications Manager | Office of the CAO | Town of Georgina  
26557 Civic Centre Road, Keswick, ON L4P 3G1  
T: (905) 722 - 6889 Ext. 3530  
[georgina.ca](http://georgina.ca)



---

**From:** Sarah Brislin  
**Sent:** Monday, March 20, 2017 3:15 PM

## Sarah Brislin

---

**From:** elenaveldman@communityheritageontario.ca  
**Sent:** March-23-17 12:53 PM  
**To:** Sarah Brislin  
**Subject:** RE: Workshop and Webinar Information

Hi Sarah,

Thanks for your email. The cost of participating in a webinar is between \$5 and \$10 per person.

Workshops are a bit different. The primary cost associated with hosting a workshop is an honorarium paid to the speaker for travel expenses and possibly lunch. There is no cost for CHO to help with coordination and no fee per se for the speaker.

Other costs associated with hosting a workshop are the cost of a venue, if you chose to hold it somewhere other than a municipal office, site or heritage building and lunch if you plan to cater lunch for participants at no cost.

Let me know if you have any more questions.

Regards,

Elena

---

Elena Veldman, Program Officer  
Community Heritage Ontario  
[www.communityheritageontario.ca](http://www.communityheritageontario.ca)  
(705) 971-4574

Join us for the 2017 Ontario Heritage Conference  
June 8-10, 2017, Ottawa

[www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca)

On 2017-03-23 15:34, Sarah Brislin wrote:

Hello,

The Georgina Heritage Committee would like to know what kind of costs are involved in hosting a workshop or webinar.

Thank you.



# \$70,000 grant received for Sam Sharpe sculpture

UXBRIDGE: A major grant has been approved by the Federal Government for the creation of a bronze statue of Lt. Col. Sam Sharpe, to be installed in Uxbridge.

The \$70,000 grant was made by the Department of Canadian Heritage following an application jointly by the Uxbridge-Scott Historical Society and the sculptor, Uxbridge artist Wynn Walters.

"We understand that approval of the full amount of such applications is unusual, so we are delighted to have this foundation of funding," said Brad Buss, president of the Historical Society. "This statue will be overdue recognition of a true Uxbridge hero, whose story has national relevance."

The statue will be a larger-than-lifesize bronze sculpture that will be installed at

the main intersection in downtown Uxbridge at the corner of Brock and Toronto streets, beside the CIBC bank.

"The CIBC has generously given permission for the statue to be located at this very appropriate location, across from the Cenotaph, and across from the large mural depicting Sam Sharpe's men leaving Uxbridge for Europe in 1915," said Mr. Walters.

The total cost of the statue, with an appropriate setting, is in the region of \$140,000 according to Mr. Walters - "so we'll be looking for a great deal of help from the community, and from military and veterans' organizations." An unveiling of the statue is planned for May 2018 on the 100th anniversary off Sharpe's death.

The story of Sam Sharpe is a dramatic

and poignant one. He was a member of a prominent Uxbridge family, and served as Uxbridge's lawyer for a number of years. He was elected a Member of Parliament in 1908. When the First World War broke out, he raised a battalion from the Uxbridge area and led them to Europe as part of the British Expeditionary Force. His 116th Battalion saw action at Vimy, Passchendaele and Avion, among other battle zones, losing many men. Sharpe led his men personally into battle, and was awarded the DSO for bravery. He was re-elected in 1917 - the only member ever elected from the battlefield.

In 1918, Sharpe suffered increasing melancholy and then a mental collapse, following the loss of many of his men, including John Walton, a close personal friend. In that era, it was called "shell shock" or "operational disorder". Today we know it as PTSD (Post Traumatic Stress Disorder), and recognize it as a serious mental condition. Sharpe was invalided to England, and then to Canada. While on a train home, he suffered a collapse, and was hospitalized in Montreal. On May 25, 1918 he jumped to his death from a hospital window. It was suggested by those who knew him that he could not face the prospect of returning to Uxbridge, and facing the families of those who had died, many of

whom he had recruited personally. Of the 1,100 men he had recruited, only 160 were on active duty when the battalion returned.

"The statue will be very different from the traditional heroic-looking military statue," said Mr. Walters. Sharpe is shown in a reflective mood, with a letter in his hand, agonizing over how to tell his best friend's wife that her husband had just been killed in action. "With the current national focus on issues of PTSD and related suicide, this concept is arousing considerable interest in senior government and military circles," he added.

The grant application was endorsed by the Minister of Veterans Affairs, by local MP Jennifer O'Connell, and by senior military and veterans officials, as well as by the local MPP, the Chair of Durham Region and the Mayor of Uxbridge.

"For almost 100 years, Samuel Sharpe was virtually forgotten - his name buried with thousands who had succumbed to "shell shock", which was then considered a disgrace. Finally, he will be recognized as a true hero who died for his country," said Mr. Buss. "There will be texts near the statue telling the story, which will provide an ongoing understanding of Col. Sharpe's sacrifice and of the PTSD issue."

**KAWARTHA  
HERITAGE**  
REALTY BROKERAGE



## May I help you relocate?

The cost of housing is considerably lower in the City of Kawartha Lakes, compared to our southern neighbours.

I'm a consultation Realtor with 39 years of experience in the Kawartha Lakes Area.

If so I'm just a phone call away.

**Let's get started!**

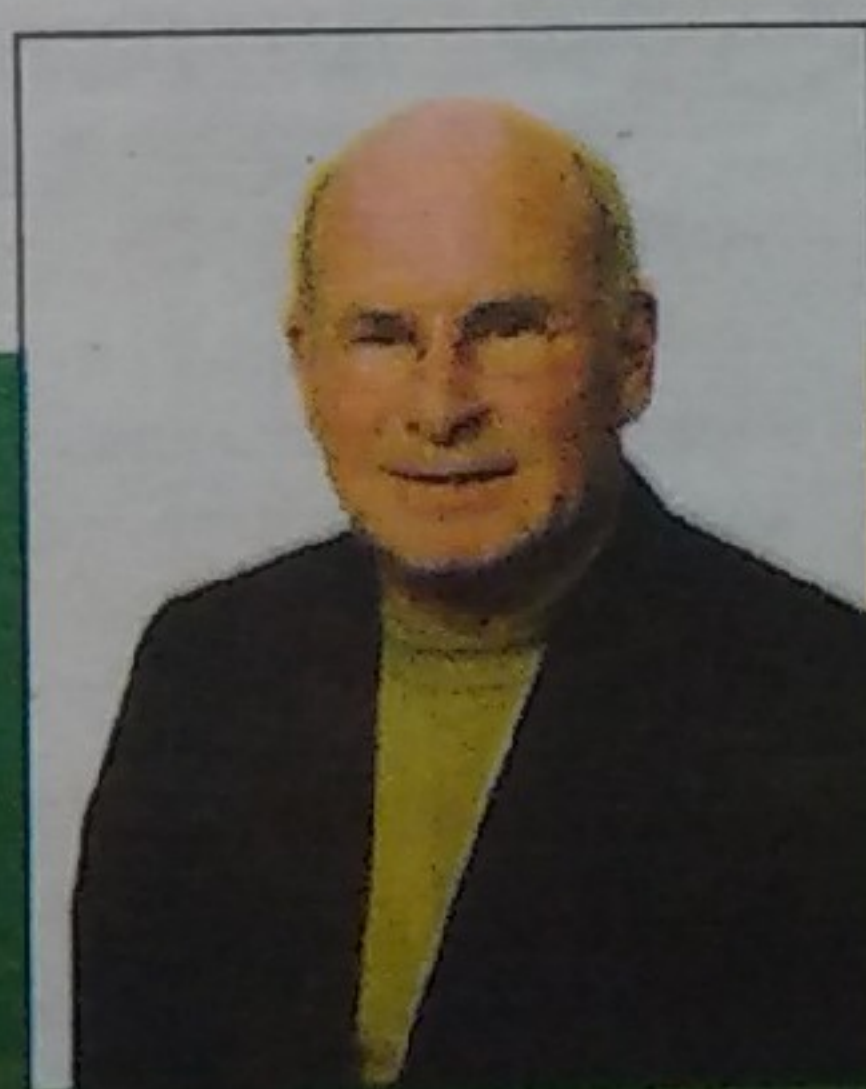
**Raymond McMurray**

BROKER OF RECORD/OWNER

**705-880-1473**

raymondmcmurray@cogeco.ca

29 Cambridge Street South, Lindsay



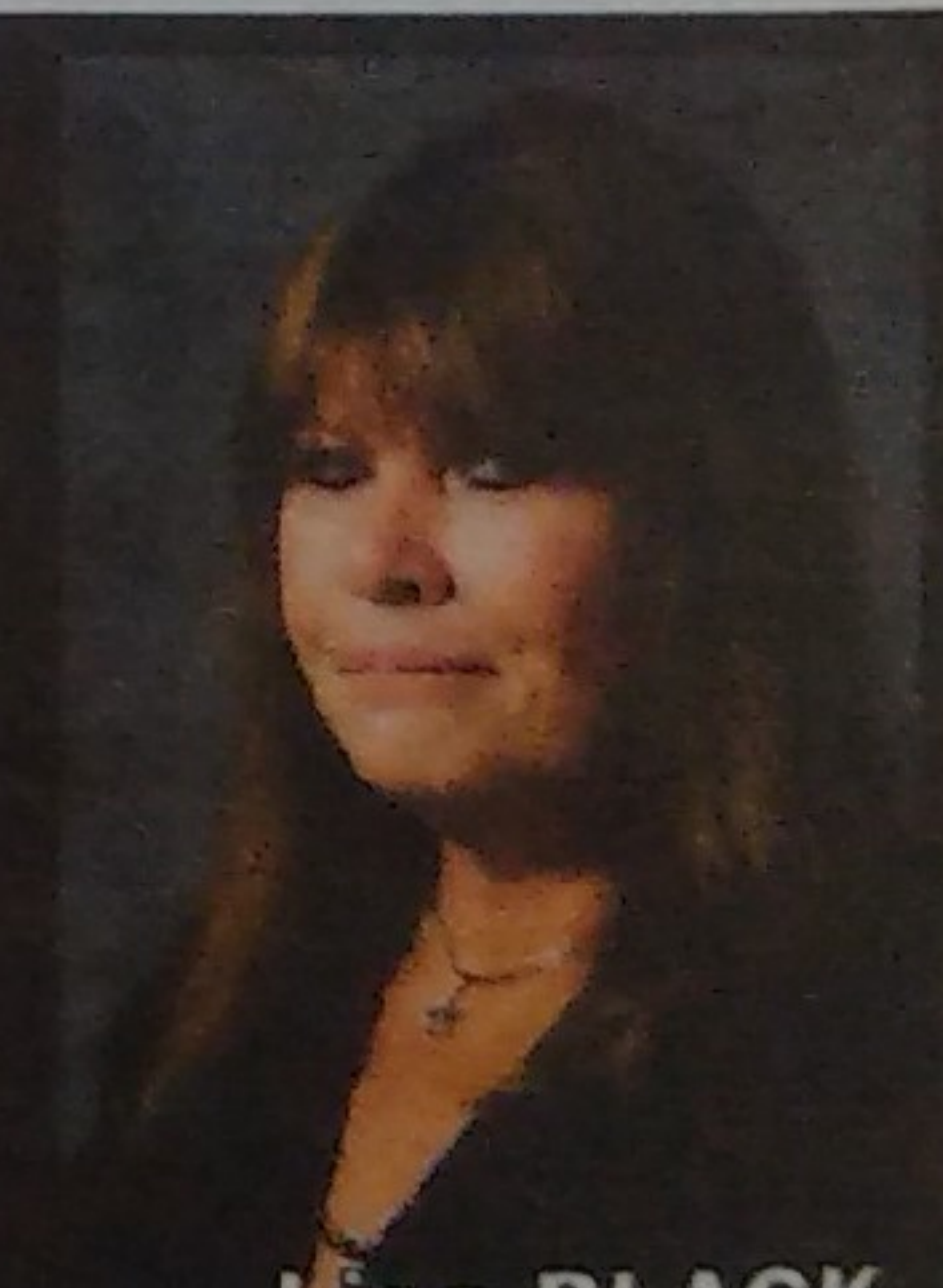
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lisa@thestandardnewspaper.ca



Lisa BLACK



## Sarah Brislin

---

**From:** sumurdoc sumurdoc <sumurdoc@sympatico.ca>  
**Sent:** March-21-17 11:28 AM  
**To:** Sarah Brislin  
**Subject:** RE: Designation Report

I assume this is a private family cemetery on privately owned land. If so, access without permission is still trespassing.

Designation by bylaw under the Ontario Heritage Act protects the real property (the land) and you only *describe* what is on the land (house, outbuildings, cultural heritage landscapes, etc.) as its heritage attribute(s). The Act doesn't protect the heritage attributes independent of the land.

To protect just the cemetery, you can specify that portion of the 25 acre lot as a separate parcel for purposes of the bylaw. This is usually done by survey and often with the registration of a separate Parcel Identification Number (PIN) for Registry Office registration purposes. This is complicated and would need the consent of the owner.

The alternative is to protect the whole 25 acres but describe only the cemetery as the heritage attribute. The entire 25 acres is still governed by the bylaw and would kick in if there is an application to demolish or remove any building or structure from the land (including those not described in the bylaw as heritage attributes). I would still hesitate to do this without seeing the site, for which you need permission to access from the owner.

If the house or other buildings are worth monitoring for cultural heritage reasons, Council could list the property on the Town's Register of Cultural Heritage Properties (as per s. 27 of the Act). This would at least give 60 days notice of an intent by the owner to apply for demolition/removal of a building or structure; and flag Town staff not to issue permits or property standards orders without undertaking a heritage impact assessment (assuming the Town has the policy for an HIA requirement in place). At least you will know if there is activity at the site. Unless Council has set a different policy in house, the Act does not require permission of the owner to list a property on the Register.

I don't often deal with the Cemeteries Act but I believe there are provisions for abandoned or neglected cemeteries. My suggestion is to explore first what the CA can do in this situation.

Hope this helps.

Su

----- Original Message -----

From: Sarah Brislin <sbrislin@georgina.ca>  
Date: March 21, 2017 at 10:23 AM

Hi Su,

Hope you are well. I will meet with the Committee on April 5th. The registered letter was just returned. I suspect no one is living in the house. I have some clarification, the Committee is primarily interested in the cemetery on the property which there is information in our archives about. Right now the property is greenbelt so development is not likely but if that ever changed the owner could move the graves to

**RESOLUTION NO. GHC-2017-0007**

That the Georgina Heritage Committee receive the Notice of Zoning By-Law Amendment- public notice and the Anslie Hill application.

**Carried.**

**C. Sarah A. Brislin, BA**

Committee Services Coordinator

Clerk's Division | Town of Georgina

26557 Civic Centre Rd., Keswick, ON L4P 3G1

T: 905-476-4301 ext 2248

905-722-6516

705-437-2210

E: [sbrislin@georgina.ca](mailto:sbrislin@georgina.ca)

[www.georgina.ca](http://www.georgina.ca)



## Sarah Brislin

---

**From:** Lori Gardiner  
**Sent:** March-23-17 10:06 AM  
**To:** Sarah Brislin  
**Subject:** 1597 Metro Road North -- Listed on Heritage Register  
**Attachments:** 0619\_001.pdf

Sarah,

Please advise Georgina Heritage that the Building Division has received an application for a slab foundation for the log cabin at 1597 Metro Road North, which is listed on the Heritage Register. The building use is proposed as "personal storage shed".

Drawings are attached.

Regards,

**Lori Gardiner**

Application Examiner  
T: 905-476-4301 Ext. 2252  
905-722-6516 Ext. 2252  
705-437-2210 Ext. 2252  
F: 905-476-4394  
[www.georgina.ca](http://www.georgina.ca)

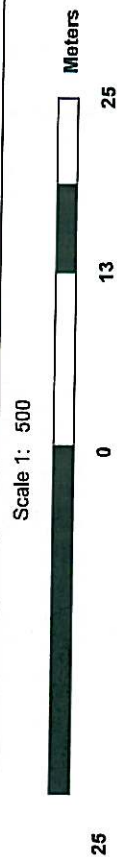
Please NOTE: Zoning By-law No. 500, as amended,  
and all zone maps can be reviewed at:

<http://www.georgina.ca/living-here/planning-and-development/zoning/zoning-bylaw-500>

Building permit fees can be found in Schedule A to By-law 2015-0150, found at:

[http://www.georgina.ca/sites/default/files/page\\_assets/clerks\\_20150150buildingbylawdec92015.pdf?token=6XaemAM2](http://www.georgina.ca/sites/default/files/page_assets/clerks_20150150buildingbylawdec92015.pdf?token=6XaemAM2)

**From:** WENDELL [mailto:support@georgina.ca]  
**Sent:** March-23-17 9:56 AM  
**To:** Lori Gardiner  
**Subject:** Attached Image



Produced on Public Internet Mapping Site

[illegible]

T543 BP8 31  
BP Version: 3.90

THE TOWN OF GEORGINA  
\*\*\* PROPERTY INQUIRY \*\*\*

FEB. 20, 2013  
Mike Davy

ROLL: 1970 000 139 19300 0000

METRO RD N ( S/S)  
SINCLAIR JAMES WALTER

SINCLAIR JAMES WALTER  
SINCLAIR SANDRA MARIE  
1597 METRO RD.  
BOX 149

LOT & PLAN: CON 9 PT LOT 11

WILLOW BEACH, ON L0E 1S0

HIGH SCHOOL: YORK REGION PUBLIC SCHOOL  
PUBLIC: YORK REGION PUBLIC SCHOOL  
SEPARATE: YORK REGION PUBLIC SCHOOL  
FRENCH: YORK REGION PUBLIC SCHOOL

AREA RATES

1  
2  
3  
4  
5

6N - NO 2013 DESC

FRONTAGE: 330.00 DEPTH: 66.00  
SITE AREA: 21,780.00 SQ. FEET ZONING:  
PROPERTY CODE: SINGLE FAMILY DETACHED.

1,2=PRP,4=NAM,5=STR,6=SOI,7=ZN,8=AGR,9=COM,10=ORD,11=CMP,12=PLN,13=PER  
F1=NEXT SCR, F4=EXIT, F6=OPTIONS, F7=PROPERTY HARDCOPY

T543 BP8 31  
BP Version: 3.90

THE TOWN OF GEORGINA  
\*\*\* PROPERTY INQUIRY \*\*\*

FEB. 20, 2013  
Mike Davy

ROLL: 1970 000 139 19300 0000

METRO RD N ( S/S)  
SINCLAIR JAMES WALTER

SEQ: 1      STRUCTURE: SINGLE FAMILY DETACHED  
         CHARACTER OF: FRAME: LOAD BEARING OR NON-LOAD BEARING  
         CONSTRUCTION FLOOR: WOOD/STEEL FL JOISTS OR SLAB GRND  
                         ROOF : WOOD OR STEEL FOR JOISTS OR DECK  
                         WALLS: BRICK/CONCRETE - BLOCKS OR FORMED  
FULL STOREYS: 2 PART: 0      QUALITY: 4.5      SHAPE: A  
GROSS AREA: 1,216      CONDITION: POOR  
TOTAL BASEMENT: 0      YEAR BUILT: 1924  
FINISHED BASEMENT: 0      YR BUILT CODE:  
FINISHED BASEMENT TYPE:  
FULL BATHS: 1      HEIGHT/EFF YEAR:  
PART BATHS: 0      SPLIT:  
BEDROOMS: 0      HEATING TYPE: NO CENTRAL HEATING SYSTEM  
FIREPLACES: 0      GARAGE TYPE:  
AIR CONDITIONING:      GARAGE SPACES: 0

ENTER SEQUENCE NUMBER TO DISPLAY : 1  
F1=NEXT SEQUENCE, F4=EXIT, F6=SEARCH



T543 BP8 31  
BP Version: 3.90

THE TOWN OF GEORGINA  
\*\*\* PROPERTY INQUIRY \*\*\*

FEB. 20, 2013  
Mike Davy

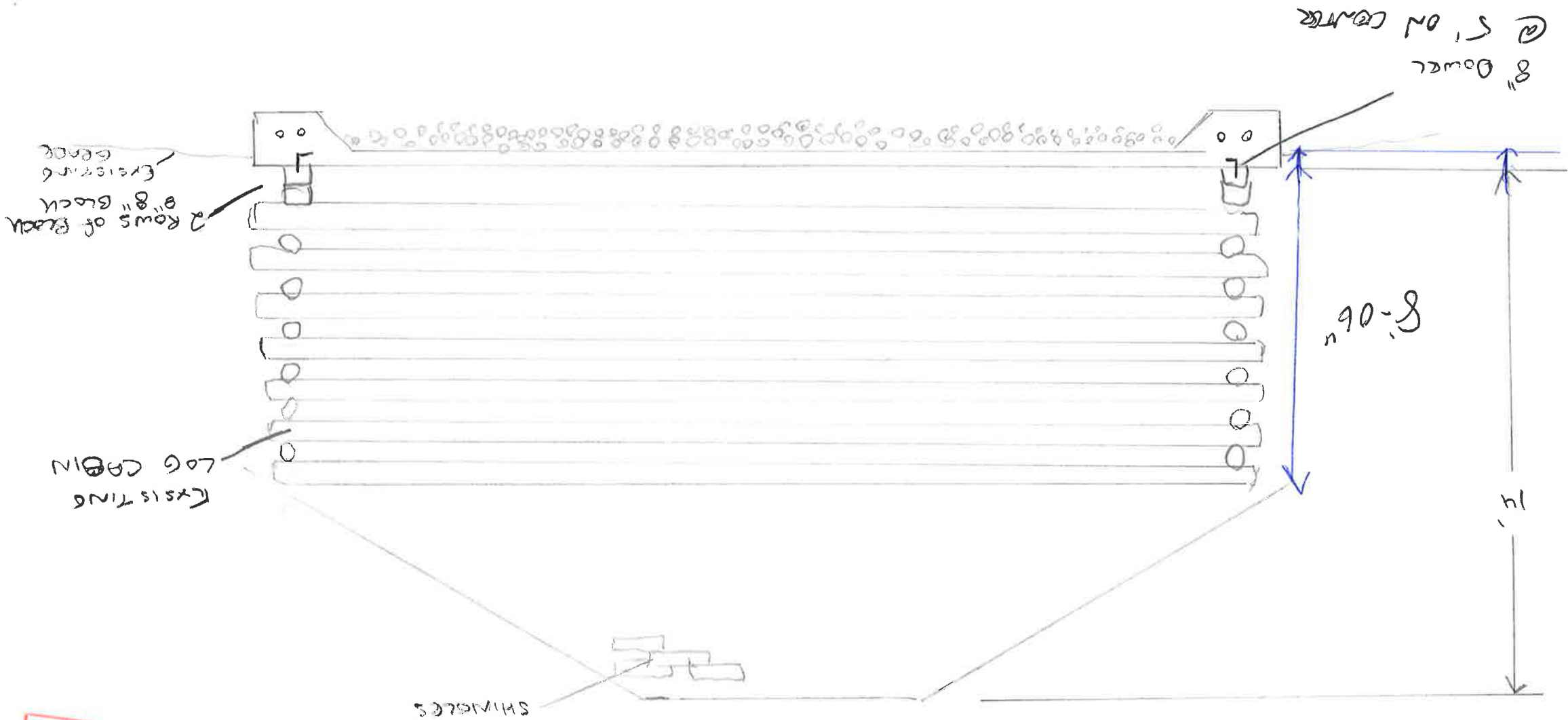
ROLL: 1970 000 139 19300 0000

METRO RD N ( S/S)  
SINCLAIR JAMES WALTER

SEQ: 2 STRUCTURE: SHED - TYPE: 1-WOOD, 2-METAL  
END CHARACTER OF: FRAME: WOOD OR STEEL STUDS OR FRAME  
CONSTRUCTION FLOOR: WOOD/STEEL FL JOINTS OR SLAB GRND  
ROOF : WOOD OR STEEL FOR JOISTS OR DECK  
WALLS: ANYTHING EXEMPT MASONRY/CONCRETE  
FULL STOREYS: 1 PART: 0 QUALITY: 1.0 SHAPE: A  
GROSS AREA: 304 CONDITION: POOR  
TOTAL BASEMENT: 0 YEAR BUILT: 1924  
FINISHED BASEMENT: 0 YR BUILT CODE: ESTIMATED  
FINISHED BASEMENT TYPE:  
FULL BATHS: 0 HEIGHT/EFF YEAR:  
PART BATHS: 0 SPLIT:  
BEDROOMS: 0 HEATING TYPE: NO CENTRAL HEATING SYSTEM  
FIREPLACES: 0 GARAGE TYPE:  
AIR CONDITIONING: GARAGE SPACES: 0

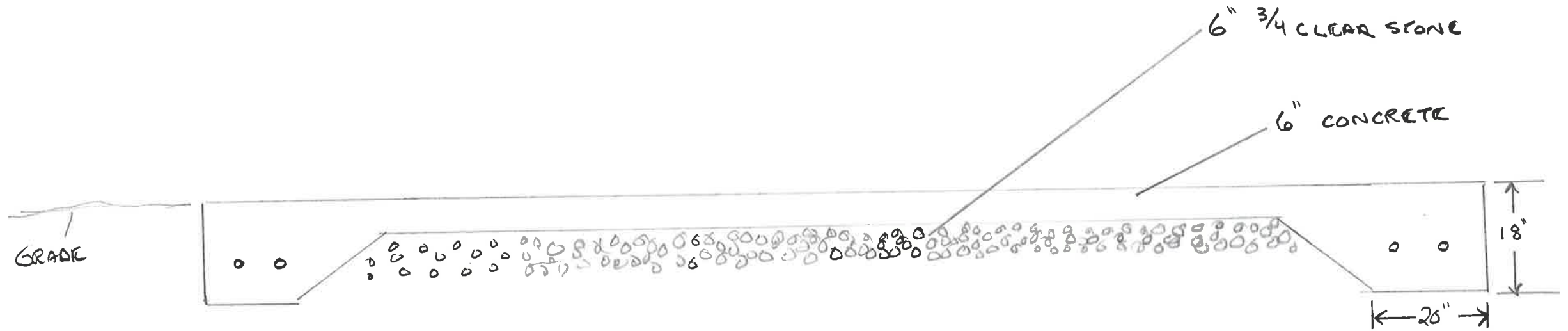
1, 2=PRP, 4=NAM, 5=STR, 6=SOI, 7=ZN, 8=AGR, 9=COM, 10=ORD, 11=CMP, 12=PLN, 13=PER  
F1=NEXT SCR, F2=PREV SCR, F4=EXIT, F6=OPTIONS, F7=PROPERTY HARDCOPY



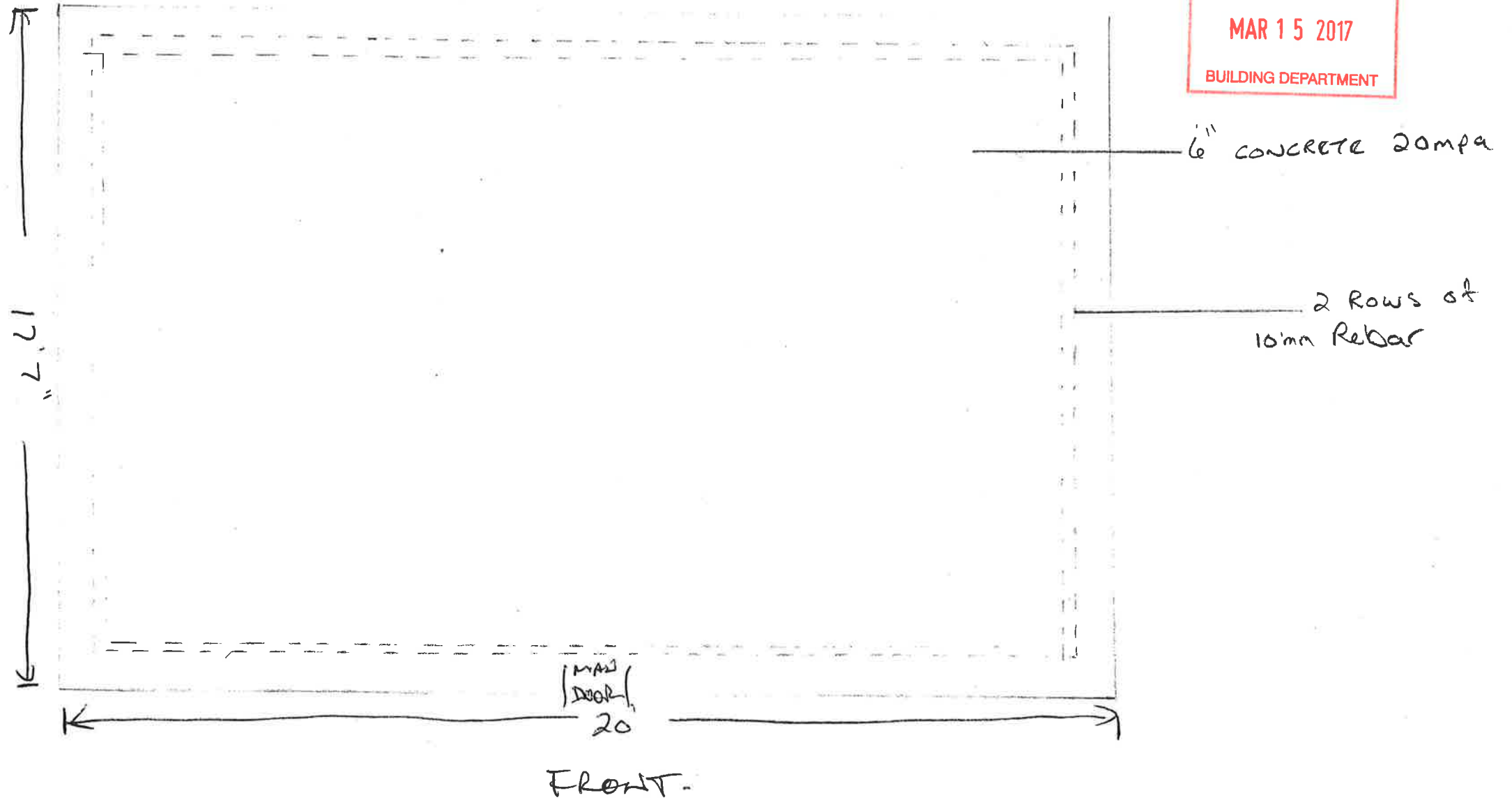
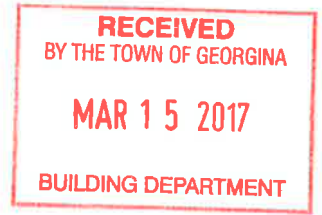


RECEIVED  
BY THE TOWN OF GEORGIA  
MAR 15 2017  
BUILDING DEPARTMENT

RECEIVED  
BY THE TOWN OF GEORGINA  
MAR 15 2017  
BUILDING DEPARTMENT







Pad to be poured for existing log cabin

## Sarah Brislin

---

**From:** Allan Gane <agane@allograph.com>  
**Sent:** March-20-17 10:15 AM  
**To:** Sarah Brislin  
**Subject:** RE: Important Notice From Allograph Inc.  
**Attachments:** Jeff Britton.vcf

Hi Sarah,

It'll be no problem getting the panel to you after April 6<sup>th</sup>. We've got both of them already made up and just have to add the name to the second plaque once you provide it. I'd recommend you give Jeff Britton a call for future plaques. He does similar work to Allograph and provides courteous and professional service. His contact information is attached.

Best regards,  
Al

**allograph Inc.** 8705 Hwy.9, Caledon Ontario L7E 0E9 | t: 905-880-3383 f: 905-880-3995 | [www.allograph.com](http://www.allograph.com)

---

**From:** Sarah Brislin [mailto:sbrislin@georgina.ca]  
**Sent:** March 17, 2017 9:04 AM  
**To:** Allan Gane <agane@allograph.com>  
**Subject:** RE: Important Notice From Allograph Inc.

Hi Allan, since I wouldn't have an address until April 6<sup>th</sup> for our second plaque, does this mean we can only order one?

---

**From:** Allan Gane [<mailto:agane@allograph.com>]  
**Sent:** March-16-17 4:36 PM  
**To:** [agane@allograph.com](mailto:agane@allograph.com)  
**Subject:** Important Notice From Allograph Inc.

Dear Friends,

As of April 30th 2017 I'll be closing our workshop (Allograph) to explore and pursue new adventures. As of today we will no longer be accepting additional work. I'd like to ensure you that all of our current projects will be completed to our usual high standard and that existing contracts will be fulfilled.

I'd also like to take this opportunity to thank you for entrusting us with your work. Over the past 30 years we've had the pleasure of meeting and working with many great people on some very interesting and rewarding projects.

Moving forward, I will still be available for design and consulting services and would be happy to discuss any requirements you might have. You can reach me as always at:

email: [agane@allograph.com](mailto:agane@allograph.com)  
cell: 416-697-7833

Many thanks and best wishes,

Allan Gane  
**allograph Inc.** 8705 Hwy.9, Caledon Ontario L7E 0E9 | t: 905-880-3383 f: 905-880-3995 | [www.allograph.com](http://www.allograph.com)

**Sarah Brislin**

---

**From:** Duclos, Bert (MTCS) <Bert.Duclos@ontario.ca>  
**Sent:** March-20-17 10:21 AM  
**Subject:** Ministry of Culture Information for Municipal Heritage Committee - 2017 Ontario Heritage Conference  
**Attachments:** 2017 Ontario Heritage Conference Registration.pdf

**(To municipal staff liaison: Please pass this on to the chairperson of your municipal heritage committee)**

Dear Municipal Heritage Committee Chairperson,

Sponsored by Community Heritage Ontario, please see the attached from the organisers of the 2017 Ontario Heritage Conference, held this year in Ottawa, June 8 – 10, 2017.

Detailed information is available at the conference websites  
<http://www.ontarioheritageconference.ca/> and <https://www.facebook.com/2017OHC/>

Best regards,

*Bert*

Bertrand (Bert) Duclos  
Heritage Outreach Consultant  
Program Planning and Delivery Unit  
Ministry of Tourism, Culture and Sport  
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*Ensuring the Past~Enlightening the Present~Enriching the Future*

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