

HERITAGE IMPACT ASSESSMENT

130 Mountainview Road, Georgetown, Halton Hills, ON



FINAL REPORT

Date: 18 November 2024

Project #: LHC0436

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts of the proposed severance on the cultural heritage value or interest and heritage attributes of the Property and the surrounding area. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct this assessment.

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

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.

EXECUTIVE SUMMARY

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

LHC was retained in February 2024 by Whitestone Georgetown Developments LP (the Owner) to undertake a Heritage Impact Assessment for 130 Mountainview Road North in the community of Georgetown, in the Town of Halton Hills, Ontario.

This HIA was prepared as part of a complete Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision. The Owner is proposing to demolish the existing two-storey industrial building and construct a mixed-use complex. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit* and the Town of Halton Hill's *Heritage Impact Assessment Terms of Reference*.

In LHC's professional opinion, the Property municipally known as 130 Mountainview Road North does not meet any criteria of *Ontario Regulation 9/06*. Potential adverse impacts related to demolition of the structure were not identified.

Potential adverse impacts of the proposed development on adjacent and nearby heritage properties were assessed. It is LHC's professional opinion that the proposed development - as currently proposed - will not result in any direct adverse impacts on the likely heritage attributes of the adjacent and nearby properties.

Indirect impacts related to construction were considered for the adjacent listed property at 2 Rosetta Street. It is recommended that a plan to clearly identify access onto the Property and delivery of materials should be provided to all involved to reduce these potential impacts.

This HIA also assesses the current proposed development's scale, form, massing, design, and proposed materials with respect to its compatibility with the adjacent listed property at 2 Rosetta Street. The proposed materials are consistent with the industrial origins of the area and compatible with the property at 2 Rosetta Street.

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1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in March 2024 by Whitestone Georgetown Developments LP (**the Owner**) to undertake a Heritage Impact Assessment (HIA) for the property located at 130 Mountainview Road North (**the Property**) in the community of Georgetown in the Town of Halton Hills (**the Town**), Ontario.

The Owner is proposing to redevelop the Property and construct a mixed-use complex. The north complex will consist of a four-to-six-storey podium and three towers (17, 22, and 17 storeys). The southeast complex is proposed to have a six-storey podium and two towers (17 and 20 storeys). The south complex will have a four-to-six-storey podium, 12-storey section that steps down to 10 then 8 storeys to meet the 6-storey podium on the west side, and one tower (22 storeys) on the east side. The demolition of the existing two-storey structure on the Property is proposed to facilitate the redevelopment.

It is understood that the Owner has undertaken a pre-application with the Town and Heritage Staff requested a HIA be submitted to assess potential impacts of the proposed development on the cultural heritage value or interest of adjacent heritage properties –specifically, the listed property at 2 Rosetta Street.

This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit* and the Town of Halton Hills' *Heritage Impact Assessment Terms of Reference* (HIA ToR).

1.1 PROPERTY LOCATION

The Property is located on the southwest corner of the intersection of Mountainview Road North and River Drive. It is bound by the CN railway to the south, which is shared with the Georgetown GO Station (Figure 1).

1.2 PROPERTY DESCRIPTION

The Property is an irregularly shaped lot with an area of approximately 3.5-hectares (ha). It comprises a two-storey industrial building with a gravel parking lot located at the southeast corner of the Property. The remainder of the Property is comprised of a wood lot with varying degrees of tree density intermixed with open areas (Figure 2).

1.3 CURRENT OWNER

The current owner is Whitestone Georgetown Developments LP located at 3000 Langstaff Road, Unit 9 Vaughan, ON, L4R 4R7

1.4 PROPERTY HERITAGE STATUS

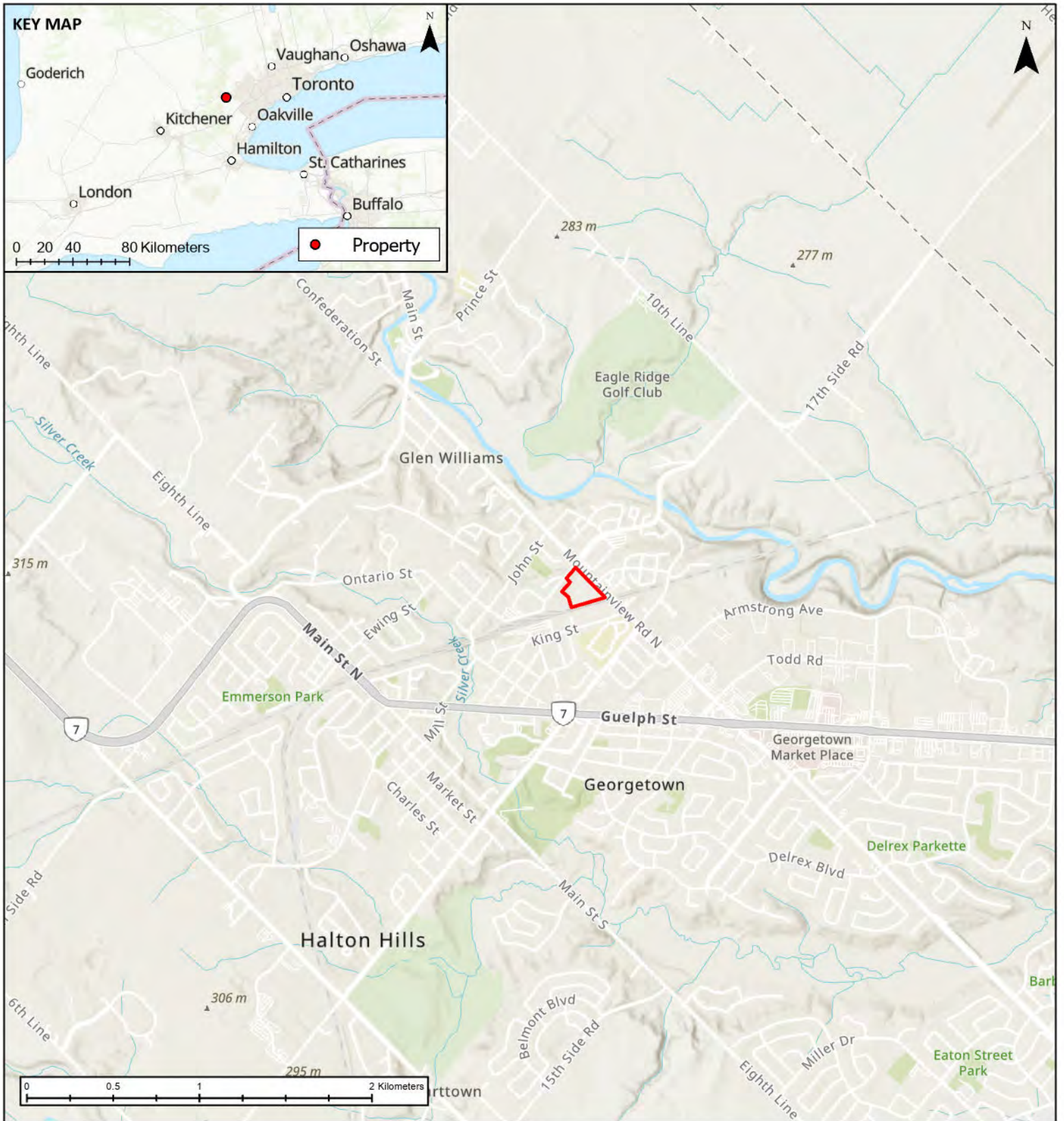
The Property is not listed under Section 27 Part IV of the *Ontario Heritage Act* (OHA), nor is it designated under Section 29 Part IV or Section 41 Part V of the OHA.

1.5 ADJACENT HERITAGE PROPERTIES

The Town of Halton Hills defines adjacency in regard to cultural heritage as “those lands contiguous to a protected heritage property (HHOP).”¹ Adjacent properties do not meet the HHOP and PPS definition of protected heritage property; however, there is one property located adjacent to the Property – the Georgetown Coated Paper Mill / Alliance Paper Mills/ Domtar Paper Mills at 2 Rosetta Street, which is listed under Section 27 Part IV of the OHA. There are also five listed properties in close proximity to the Property including:

- 1 Rosetta Street,
- 121 Mountainview Road North,
- 105 King Street,
- 109 King Street, and
- 113 King Street.

¹ Town of Halton Hills, “Town of Halton Hills Official Plan,” last modified 30 April 2024, accessed 24 September 2024, <https://www.haltonhills.ca/en/business/resources/Documents/OfficialPlan/OfficialPlanConsolidationDec310-2020-Apr30-2024-FINAL-Compressed.pdf>, G-28.



Legend

 Property

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Province of Ontario, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, NRCAN, Parks Canada, Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Esri, USGS
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TITLE
Location of the Property

CLIENT
 Whitestone Georgetown Developments LP

PROJECT PROJECT NO. LHC0436
 Heritage Impact Assessment, 130 Mountainview Road N, Georgetown, Halton Hills, Ontario



YYYY-MM-DD 2024-09-26
 FIGURE # 1



Legend

- Property
- Adjacent Heritage Properties, Civic Address

TITLE
Current Conditions of the Property

CLIENT
Whitestone Georgetown Developments LP

PROJECT PROJECT NO. LHC0436
Heritage Impact Assessment, 130 Mountainview Road N, Georgetown, Halton Hills, Ontario

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Peel Region, Town of Oakville, Maxar, Microsoft
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YYYY-MM-DD 2024-09-26

FIGURE # 2

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from Canada's Historic Places' *Standards and Guidelines for the Conservation of Historic Places in Canada* and MCM's *Ontario Heritage Tool Kit*.² Understanding the cultural heritage resource involves:

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

The impact assessment is guided by the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Information Sheet #5, Heritage Impact Assessments and Conservation Plans and the Town of Halton Hill's Heritage Impact Assessment Terms of Reference (2020).

2.1 TOWN OF HALTON HILLS HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

According to the Town's HIA ToR, an HIA:

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

- The *Ontario Heritage Act*,
- Section 2(d) of the *Planning Act*,
- Section 2.6.3 of the *Provincial Policy Statement* (2020); and

² Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada," last modified 2010, accessed 6 March 2024, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," *Ontario Heritage Tool Kit* (Toronto: Queen's Printer for Ontario, 2006), 18.

- Part II-A, Section A2.6, Section F5, and Section G12 of the Town of Halton Hills' Official Plan.³

The Town also requires an HIA for:

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

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

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

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

In October 2024, the *PPS 2024* came into force and effect. The updated *PPS* continues to provide a rationale for HIAs; however, some modifications have been made to the cultural heritage policies and definitions. Additional details about the *PPS 2024* can be found in Section 3.1.3 of this HIA.

This HIA is triggered as a result of its adjacency to 2 Rosetta Street - known as the Georgetown Coated Paper Mill/ Alliance Paper Mills/ Domtar Paper Mills - which is listed under Section 27 Part IV of the *OHA* (approved by Council 20 June 2016 (PI-2006-0048) and adopted 20 June 2016 (Res No. 2016-0123)). An evaluation using the criteria of *Ontario Regulation 9/06* for 130

³ Town of Halton Hills, "Heritage Impact Assessment Terms of Reference," accessed 24 September 2024, <https://www.haltonhills.ca/en/business/resources/documents/HIA%20Terms%20of%20Reference%20May%202020.pdf>, 2.

Mountainview Road North will be completed as a due diligence measure. Town of Halton Hills HIA ToR Requirements and their locations in this report can be found in Appendix D.

2.2 LEGISLATION AND POLICY REVIEW

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

2.3 HISTORICAL RESEARCH

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

- Library and Archives Canada;
- Onland; and,
- Natural Resources Canada.

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

2.4 SITE VISIT

A site visit was conducted by Intermediate Cultural Heritage Specialist Colin Yu on 23 April 2024. The primary objective of the site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included documentation of the surrounding area and exterior views of the structures. Access to the interior of the structure was not possible due to safety concerns.

2.5 IMPACT ASSESSMENT

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

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

The Property is adjacent to 2 Rosetta Street, which is listed on the Town's Heritage Register as a non-designated property. Additionally, there are five nearby heritage properties that are also listed on the Town's Heritage Register as non-designated properties. This HIA will also assess potential impacts on the adjacent and nearby heritage properties.

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

3 POLICY AND LEGISLATION CONTEXT

3.1 PROVINCIAL PLANNING CONTEXT

In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act* with related policies outlined in the *2024 Provincial Planning Statement (PPS 2024)*.⁵ The *Ontario Heritage Act (OHA)* establishes cultural heritage policies for conservation, preservation, and protection. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Other provincial legislation applies to cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These acts and the policies and plans under these acts indicate broad support for the protection of cultural heritage by the Province.

3.1.1 ONTARIO HERITAGE ACT, R.S.O. 1990, C. O. 18

The *OHA* (consolidated on 1 July 2024) and associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.⁶

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA* if the property meets two or more of the criteria outlined in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)*. A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if the property meets one or more of the prescribed criteria for determining cultural heritage or interest. An *OHA* designation applies to real property rather than individual structures.

As noted above (in Section 1.4), the Property is not listed or designated under the *OHA*. However, the Property has been evaluated per *O. Reg. 9/06* per the Town’s HIA ToR. The results of the evaluation are outlined in Section 6.

⁵ The *PPS 2024* comes into force on 20 October 2024 and replaces the *PPS 2020* and the *Growth Plan for the Greater Golden Horseshoe*.

⁶ Province of Ontario, “Ontario Heritage Act, R.S.O. 1990, c. O.18,” last modified 1 July 2024, accessed 25 September 2024, <https://www.ontario.ca/laws/statute/90o18>.

3.1.2 *PLANNING ACT, R.S.O. 1990*

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 July 2024. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁷

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS*, which is used under the authority of Part 1 (3).

3.1.3 *PROVINCIAL PLANNING STATEMENT (2024)*

The *PPS* provides further direction for municipalities regarding provincial requirements. The *PPS* includes cultural heritage in its Vision for shaping how communities grow and prosper, indicating that “cultural heritage and archaeology in Ontario will provide people with a sense of place (Chapter 1).” Section 4.6 of the *PPS* outlines provincial policy regarding cultural heritage and archaeology (relevant definitions are outlined in Appendix B of this HIA). The subsections state:

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
4. Planning authorities are encouraged to develop and implement:

⁷ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last modified 22 February 2024, accessed 7 March 2024, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

-
- a. archaeological management plans for conserving archaeological resources; and
 - b. proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.⁸

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

A HIA may be required by a municipality in response to Section 4.6.1 and 4.6.3 to conserve the heritage attributes of a protected heritage property. A HIA is one tool to conserve or demonstrate conservation of a cultural heritage resource.

3.1.4 PROVINCIAL PLANNING CONTEXT SUMMARY

Cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As directed by the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

A HIA is one of the tools the province recognizes to manage the conservation of cultural heritage resources in Ontario following provincial policy direction. The HIA will be prepared in compliance with these policies.

3.2 LOCAL FRAMEWORK

3.2.1 HALTON REGION OFFICIAL PLAN (CONSOLIDATED NOVEMBER 2022)

The Halton Region Official Plan (ROP) was first adopted by the Council of the Regional Municipality of Halton on 30 March 1995 under by-law 49-94 and was most recently consolidated in July 2024. The purpose of the ROP is to “ensure that it continues to meet the

⁸ Province of Ontario, “Provincial Planning Statement,” last modified October 2024, accessed 29 October 2024, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>, Chapter 4 (4.6).

needs of our community and develop a strategy to accommodate growth in Halton to 2051.”⁹ As of 1 July 2024, the ROP’s status was reduced from regional plan to local plan for the four municipalities in Halton.

Policies related to the evaluation and conservation of cultural heritage resources are outlined in Part IV of the ROP. In general, the management of cultural heritage resources is the responsibility of local area municipalities. Policies relevant to this project are outlined in Appendix C.¹⁰

3.2.2 TOWN OF HALTON HILLS OFFICIAL PLAN (2020)

The *Town of Halton Hills Official Plan (HHOP)* was adopted by Council on September 2006, approved by the Halton Region in March 2008, and most recently consolidated 30 April 2024. The *HHOP*’s primary purpose is to guide the management of the Town that will support and emphasize the Town’s unique character, diversity, civic identity, rural lifestyle, natural heritage, and cultural heritage.¹¹ The current *HHOP* will serve as the basis for managing change until 2031.

Section A2.6 – Cultural Heritage is dedicated to cultural heritage as indicated in the following section goal:

A2.6.1 To identify, conserve and enhance the Town’s cultural heritage resources and promote their value and benefit to the community.¹²

In addition to the Town’s goals, the strategic objectives relevant to this property are presented in A2.6.2:

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

⁹ Halton Region, “Official Plan,” last modified July 2024, accessed 25 September 2024, <https://www.halton.ca/Repository/ROP-Office-Consolidation-Text, Explanatory Notes>.

¹⁰ Halton Region, “Official Plan.”

¹¹ Town of Halton Hills, “Part A Community Vision, Goals, and Strategic Objectives,” in *Town of Halton Hills Official Plan*, last modified 30 April 2024, accessed 7 May 2024, https://www.haltonhills.ca/en/your-government/resources/Documents/04_Town-of-Halton-Hills-Official-Plan-Part-A.pdf, A-1 and A-5.

¹² Town of Halton Hills, “Part A,” A-5.

-
- d) To use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts;
 - e) To educate the public on the Town's history and achievements;
 - f) To ensure that the nature and location of cultural heritage and archaeological resources are known and considered before land use decisions are made;
 - g) To pursue the designation, or other means of protection, under the *Ontario Heritage Act*, of significant cultural heritage resources;
 - h) To prevent the demolition, destruction, inappropriate alteration or use of designated cultural heritage resources;
 - i) To promote the conservation of significant cultural heritage resources on lands that are adjacent to proposed development and to encourage the adjacent development to be of an appropriate scale and character;
 - j) To continue to develop a comprehensive inventory of the Town's built heritage and cultural heritage landscape resources, and;
 - k) To consult with Heritage Halton Hills and other established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Town.¹³

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by Section A2.6 of the *HHOP*. Policies most relevant to the Property and proposal have been included in Appendix C.

3.2.3 GEORGETOWN GO STATION AREA SECONDARY PLAN

The *HHOP* sets out in Section G3 of this Plan that Secondary Plans may be prepared to allow for more detailed area of issue-based planning in newly developing areas or other areas where specific issues and concerns are identified.¹⁴ The Georgetown GO Station Area Secondary Plan (GOSP) implements the Georgetown GO Station Area Land Use Study and “provides detailed policy direction with respect to the redevelopment of strategic locations in the Secondary Plan area, and the maintenance and enhancement of the neighbourhood as a whole.”¹⁵

¹³ Town of Halton Hills, “Part A,” A.2.6.2.

¹⁴ Town of Halton Hills, “Part H: Secondary Plans,” in *Official Plan*, last modified 30 April 2024, accessed 7 May 2024, https://www.haltonhills.ca/en/your-government/resources/Documents/11_Town-of-Halton-Hills-Official-Plan-Part-H.pdf, H-1.

¹⁵ Town of Halton Hills, “Part H: Secondary Plans,” H-25.

The vision of the *GOSP* is to:

Provide opportunities for redevelopment and intensification at strategic locations, and enhanced connections to other areas of the community, particularly the Downtown Area, where such connections will not be to the detriment of existing community. This redevelopment and intensification will have a positive impact on the quality of life in Halton Hills, including support for the Town's economic and housing objectives, while still ensuring that the character of these existing, well established residential areas are maintained and enhanced, including improvements which will mitigate the impact of traffic on the community (*GOSP*).¹⁶

Section H3.3.6 – Urban Design provides guidance on redevelopment specific to the Property (Figure 3).¹⁷ This guidance is presented in Appendix C. Please note that the Town is currently undergoing an update of the Georgetown GO Station Area Secondary Plan and guidance may change as a result of this update.

3.2.4 LOCAL PLANNING CONTEXT SUMMARY

The Town considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its HHOP policies, the Town has committed to identifying and conserving cultural heritage resources including archaeological resources. This HIA is required because the Property is adjacent to a cultural heritage resource.

¹⁶ Town of Halton Hills, "Part H: Secondary Plans," H-27.

¹⁷ Town of Halton Hills, "Part H: Secondary Plans," H-31.

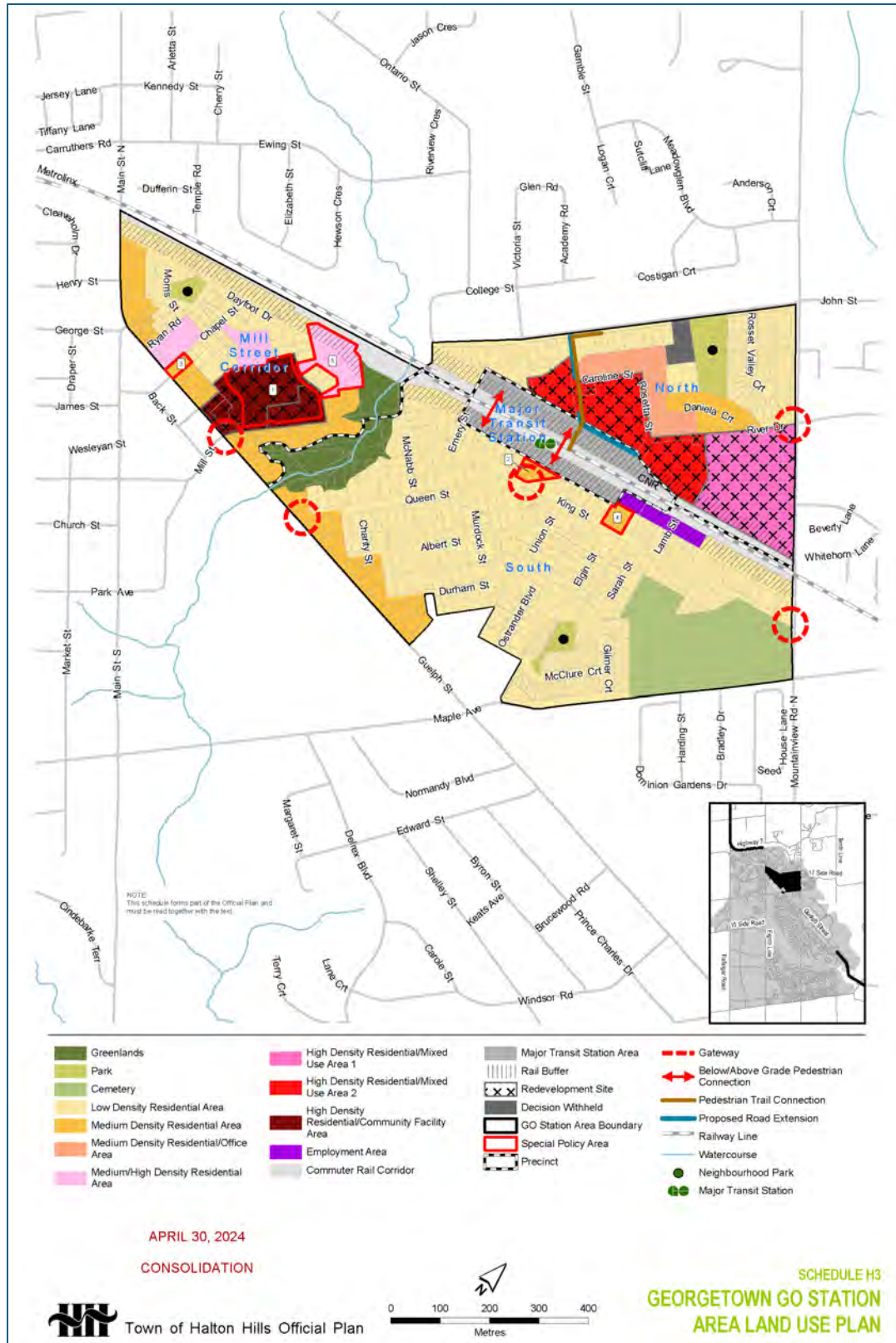


Figure 3. Georgetown GO Station Area Land Use Plan (Schedule H3 of the Halton Hills Official Plan)

4 RESEARCH AND ANALYSIS

4.1 EARLY INDIGENOUS HISTORY

4.1.1 PALEO PERIOD (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.¹⁸ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.¹⁹ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.²⁰

4.1.2 ARCHAIC PERIOD (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles while living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior and marine shells from the Gulf of Mexico.²¹

4.1.3 WOODLAND PERIOD (1000 BCE – 1650 CE)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500), and Late Woodland (CE 500 - 1650).²² The Early Woodland is defined by the introduction of clay pots, which allowed for preservation and easier cooking.²³ During the Early and Middle Woodland, communities grew and were

¹⁸ Christopher Ellis and D. Brian Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

¹⁹ EMCWTF, “Chapter 3: The First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002).

²⁰ EMCWTF, “Chapter 3: The First Nations.”

²¹ EMCWTF, “Chapter 3: The First Nations.”

²² EMCWTF, “Chapter 3: The First Nations.”

²³ EMCWTF, “Chapter 3: The First Nations.”

organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. During this period, people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).²⁴ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants - such as corn, squash, and beans - and a development of palisaded village sites, which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – organized themselves politically into tribal confederacies. At this time, communities south of Lake Ontario included the Haudenosaunee Confederacy - made up of the Mohawks, Oneidas, Cayugas, Senecas, Onondagas, and Tuscarora - and groups including the Anishinaabe and Neutral (Attiwandaron).²⁵

4.2 SEVENTEENTH- AND EIGHTEENTH-CENTURY HISTORIC CONTEXT (1600S AND 1700S)

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century bringing with them diseases for which the Indigenous peoples had no immunity and contributing to the collapse of the three southern Ontario Iroquoian confederacies. The movement of the Haudenosaunee Confederacy from south of Lake Ontario also contributed to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron. Between 1649 and 1655, the Haudenosaunee Confederacy waged war on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.²⁶

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee Confederacy over territories rich in resources and furs as well as access to fur trade routes. However, in the early 1690s, the Ojibway, Odawa, and Patawatomi – allied as the

²⁴ EMCWFT, “Chapter 3: The First Nations.”

²⁵ Six Nations Elected Council, “Who We Are,” *Six Nations of the Grand River*, accessed 25 September 2024, <https://www.sixnations.ca/who-we-are/>; University of Waterloo, “Land acknowledgment,” *Faculty Association*, accessed 7 March 2024, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement/>; Six Nations Tourism, “History,” accessed 7 March 2024, <https://www.sixnationstourism.ca/history/>.

²⁶ Mississaugas of the Credit First Nation, “Mississauga of the Credit First Nation Community Profile,” accessed 21 November 2023. <https://mncfn.ca/about-mncfn/community-profile/>.

Three Fires – initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.²⁷ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.²⁸ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695. Their descendants are the Mississaugas of the Credit.²⁹ Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.³⁰

4.3 EARLY EURO-CANADIAN SETTLEMENT

The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater British settlement in Canada, leading to treaties.³¹ The Properties are located within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance Treaty No. 19 (1818), which expanded on the Head of the Lake Treaty No. 14 (1806) along Lake Ontario (Figure 4). As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for

²⁷ Mississaugas of the Credit First Nation, "Community Profile."

²⁸ Mississaugas of the Credit First Nation, "Community Profile."

²⁹ Mississaugas of the Credit First Nation, "Community Profile."

³⁰ Toronto Region Conservation Authority, "Archaeology Opens a Window on the History of Indigenous Peoples in the GTA," last modified 21 June 2018, accessed 21 November 2023, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>.

³¹ Peel Art Gallery, Museum, and Archives, "About Peel," Peeling the Past, accessed 21 November 2023, <https://peelarchivesblog.com/about-peel/>.

£522.10 of goods paid annually.³²

The Property is also within the traditional territory of the Haudenosaunee and Huron Wendat.

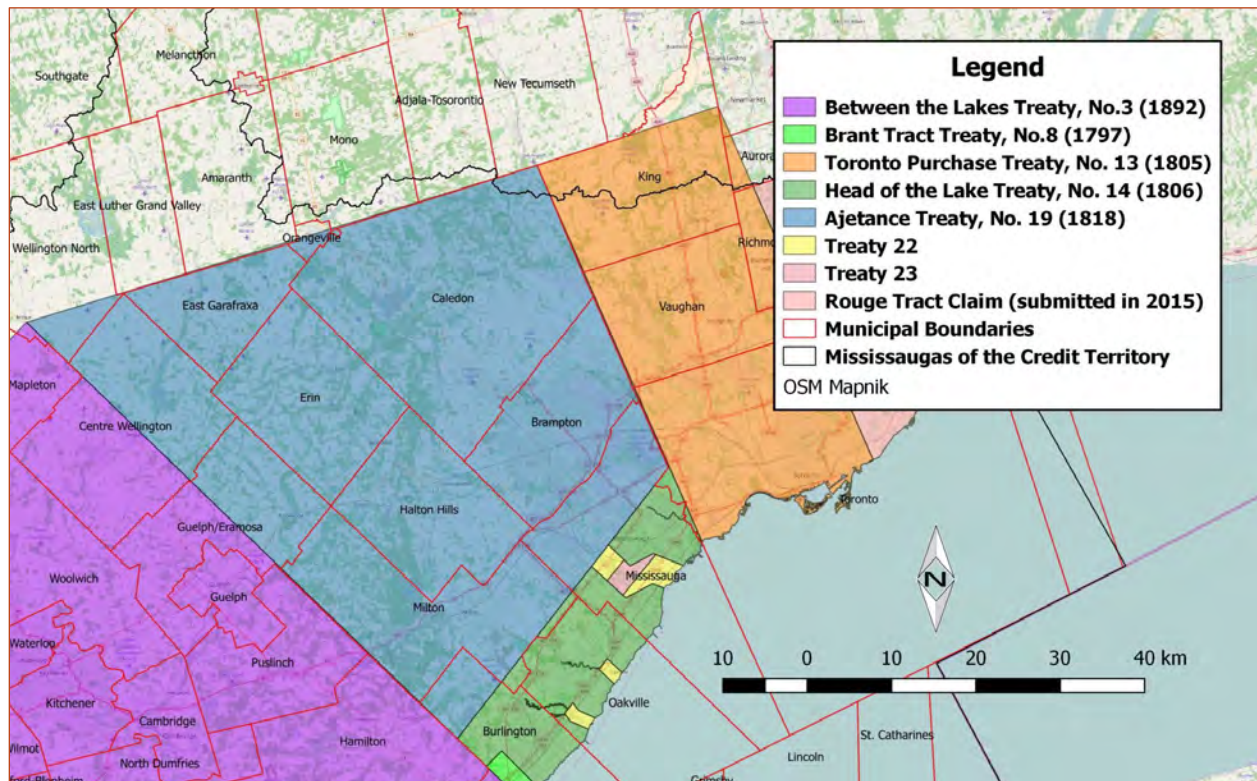


Figure 4. Map Showing Several Treaties.³³

4.4 PROPERTY HISTORY

The Property is located in the Part Lot 18, Concession 9, in the history Esquesing North Township, historic Halton County, present day Georgetown, Halton Hills, Ontario. The Property is legally described as:

PT LTS 17, 18, 19, 20, 21, 22, 23 & 24 & LTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 & 36 & PT LT 40 & LTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 & 56 & PT LTS 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75 & 76, PL 119 , PT RESERVE BLOCK, PL 119 ;PT MATTHEWS ST, PL 119 , AS CLOSED BY 265642 ; LANE, PL 119 , AS CLOSED BY 265642 ; PT LANE, PL 119 , AS CLOSED BY 265642; PART 1, 2, 3, 20R9222 ; S/TG8665 HALTON HILLS.

³² D. Duric, "Ajetance Treaty, No. 19 (1818)," *Mississaugas of the Credit First Nations*, last modified 4 November 2020, accessed 21 November 2023, <https://mncfn.ca/ajetance-treaty-no-19-1818/>.

³³ Mississauga of the Credit First Nation, "Ajetance Treaty, No. 19 (1818)," accessed 27 August 2024, <https://mncfn.ca/ajetance-treaty-no-19-1818/>.

The Property was first granted to John Moore on 2 June 1821 by way of Crown Patent.³⁴ In 1823, George Kennedy purchased the entire lot and began to subdivide it into smaller parcels.³⁵ The Property itself remained within the Kennedy family until at least 1858 as the entirety of it was located within the ‘Kennedy estate,’ as depicted in an 1858 historic map (Figure 5). On 15 December 1868, George Kennedy and two others sold a 5-acre portion of their parcel to the Municipality of Georgetown.³⁶ It was at this time the Kennedy estate was amalgamated into Georgetown as supported by an 1877 historic map (Figure 5). It was also at this time, the current Property was placed into Plan 119, which includes all the lots of the legal Property.³⁷ Due to the Property’s numerous lots and because it will not provide relevant information to the current Property’s land ownership and use, no discussion is provided.

The most recent owner, Max Harris, provided the following information on the property morphology post-1970:

- The building was constructed in the 1970s, is two levels with no basement and is not heated or cooled. The building was historically used as a taxi service (where automotive repair may have been conducted);
- Petroleum products were historically stored on site in above ground storage tanks (AST)
- Kaolinite sludge was brought from the adjacent paper processing facilities to the west and placed in the onsite ponds where it was left to settle and then excavated and removed from site
- A septic tank system associated with the onsite building was historically used for wastewater from the building.³⁸

Topographic maps from 1964 suggest the site had already been used as a waste storage site as two ponds are located within the Property (Figure 6). Aerial photographs from 1969 confirmed the presence of these ponds (Figure 7). The 1954 and 1969 aerials also show a structure near

³⁴ Land Registry Office 20 [LRO20], “Abstract/Parcel Register Book, Halton County (20), Esquesing, Book 19, Concession 9; Lot 1 to 18,” accessed 25 September 2024,

<https://www.onland.ca/ui/20/books/23266/viewer/991640456?page=1>, Instrument No. Patent

³⁵ LRO20, “Esquesing, Book 19, Concession 9; Lot 1 to 18,” Instrument No. 498.

³⁶ LRO20, “Esquesing, Book 19, Concession 9; Lot 1 to 18,” Instrument No. 163A.

³⁷ Land Registry Office 20 [LRO20], “Abstract/Parcel Register Book, Halton County (20), Halton, Plan 119,” accessed 25 September 2024, <https://www.onland.ca/ui/20/books/23420/viewer/991640490?page=1>.

³⁸ BlueFrog 2022, “Phase I Environmental Site Assessment (130 Mountainview Road North, Georgetown, Ontario), Submitted to 1273679 Ontario Inc., Project no. 0082-002.01,” copies available from 1273679 Ontario Inc, 8.

the southeast corner of the Property; however, it is unclear if this is the extant structure. Currently, the Property is not occupied.



Legend

 Property

NOTE(S) 1. All locations are approximate.
 REFERENCE(S)
 Tremaine, Geo. R.
 1858 Tremaine's Map of the County of Halton Canada West, Forty chains to one inch, Ontario Historical County Maps, digitized map, <LINK><https://maps.library.utoronto.ca/hgis/countymaps/halton/halton1.jpg>, <LINK> accessed 5 July, 2024.
 Walker & Miles
 1877 Township of Esquesing N, 40 chains per inch, The Canadian County Atlas Digital Project, digitized map, <LINK><https://digital.library.mcgill.ca/countyatlas/Images/Maps/TownshipMaps/hal-m-esquesing-n.jpg>, <LINK> accessed 5 July, 2024.
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TITLE
1858 and 1877 Historic Maps Showing the Property

CLIENT
 Whitestone Georgetown Developments LP

PROJECT
 Heritage Impact Assessment, 130 Mountainview Road N, Georgetown, Halton Hills, Ontario

PROJECT NO. LHC0436



YYYY-MM-DD

2024-09-26

FIGURE #



Legend
 Property

TITLE
 1909, 1918, 1929, 1942, 1964, 1974, and 1994 Topographic Maps Showing the Property

CLIENT
 Whitestone Georgetown Developments LP

PROJECT
 Heritage Impact Assessment, 130 Mountainview Road N, Georgetown, Halton Hills, Ontario

PROJECT NO. LHC0436

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 Department of Energy, Mines, and Resources
 1974 Georgetown (Ontario), scale 1:25,000, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=HTDP25K030M12e_1974TIFF&_add=true_nozoom=true, accessed 5 July, 2024.
 Department of National Defence
 1909 Topographic Map (Ontario, Brampton Sheet), scale 1:63,360, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1909TIFF&_add=true_nozoom=true, accessed 5 July, 2024.
 1918 Topographic Map (Ontario, Brampton Sheet), scale 1:63,360, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1918TIFF&_add=true_nozoom=true, accessed 5 July, 2024.
 1929 Topographic Map (Ontario, Brampton Sheet), scale 1:63,360, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1929TIFF&_add=true_nozoom=true, accessed 5 July, 2024.
 1942 Brampton (Ontario), scale 1:63,360, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=HTDP63360K030M12_1942_MBTIFF&_add=true_nozoom=true, accessed 5 July, 2024.
 Natural Resources Canada
 1964 Brampton (Ontario), scale 1:50,000, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=NTS50K030M12_1964ed4aseWTIFF&_add=true_nozoom=true, accessed 5 July, 2024.
 1994 Brampton (Ontario), scale 1:50,000, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#/details/_uri@=NTS50K030M12_1994ed7TIFF&_add=true_nozoom=true, accessed 5 July, 2024.
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LHC
 HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD
 2024-09-26

FIGURE #
 6



TITLE
1946, 1954, 1969, and 1985 Aerial Photographs Showing the Property

CLIENT
Whitestone Georgetown Developments LP

PROJECT PROJECT NO. LHC0436
Heritage Impact Assessment, 130 Mountainview Road N, Georgetown, Halton Hills, Ontario

Legend
 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
BlueFrog
2022 Phase I Environmental Site Assessment (130 Mountainview Road North, Georgetown, Ontario), Submitted to 1273679 Ontario Inc., Project no. 0082-002.01. Copies available from 1273679 Ontario Inc.
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5 EXISTING CONDITIONS

5.1 SURROUNDING CONTEXT

The Property is in Southern Ontario in the northwest area of Georgetown in the Town of Halton Hills, southwest of the City of Brampton, and north of the City of Milton. It is approximately 600 metres (m) northeast of the Credit River and approximately 1 kilometer (km) northwest of downtown Georgetown.

The topography of the area is generally sloped in a variety of directions including up to and along Mountainview Road North - ascending to the south and descending to the north – and along River Drive – ascending to the west and descending to the east (Image 1 to Image 3). Local vegetation includes primarily mature deciduous trees with the occasional mature coniferous tree interspersed. Patches of dense tree cover are found along Mountainview Road North, especially on the Property, with interspersed trees along the surrounding streets (Image 1 to Image 4).

The surrounding area is generally described as urban with a mixture of residential and commercial properties. Residential properties are single detached, have an average setback for 2 to 3 metres and are between one to two storeys in height. Residences tend to exhibit a low pitched, front gable roof. Fenestrations vary from property to property; however, the predominant windows are one-over-one sash windows. Entrances are generally modest in design and front onto their respective streets. The two types of cladding noted in this area are brick and vinyl. Red brick is the predominant type, particularly north of King Street, while more neutral yellow and brown bricks are also present. Vinyl cladding is generally more muted and either white, or earthy tones. Other notable design elements in this area include porches, dormers, and long laneways for vehicles (Image 4 to Image 6). Residential properties to the east (Stewart MacLaren Road) are located in a townhouse/duplex subdivision (Image 7). The townhouses generally share similar design elements are those from the south.

Surrounding commercial properties are generally large former industrial buildings converted for commercial use with some purpose-built structures. Materials for commercial buildings range from brick to corrugated metal sheeting (Image 8). Other key properties in the surrounding area include Greenwood Cemetery to the south (Image 9) and Georgetown GO Station to the west. The GO Station has a two-storey rectangular structure with a steep-pitched gable roof. The structure has a centralized entrance and a bay-window and turret on the east elevation (Image 10).

The Property is bound by Mountainview Road North to the east, River Drive to the north, commercial properties to the east, and train tracks and residential properties to the south. Mountainview Road North is a municipally maintained arterial road traversing north-south spanning Halton Hills – changing names a few times along the way - and connecting Highway 8 and 10th Line. This section of the road is four-lanes with curbs and streetlights on both sides and a sidewalk on the west side (Image 1 and Image 2). River Road is a municipally maintained local road traversing east-west connecting commercial and residential properties with Mountainview Road and 10th Line. It is a two-lane road with curbs on both sides, streetlights on the south side, and a sidewalk on the north side (Image 3 and Image 4).



Image 1. View north on Mountainview Road North



Image 2. View south on Mountainview Road North



Image 3. View west of River Road, Property located to the left of image



Image 4. View east of River Road

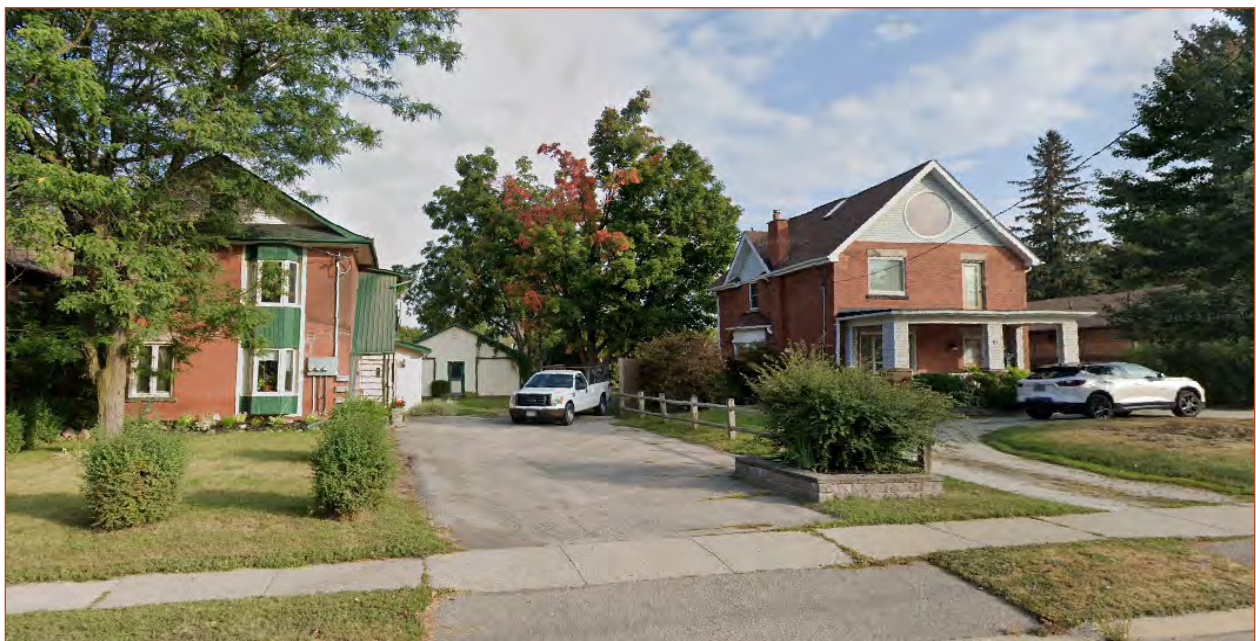


Image 5. View north along King Street of residences.³⁹

³⁹ Google Earth 2023.



Image 6. View north along King Street⁴⁰



Image 7. View east on Stewart MacLaren Road

⁴⁰ Google Earth 2023.



Image 8. View of Rosetta Street commercial properties



Image 9. View east of Greenwood Cemetery.⁴¹

⁴¹ Google Earth 2023.





Image 10. View south of Georgetown GO Station building and tracks



5.2 ADJACENT AND SURROUNDING HERITAGE PROPERTIES


The Property is adjacent to one listed property (2 Rosetta Street) and is in close proximity to five listed properties: 1 Rosetta Street, 121 Mountainview Road North, 105 King Street, 109 King Street, 113 King Street (Figure 2). The listed properties in close proximity are not covered under the *PPS 2024's* definition of adjacent, nor are they covered under the Halton Hills Official Plan's definition of adjacent. However, they have been included in this HIA as a due diligence measure to better understanding the surrounding context. Table 1 outlines the heritage status of each property and the Town's heritage register description for each.

Table 1. Adjacent Heritage Properties

Address	Heritage Status	Description ⁴²	Image
<p>2 Rosetta Street</p>	<p>Listed Part IV of <i>OHA</i>. Known as: Georgetown Coated Paper Mill/ Alliance Paper Mills/ Domtar Paper Mills.</p>	<p>Opened in 1910 to compete with its next door neighbour, Barber Mills; Edward Fleck was manager and vice president of the mill from its founding until 1947; First building in Georgetown made of reinforced concrete construction; Large industrial building with flat roof, cement construction, loading docks, and large single pane windows; Linked to the historic industrial landscape around the Georgetown railway.</p>	
<p>1 Rosetta Street</p>	<p>Listed Part IV of the <i>OHA</i></p>	<p>John Roaf Barber, a Georgetown native, started the Canada Coating Mill in 1905; The Barber family started the papermaking business in Georgetown in 1854, bringing business to the area for over a century; Later changed to Barber Paper and Coating Mills in 1912, later to Provincial Paper Mills in 1916,</p>	

⁴² Town of Halton Hills, “Heritage Register,” accessed 9 May 2024 <https://www.haltonhills.ca/en/explore-and-play/heritage-register.aspx>.

Address	Heritage Status	Description ⁴²	Image
		<p>Provincial Paper Limited, and finally Abitibi Forest Products Limited; The mill has now been subdivided into several different companies, including masonry, hard wood flooring, carpentry, metal welding, and kitchen renovation.</p> <p>A development proposal is currently under review for this property.</p>	
<p>121 Mountainview Road North</p>	<p>Listed Part IV of the <i>OHA</i></p>	<p>Home of Edward and Maude Fleck; E. Fleck was manager and vice-president the coating paper mill on Rosetta Street from its founding in 1910 until 1947; Representative of Italianate style architecture including two storey brick construction, hip roof with double, corbelled brick chimney, wood brackets, windows with brick voussiors and stone sills, and two-storey front sunroom addition.</p>	 <p>(Google Earth 2024)</p>

Address	Heritage Status	Description ⁴²	Image
105 King Street	Listed Part IV of the <i>OHA</i>	Craftsman style inspired architecture including gable porch with square tapered columns and stone windowsills; Contributes to the historic residential streetscape of King Street	 <p data-bbox="1255 657 1512 690">(Google Earth 2023)</p>
109 King Street	Listed Part IV of the <i>OHA</i>	Good example of Edwardian style architecture including hip roof, front dormer with two windows, symmetrical façade, one-over-one windows with stone sills and large lintels, and front porch with square columns; Contributes to the historic residential streetscape of King Street.	 <p data-bbox="1255 1183 1512 1216">(Google Earth 2023)</p>

Address	Heritage Status	Description ⁴²	Image
113 King Street	Listed Part IV of the <i>OHA</i>	Unique Edwardian style architecture including stone lintels and windowsills, hip roof with dormer, and symmetrical façade as well as projecting two-storey bay window on the side elevations; Contributes to the historic residential streetscape of King Street.	 <p>(Google Earth 2011)</p>

5.3 130 MOUNTAINVIEW ROAD

The Property is an irregularly-shaped lot and fronts onto Mountainview Road North. The Property is mostly undeveloped scrub lands with a varying degree of tree density (Image 11). Towards the southern section of the Property is a gravel paved parking lot/access route that is parallel to the train tracks. A trail generally winds around the Property's interior with no discernable direction (Image 12). The central portion of the Study Area is a woodlot with a mixture of natural soil and gravel fill (Image 13). The topography of the central area on the Property includes overgrown hummocks and slopes showing signs of fill including gravel and trash in the ground (Image 14).



Image 11. View south of gravel parking pad



Image 12. View south of the Property from the woodlot



Image 13. View east of the Property



Image 14. View east of the Property and its slopes

5.3.1 STRUCTURE

The building is a two-storey concrete block industrial structure (Image 15 to Image 17) with a rectangular shaped floor plan with a flat roof. It has two entrances; one located on the north elevation and the other located on the east elevation (Image 15). Both entrances are simple design with steel doors. The door on the north elevation has concrete steps approximately 30 cm in height flanked by a steel pipe railing. A rusted sign is mounted above the door. There are three windows located on the north elevation, one sash window located on the lower floor and three sliding windows located on the upper floor. A large garage door is on the north elevation next to the northeast corner. It provides access to the ground floor. The garage door is made of wood and has segmented paneling painted brown and blue. The east elevation includes a single leaf door and no windows (Image 16). The south elevation has three windows all located on the upper level (Image 17). There are three sliding windows with a concrete sill and concrete lintel. Two steel chimney stacks are located centrally on the south elevation and extend approximately 1 m above the roof line (Image 16). The west elevation has two windows that are both located on the upper floor. Both windows are sliding with a concrete sill and lintel. A lean-to is affixed to the east elevation. The lean-to is rectangular in shape and generally occupies the lower portion of the structure, extending approximately

1.5m past the south elevation. The lean-to has a flat roof, was constructed with sheet metal, and has a concrete foundation (Image 15).



Image 15. View southeast of the north and west elevations



Image 16. View west of the east elevation



Image 17. View north of the south elevation

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 EVALUATION OF 130 MOUNTAINVIEW ROAD NORTH

The Property at 130 Mountainview Road North was evaluated using the criteria from *O. Reg. 9/06*. This evaluation (see Table 2) was informed by the research and analysis presented in Section 4 and 5 of this HIA. The purpose of this evaluation is to consider the cultural heritage value or interest of the Property and identify any potential heritage attributes in order to assess potential impacts to the Property as a result of the proposed redevelopment.

Table 2. *Ontario Regulation 9/06* Evaluation for 130 Mountainview Road North

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	The structure on the Property is not rare, unique, representative, or an early example of a specific architectural style. The fabric of the building was common when it was constructed, had been in use for decades, and was used to build an average example of an inexpensive warehouse or workshop type industrial building. The structure is generally utilitarian and vernacular structure in nature and not indicative of any specific architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	The Property does not display a high degree of craftsmanship or artistic merit. The building on the Property is a vernacular structure built using commonly available materials and methods that would not have been above the industry standard at the time.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The Property does not demonstrate a high degree of technical or scientific achievement. The building is a vernacular structure built using commonly available materials and methods that would not have been above the

Criteria	Criteria Met	Justification
		industry standard at the time. The building and its construction methods do not exhibit the need for technical expertise, scientific achievement, or breakthroughs in design or construction techniques.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	None of the history found and reviewed indicated that the Property has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to the community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	None of the history found and reviewed indicated that the Property yields or has the potential to yield information that contributes to the understanding of the community.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None of the history found and reviewed indicated that the Property is associated with a builder or designer that was significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	The Property does not define, maintain, or support the character of the area. The character of the area is generally residential and large commercial properties with brick and vinyl siding as the main materials. The Property is a concrete block former industrial

Criteria	Criteria Met	Justification
		building surrounded by mature trees that is obscured from the street.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The Property is not physically, functionally, visually, or historically linked to its surroundings. The Property is surrounded by mature trees obscuring the building from the street. No evidence was found that suggests the Property has any links to its surroundings.
9. The property has contextual value because it is a landmark.	N	The Property is not a landmark. For a Property to be a landmark, it has to be a recognizable or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment. The Property is located at the corner of Mountainview Road North and River Drive. Although the location is a corner lot, the Property is generally non-descript. The Property has a singular two-storey structure and consists of a woodlot that has not been well maintained. Therefore, the Property is unlikely to be used as a point of reference. This criterion is not met.

6.1.1 SUMMARY OF EVALUATION

In LHC's professional opinion, the Property does not meet any criteria of *O. Reg. 9/06*. As the Property does not meet any criteria, it is not eligible for designation under Section 29 Part IV of the *OHA* and a list of heritage attributes was not prepared.

6.2 HERITAGE ATTRIBUTES OF 1 ROSETTA STREET

A heritage evaluation for 1 Rosetta Street was conducted in 2021 by Archaeological Research Associates Ltd. (ARA). Their evaluation found that 1 Rosetta Street meets the criteria of *O. Reg. 9/06* and identified the following heritage attributes:

- 1905 and 1947 portions of the building:
 - Cast stone construction;
 - Gable roofs;
- Location adjacent to the rail line; and,
- Location adjacent to another former paper coating factory at 2 Rosetta Street.

6.3 HERITAGE ATTRIBUTES OF 2 ROSETTA STREET

The same ARA report evaluated 2 Rosetta Street against the criteria of *O. Reg. 9/06* and found that the property meets the criteria. It outlined the following as heritage attributes:

- Former coating mill building including:
 - Regular rhythm of window and door openings;
 - Two-storey construction with a three-storey section and two, two-and-a-half storey sections;
 - Flat roof;
- Location adjacent to the rail line; and,
- Location adjacent to another former paper coating factory at 1 Rosetta Street.

7 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is to construct three mixed-use structures on the Property (Figure 8 and Figure 9). Access onto the Property will be from Mountainview Road and River Drive. A road will be constructed within the Property to connect the two roads and provide access to all structures (Figure 8).

One structure will be located towards the north corner of the Property and have a C-shaped floor plan (north complex). The north complex will consist of a four-to-six-storey podium and three towers (17, 22, and 17 storeys). The second structure will be located towards the southeast corner of the Property (southeast complex) and have a rectangular plan. The southeast complex is proposed to have a six-storey podium and two towers (17 and 20 storeys). The third structure will be located towards the south corner of the Property (south complex) and have an irregular shaped plan. The south complex will have a four-to-six-storey podium, 12-storey section that steps down to 10 then 8 storeys to meet the 6-storey podium on the west side, and one tower (22 storeys) on the east side (Figure 8 and Figure 9). All three structures will use brick, glass, and aluminum for materials (Figure 10 to Figure 12).

Generally, the towers are located centrally within the Property and are offset by the podiums, which front onto the interior road. The south and southeast complexes will be backed against the rail tracks and the southeast complex will be setback from Mountainview Road due to the podium (Figure 8 and Figure 9). LHC understands that the materials will be a combination of brick (or brick pre-cast panels), glass, and metal. The podiums will be composed of a series of portals with punch hole windows topped by a colonnade and canopies. The massing of each of the towers will appear as two sections one in brick and the other in metal and glass.

The redevelopment proposes the demolition of the existing two-storey structure on the Property.



Figure 8. Site Plan



Figure 9. Aerial Perspective



Figure 10. Parcel A Elevations

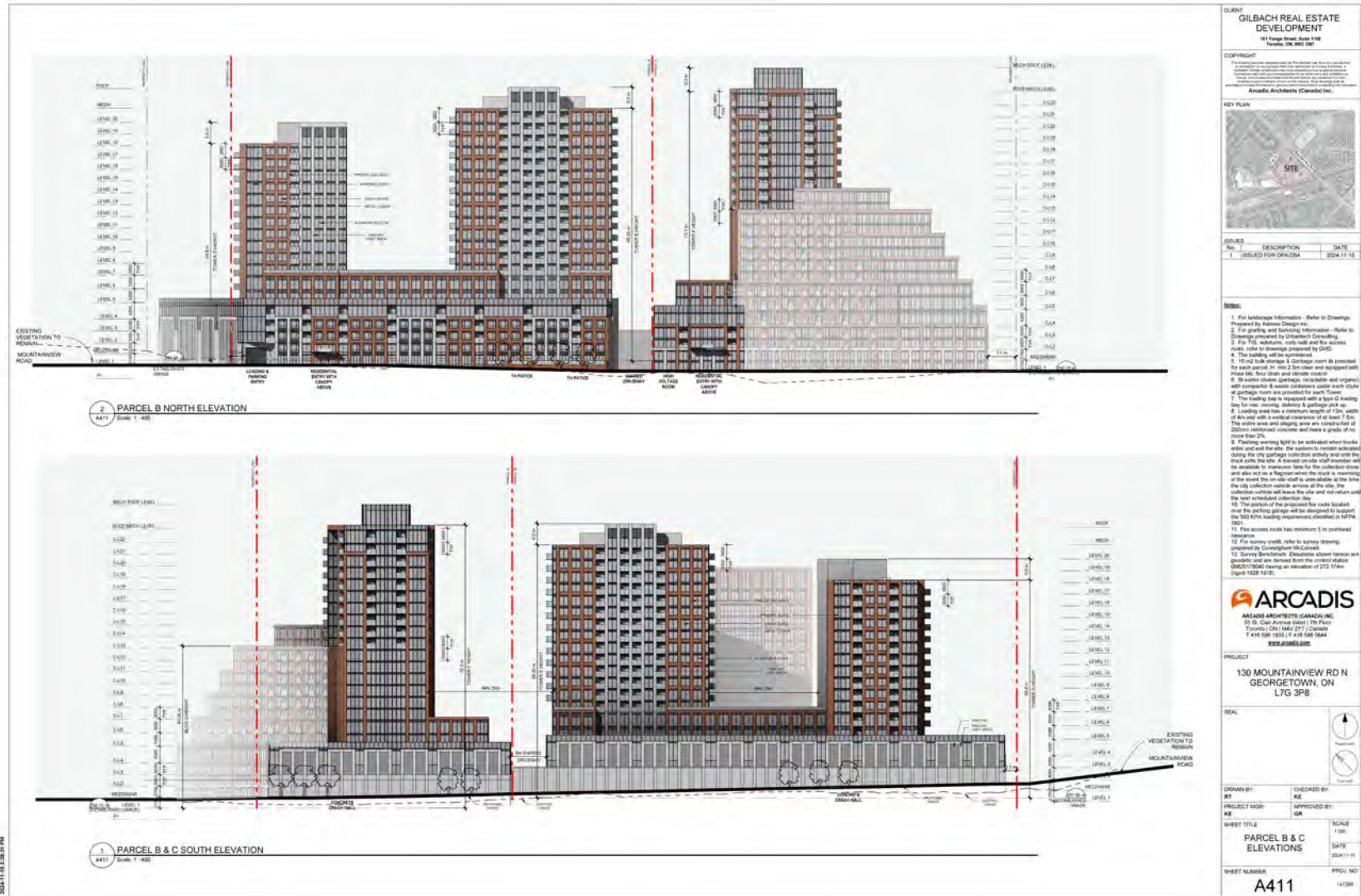


Figure 11. Parcel B Elevations

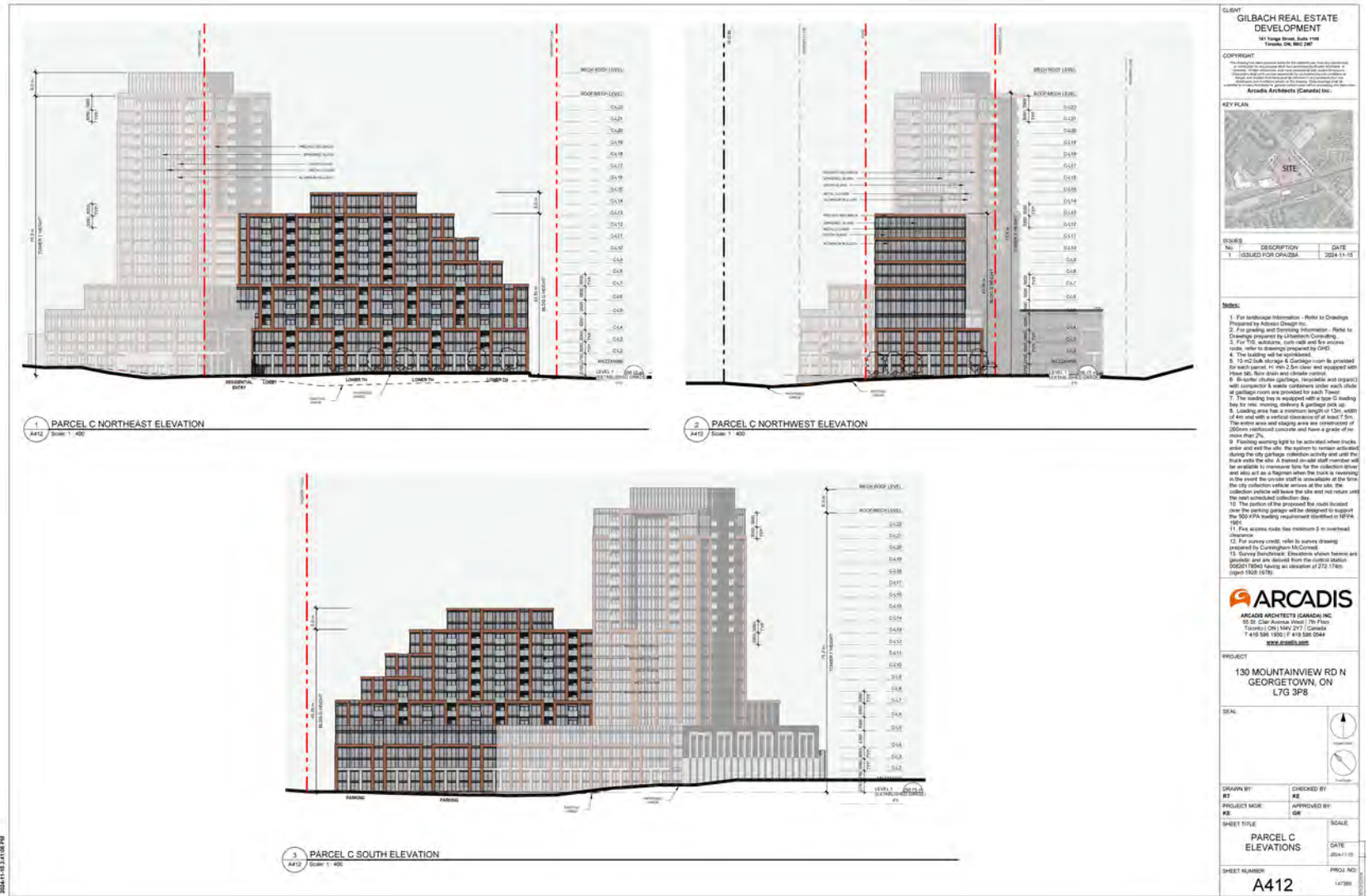


Figure 12. Parcel C Elevations

8 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The Town has identified several properties in the surrounding area that are likely to exhibit CHVI, as presented in Table 1 and depicted on Figure 2. Potential impacts for the remaining heritage properties have been explored in Table 3 and Table 4 below.

Table 3. Summary of Impacts to Adjacent Heritage Properties

Address	Impacts	Discussion
2 Rosetta Street	None	<p>The heritage attributes of this property were identified in ARA's HIA as identified in Section 6.2.</p> <p>The proposed development will be confined to the Property and will not extend onto the property at 2 Rosetta Street. Heritage attributes that could result in shadow impacts were not identified for 2 Rosetta Street. Isolation of a heritage attribute is not anticipated. The proposed development will not alter the location of the building or obstruct its relationship to 1 Rosetta Street. A change in land use or land disturbance are not anticipated.</p> <p>The proposed development will be distinguishable from the building at 2 Rosetta Street. Although the scale and massing of the proposed development is larger than the adjacent building at 2 Rosetta Street, the scale of the podiums and step backs to the towers help to mitigate this. Design of the podiums and towers can help to ensure the development is physically and visually compatible with the industrial nature of 2 Rosetta Street. Detailed design has not been completed yet. The proposed materials of brick, glass, and aluminum are compatible with 2 Rosetta Street.</p> <p>Due to the proximity of the proposed development, indirect impacts as a result of construction may affect the heritage attributes of this property. A plan to clearly identify access onto the Property and delivery of materials should be provided to all involved to lessen these potential impacts.</p>

Table 4. Summary of Impacts to Surrounding Heritage Properties

Address	Impacts	Discussion
1 Rosetta Street	None	<p>A development application is currently under review for this property. The heritage attributes of this property were identified in ARA's HIA as identified in Section 6.2.</p> <p>The proposed development will be confined to the Property and will not extend onto the property at 2 Rosetta Street. This property is located approximately 130 m west of 130 Mountainview Road North and on the other side of River Drive. Shadow impacts that would affect the heritage attributes of this property are not anticipated. Isolation of a heritage attribute is not anticipated. The proposed development will not alter the location of the building or obstruct its relationship to 2 Rosetta Street. A change in land use or land disturbance are not anticipated.</p>
121 Mountainview Road North	None	<p>Based on the register description outlined in Section 5.2, the potential heritage attributes of this property are related to the building.</p> <p>The proposed development will be confined to the Property and will not extend onto the property at 121 Mountainview Road North. This property is located approximately 50 m southeast of 130 Mountainview Road North and on the opposite side of Mountainview Road North and the railway tracks. Shadow impacts that would affect the heritage attributes of this property are not anticipated. Isolation of a heritage attribute is not anticipated. No significant views, vistas, built or natural features have been identified for this property and, therefore, the proposed development will not create direct or indirect obstructions. A change in land use or land disturbance are not anticipated.</p>

Address	Impacts	Discussion
105 King Street	None	<p>Based on the register description outlined in Section 5.2, the potential heritage attributes of this property are related to the building.</p> <p>The proposed development will be confined to the Property and will not extend onto the property at 105 King Street. This property is located approximately 50 m south of 130 Mountainview Road North and on the opposite side of the railway tracks. The rear of 105 King Street is lined with mature trees. Shadow impacts that would affect the heritage attributes of this property are not anticipated. Isolation of a heritage attribute is not anticipated. No significant views, vistas, built or natural features have been identified for this property and, therefore, the proposed development will not create direct or indirect obstructions. A change in land use or land disturbance are not anticipated.</p>
109 King Street	None	<p>Based on the register description outlined in Section 5.2, the potential heritage attributes of this property are related to the building.</p> <p>The proposed development will be confined to the Property and will not extend onto the property at 109 King Street. This property is located approximately 60 m south of 130 Mountainview Road North and on the opposite side of the railway tracks. The rear of 109 King Street is lined with mature trees. Shadow impacts that would affect the heritage attributes of this property are not anticipated. Isolation of a heritage attribute is not anticipated. No significant views, vistas, built or natural features have been identified for this property and, therefore, the proposed development will not create direct or indirect obstructions. A change in land use or land disturbance are not anticipated.</p>

Address	Impacts	Discussion
113 King Street	None	<p>Based on the register description outlined in Section 5.2, the potential heritage attributes of this property are related to the building.</p> <p>The proposed development will be confined to the Property and will not extend onto the property at 113 King Street. This property is located approximately 80 m south of 130 Mountainview Road North and on the opposite side of the railway tracks. The rear of 113 King Street is lined with mature trees. Shadow impacts that would affect the heritage attributes of this property are not anticipated. Isolation of a heritage attribute is not anticipated. No significant views, vistas, built or natural features have been identified for this property and, therefore, the proposed development will not create direct or indirect obstructions. A change in land use or land disturbance are not anticipated.</p>

8.1 SUMMARY OF EVALUATION

The proposed development was evaluated for potential direct or indirect impacts to adjacent or nearby heritage properties. The proposed development will not directly impact any potential heritage attributes with adjacent or nearby properties; however, indirect impacts were identified for 2 Rosetta Street.

Indirect impacts as a result of construction may affect the heritage attributes of 2 Rosetta Street. It is recommended that a plan to clearly identify access onto the Property and delivery of materials should be provided to all involved to lessen these potential impacts.

This HIA provides comments on the current proposed development's scale, form, massing, design, and proposed materials. The proposed materials and design are consistent with the industrial origins of the area and are compatible with the adjacent property at 2 Rosetta Street.

9 CONCLUSION AND RECOMMENDATIONS

LHC was retained in February 2024 by Whitestone Georgetown Developments LP (the Owner) to undertake a Heritage Impact Assessment for 130 Mountainview Road North in the community of Georgetown, in the Town of Halton Hills, Ontario.

This HIA was prepared as part of a complete Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision. The Owner is proposing to demolish the existing two-storey industrial building and construct a mixed-use complex. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit* and the Town of Halton Hill's *Heritage Impact Assessment Terms of Reference*.

In LHC's professional opinion, the Property at 130 Mountainview Road North does not meet any criteria of *O. Reg. 9/06*. Potential adverse impacts related to demolition of the structure were not identified.

Potential adverse impacts of the proposed development on adjacent and nearby heritage properties were evaluated. It is LHC's professional opinion that the proposed development will not result in any direct impacts on the likely heritage attributes of the adjacent and nearby properties.

Indirect impacts as a result of construction were considered for the adjacent listed property at 2 Rosetta Street. It is recommended that a plan to clearly identify access onto the Property and delivery of materials should be provided to all involved to reduce these potential impacts.

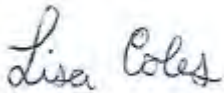
This HIA assesses the current proposed development's scale, form, massing, design, and proposed materials for compatibility with the adjacent listed property at 2 Rosetta Street. The proposed materials are consistent with the industrial origins of the area and compatible with the property at 2 Rosetta Street.

10 SIGNATURES

Sincerely,



Christienne Uchiyama, MA CAHP
Principal – Manager Heritage Consulting Services
LHC Heritage Planning & Archaeology Inc.



Lisa Coles, MPI RPP MCIP CAHP
Intermediate Heritage Planner
LHC Heritage Planning & Archaeology Inc.

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APPENDIX A Qualifications

Lisa Coles, MPI RPP MCIP CAHP – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

Lisa is experienced in museum and archive policy development, exhibit development, interpretation, and public programming. She has written museum policy, public programs, and interpretive plans. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

Colin Yu, MA CAHP – Intermediate Heritage Specialist (no longer with LHC)

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

Colin has worked in the heritage industry for over 10 years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and President of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over a hundred cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact

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

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Christienne Uchiyama, MA CAHP - Principal LHC

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

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, MPI MMA RPP MCIP CAHP – Senior Heritage Planner

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

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

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia.

APPENDIX B Glossary

Definitions are based on the *Ontario Heritage Act (OHA)*, the *Provincial Policy Statement 2024 (PPS)*, and the *Halton Hills Official Plan (HHOP)*.

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

Adjacent In regard to cultural heritage, those lands contiguous to a protected heritage property (*HHOP*).

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

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

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act (PPS)*.

Area of Archaeological Potential is a defined geographical area with the potential to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, this Plan and the City’s Archaeological Management Plan. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act (UHOP)*.

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act (PPS)*.

Built Heritage Resources means an individual or group of significant buildings, structures, monuments, installations, or remains, which are associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. These resources may be designated or subject to a conservation easement under the *Ontario Heritage Act*, or listed by the federal or provincial governments of the Town (*HHOP*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community (*PPS*).

Character

- a) means the aggregate of the distinct features that work together to identify a particular area. The distinct features may include the built and natural elements of an area.
- b) mean, with respect to residential neighbourhoods, including Mature Neighbourhood Areas, the collective physical qualities and characteristics that are prevalent in a neighbourhood, and which define its distinct identity. These qualities and characteristics may include such features as street network and design, lot patten and configuration, lot area, lot frontage, location and orientation of buildings on a lot in relation to surrounding lots, building setbacks, building height, massing, scale and design, façade articulation and materials, trees, vegetation, cultural heritage resources, and age of buildings. (*HHOP*)

Conserve means the identification, protection, use and/or management of cultural heritage resources in a manner that retains their heritage values, attributes and integrity (*HHOP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments (*PPS*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts (*HHOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (*PPS*).

Cultural Heritage Resources means those things left by people of a given geographic area, and includes:

- a) build heritage, such as buildings, structures, monuments, or remains of historical, cultural or architectural value, and including protect heritage property;
- b) cultural heritage landscapes, such as rural, hamlet or urban uses of historical or scenic interest; and,
- c) archaeological resources (*HHOP*).

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

- a) Activities that create or maintain infrastructure authorized under an environmental assessment process; and,
- b) Works subject to the Drainage Act (*HHOP*).

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

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 4.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5(a) (*PPS*).

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

Heritage Attributes means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings or structures on the real property, the attributes of the property, buildings or structures that contribute to their cultural heritage value or interest (*PPS*).

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

Heritage Conservation District means an area defined by the Town to be of unique character to be conserved through a designation By-law pursuant to Part V of the *Ontario Heritage Act* (*HHOP*).

Negative Impact means, in respect to cultural heritage resources, means but is not limited to:

- a) destruction of any, or part of any, heritage attributes or features;
- b) alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- c) shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or playthings, such as a garden;
- d) isolation of a heritage attribute from its surrounding environment, context or a significant relation;
- e) direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; and,
- f) land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource (*HHOP*).

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

Protected Heritage Property means designated real property and heritage conservation easement property under the *Ontario Heritage Act* and property that is subject to a covenant or agreement between the property owner and a conservation body or level of government, registered on title, with the primary purpose of conserving a cultural heritage resource or preventing its destruction, demolition or loss. (*HHOP*).

Protected Heritage Property means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal heritage legislation, and UNESCO World Heritage Sites (*PPS*).

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

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

APPENDIX C Relevant Local Policies

Table 5. Relevant Halton Region Official Plan Policies⁴³

Policy	Policy Content	Discussion
167 (3)	<p>Require that development proposals on adjacent lands to protected Cultural Heritage Resources:</p> <ul style="list-style-type: none"> a) Study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits; b) Incorporate in any reconstruction or alterations, design features that are in harmony with the area’s character and existing buildings in mass, height, setback and architectural details; and, c) Express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses. 	<p>The adjacent and surrounding properties are not designated and are, therefore, not protected properties under the <i>PPS 2024</i> or the Halton Hills Official Plan. Therefore, this policy does not apply.</p>

⁴³ Regional Municipality of Halton, “Halton Region Official Plan,” last modified 4 November 2022, accessed 23 April 2024, <https://www.halton.ca/Repository/ROP-Office-Consolidation-Text>.

Table 6. Relevant Town of Halton Hills Official Plan Policies⁴⁴

Policy	Policy Content	Discussion
A2.6.1 Goal	To identify, conserve and enhance the Town’s cultural heritage resources and promote their value and benefit to the community.	This policy applies as the proposed development will need to demonstrate that it conserves and enhances the Town’s cultural heritage resources. Indirect impacts relating to construction were identified for 2 Rosetta Street and mitigation recommended. This HIA complies with this policy.
A2.6.2 Strategic Objectives	a) To enhance the character of the Town by protecting and maintaining the Town’s cultural heritage resources; b) To encourage retention of cultural heritage resources wherever possible to provide continuity between the past and the present;	This HIA demonstrates that there will be no adverse impacts to adjacent potential cultural heritage resources.
F5 Cultural Heritage Resources	It is the intent of this Plan that the Town’s cultural heritage resources be identified, conserved and enhanced whenever practical and that all new development occur in a manner that respects the Town’s rich cultural heritage. The heritage resources of the Town generally include:	The Property was not found to meet the criteria of <i>O. Reg. 9/06</i> and, therefore, is not considered to have cultural heritage value. However, the Property is adjacent to or in the surrounding area of several cultural heritage resources.

⁴⁴ Town of Halton hills, “Part A: Community Vision, Goals, and Strategic Objectives,” in *Town of Halton Hills Official Plan*, last modified 31 December 2020, accessed 23 April 2024, https://www.haltonhills.ca/en/your-government/resources/Documents/04_Town-of-Halton-Hills-Official-Plan-Part-A.pdf; Town of Halton Hills, “Part F: General Development Policies,” in *Town of Halton Hills Official Plan*, last modified 31 December 2020, accessed 23 April 2024, https://www.haltonhills.ca/en/your-government/resources/Documents/09_Town-of-Halton-Hills-Official-Plan-Part-F.pdf.

Policy	Policy Content	Discussion
	<ul style="list-style-type: none"> a) Built heritage, such as buildings, structures, monuments or remains of historical, cultural and/or architectural value; b) Cultural heritage landscapes, such as rural, hamlet and urban areas that are of historic and scenic interest; and, c) Archaeological resources. 	<p>This HIA demonstrates that there will be no adverse impacts to cultural heritage resources. The proposed development complies with this policy.</p>
<p>F5.1.2 Cultural Heritage Impact Statements</p>	<p>Council shall require the submission of a Cultural Heritage Impact Statement (CHIS) to support an application for development if the affected lands are the site of an identified or significant cultural heritage resource or are located in close proximity to a significant cultural heritage resource or are on adjacent lands to a significant cultural heritage resource. The purpose of this CHIS is to determine what impacts the development will have on the resource and whether the application for development will conform to the goals, objectives and policies of this Plan and/or the area-specific policies or zoning regulations described in Section F5.1.1 of this Plan.</p> <p>Development or site alteration may be permitted on adjacent lands to a protected heritage property where a CHIS has demonstrated that the heritage attributes</p>	<p>This HIA was completed to comply with this policy. The Property is adjacent to and in the surrounding area of several cultural heritage resources. The Property itself was not found to meet the criteria of <i>O. Reg. 9/06</i> and is not considered to have cultural heritage value.</p> <p>A description of the proposed development can be found in Section 7 of this CHIA.</p> <p>Adjacent and surrounding cultural heritage resources can be found in Section 5.2.</p> <p>Potential impacts are explored in Section 8. No adverse impacts were identified and, therefore, mitigation measures were not explored.</p> <p>A discussion of the existing conditions and how the proposed development will relate can be found in</p>

Policy	Policy Content	Discussion
	<p>of the protected heritage property will be conserved, including the use of mitigation measures and/or alternative development approaches.</p> <p>The CHIS shall be in the form of a report and contain a description of:</p> <ul style="list-style-type: none"> a) The proposed development; b) The cultural heritage resource(s) to be affected by the development; c) The impacts upon the cultural heritage resource(s) of the proposed development; d) The measures necessary to mitigate the negative impacts of the development upon the cultural heritage resource(s); e) How the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and, f) How the policies of the CHMP have been incorporated or satisfied, where one has been prepared and the recommendations have been incorporated into this Plan. 	<p>Sections 5 and 8.</p> <p>A discussion of how local policies have been addressed and incorporated can be found in Table 5.</p>

Policy	Policy Content	Discussion
<p>F5.1.4 Mitigation of Impacts on Cultural Heritage Resources</p>	<p>Council may impose as a condition of any development approval the retention and conservation of cultural heritage resources identified in a CHIS or the CHMP, or the implementation of appropriate mitigation measures, to minimize the impact of development on the cultural heritage resource.</p>	<p>This HIA finds that there will be no adverse impacts from proposed development on the adjacent listed property. This report includes a discussion of relevant measures to mitigate or avoid potential adverse impacts on the adjacent listed property.</p>

APPENDIX D

Town of Halton Hills HIA Terms of Reference

Table 7. Town of Halton Hill's Heritage Impact Assessment Requirements

Requirement	Location
A location plan and aerial photograph identifying the development site	Figure 1 and Figure 2
A concise written and visual description of identified cultural heritage resource(s) within the development site, located in close proximity to the development site, or on adjacent lands to the development site, identifying significant features, buildings, landscapes, and/or vistas, and including any existing municipal, provincial, federal, or international heritage recognitions with existing heritage descriptions as available	Section 1.5 and 5
A concise written and visual description of the existing site context, including any nearby heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s)	Section 1.2 and 5
Present owner contact information	Section 1.3
Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site being evaluated (both identified and unidentified), including identified physical or design value, historical or associative value, and contextual value	Section 4 and 6
A development history of the heritage property, including original construction, additions and alterations with substantiated dates of construction	Section 4
Research material including: relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, directories, etc.	Section 4
A comprehensive written description and high-quality color photographic documentation of the cultural heritage resource(s) in its current condition	Section 5
A Statement of Significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by research and analysis of the site, and will follow the provincial guidelines set out in the Ontario Heritage Tool Kit, including Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest	N/A

Requirement	Location
<p>The Statement of Significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the Statement of Significance, in whole or in part, in crafting its own Statement of Significance (Reasons for Listing or Designating) for the subject property</p>	N/A
<p>A written and visual description of the proposed development or site alteration, and a description how the development or site alteration is in keeping with the PPS, the Town of Halton Hills Official Plan, and where applicable, Heritage Conservation District Plans</p>	Section 7
<p>An assessment identifying any impact(s) the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts to a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit</p>	Section 8
<p>An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:</p> <ul style="list-style-type: none"> • Alternative development approaches; • Isolating development and site alteration from significant built and natural features and vistas; • Design guidelines that harmonize mass, setback, setting, and materials; • Limiting height and density; • Allowing only compatible infill and additions; and, • Reversible alterations. 	N/A

Requirement	Location
<p>The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:</p> <ul style="list-style-type: none"> • A mitigation strategy including the proposed methods; • A conservation scope of work including the proposed methods; • An implementation and monitoring plan; • Recommendations for additional studies/plans related to, but not limited to: conservation, site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance; and, • Referenced conservation principles and precedents. 	N/A
The significance and heritage attributes of the cultural heritage resource	N/A
The identification of any impact that the proposed development will have on the cultural heritage resource	Section 8
An explanation of what conservation or mitigative measures, or alternative development or site alteration approaches, are recommended to minimize or avoid any impact on the cultural heritage resource	N/A
If applicable, clarification of why some conservation or mitigative measures, or alternative development or site alteration approaches, are not appropriate	N/A
A bibliography listing all source materials used and institutions consulted in preparing the HIA	Section 11
The qualifications and background of the consultant who completed the HIA	Appendix A
The consultant who completed the HIA must be a member in good standing with the Canadian Association of Heritage Professionals (CAHP)	Appendix A