

HERITAGE FEATURES ASSESSMENT
SITES D and F

HALTON REGION LANDFILL TECHNICAL
STUDY

SCHEDULE F

AUGUST 1986

Dandplan
landscape architects
environmental scientists

HERITAGE FEATURES ASSESSMENT
SITES D and F

Halton Region Landfill Technical Study

July 24, 1986

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HERITAGE FEATURES ASSESSMENT

SITES D and F

Table of Contents

	Page No.
1.0 Executive Summary	1
A. Site D	
i) Review of Stage 2C Studies	1
ii) Evaluation of Heritage Features	1
iii) Evaluation of Impact of Landfilling	2
iv) Recommended Mitigative Measures	2
B. Site F	
i) Review of Stage 2C Studies	2
ii) Evaluation of Heritage Features	3
iii) Evaluation of Impact of Landfilling	3
iv) Recommended Mitigative Measures	3
C. Comparative Analysis	3
3.0 Review of Stage 2C Assumptions and Conclusions	4
3.0 Methods	5
4.0 Review of Heritage Legislation	6
5.0 Cultural Landscape History	
A. Site D	7
B. Site F	8

6.0	Evaluation Criteria	9
7.0	Evaluation of Heritage Features	
A.	Site D	11
B.	Site F	14
8.0	Evaluation of Impact of Landfilling	
A.	Site D	15
B.	Site F	16
9.0	Conclusions	
A.	Site D	17
B.	Site F	17
10.0	Recommended Mitigative Measures	
A.	Site D	18
B.	Site F	20
C.	Comparative Analysis	20

Exhibits:

Map 1. Heritage Features Assessment, Site D appended

Appendix A	References
Appendix B	Contacts Made
Appendix C	Inventory Sheets
Appendix D	Aerial Photographs

HERITAGE FEATURES ASSESSMENT
Halton Region Landfill Technical Study

1.0 Executive Summary

A. Site D

i) Review of Stage 2C Studies

Three heritage features were identified within Site D in a study completed for Halton Region as part of the Environmental Assessment, being called the Stage 2C Study, Selection of Preferred Site, Heritage Features Assessment (June 1985). These three features were identified on the "Ford farm", and were rated "high" significance and worthy of preservation. Site D (tied with Site B) was considered the next to least preferable for landfilling of the six candidate sites from a heritage perspective.

ii) Evaluation of Heritage Features

Descriptions of the three heritage features, which consist of a farm residence, outbuildings, and landscape plantings, are included in the text and in Appendix C of this report (also see Map 1). Further

detailed investigations confirmed the evaluation of the Stage 2C Report.

iii) Evaluation of Impact of Landfilling

The impact of landfilling is such that two heritage features, namely (1) the outbuildings and (2) landscape plantings, will be demolished to accommodate the perimeter berm. The third feature, (3) the farm residence, can be preserved as it is not physically affected by the landfill proposal.

what are landscape plantings?

iv) Recommended Mitigative Measures

It is recommended that the "Ford farm" residence be preserved and rehabilitated for future use and that the other heritage features be documented before demolition. Consultation with heritage interest groups to ascertain interest in the use of materials from the features to be demolished should occur.

B. Site F

i) Review of Stage 2C Studies

No heritage features were identified within Site F in the study prepared for Halton Region as part of its Environmental Assessment, being the Stage 2C, Selection of Preferred Site, Heritage Features Assessment (June 1985). Site F was considered to be

but what about Allphone's which is off-site

- assess re other impacts
- vegetation nat'l

the most preferable for landfilling of the six candidate sites from a heritage perspective.

ii) Evaluation of Heritage Features

Consistent with the Stage 2C Report, no heritage features were identified on Site F. Therefore, no map is included in this report for Site F.

iii) Evaluation of Impact of Landfilling

No features were identified, therefore, no impact of landfilling is predicted.

iv) Recommended Mitigative Measures

None are applicable.

C. Comparative Analysis

Site D will result in the greater impact on heritage features as no heritage features exist on Site F. Two significant heritage features will be demolished on Site D.

2.0 Review of Stage 2C Assumptions and Conclusions

The conclusions drawn from the Stage 2C study report remain valid for this study with one exception, namely, "there are few options for modifying the landfill due to the site's relatively small size" (Site Plan Area D). The engineering consultants have designed Site D in such a way that the "Ford farm" residence, one of the heritage features on Site D, is not physically affected by the landfilling proposal (see Map 1).

The heritage features identified in the Stage 2C report were confirmed in this study. They are, the "Ford farm" residence, a grouping of farm outbuildings, and associated landscape plantings. The Stage 2C Report noted that ~~(none)~~ of these heritage features was situated in an historic landscape consistent with the heritage significance of the features themselves, although each of the three heritage features was rated "high" significance and considered locally significant and worthy of preservation. Site D (tied with Site B) was considered the next to least preferable for landfilling of the six candidate sites from a heritage perspective. Additional field work, historic aerial photography analysis, and on-site

photography was done to up-date the work done in early 1985 for the Stage 2C report. The Stage 2C findings have been documented again in this study in more detail.

3.0 Methods

The consultant completed the following tasks in producing this assessment for both Sites D and F:

- i) Existing documentation and literature was reviewed to determine settlement patterns and dates, and location and descriptions of heritage features (see Appendix A, References).
- ii) Local Architectural Conservation Advisory Committees (LACACs), historical societies, and museums in the area municipalities were contacted for inventory information and significance of heritage features (see Appendix B, Contacts Made).
- iii) All heritage features identified from the above inventory were viewed in the field. Additional field surveys were conducted to search for additional heritage features.
- iv) All heritage features located on Site D were photographed, recorded on inventory sheets (see Appendix C, Inventory Sheets) and mapped (see Map 1).

- v) Aerial photography from the 1940's and 1950's was compared with recent aerial photography to ascertain major changes in landscape patterns, landscape features, and structures not apparent from literature and field investigation (See Appendix D, Aerial Photographs).
- vi) The significance of each of the heritage features was rated utilizing the guidelines prepared by the Ontario Ministry of Citizenship and Culture and the Halton Heritage Study (1981).
- vii) Mitigative measures were proposed.

4.0 Review of Heritage Legislation

Heritage legislation, the Ontario Heritage Act, was reviewed and local LACACs were contacted with respect to the heritage features identified on Site D. No heritage features were identified on Site F.

The consultant confirmed that no designation under the Act or intention to designate under the Act is in place for any of the heritage features identified on Site D.

no heritage designation for any features at Site D under the Ont. Heritage Act.

The Environmental Assessment Act was reviewed with respect to heritage features assessment. Heritage features are generally specified under the

definition of environment (Part 1, Section 1, subsection (iv). As such, they warrant consideration in an environmental assessment (subsection 5[3]) regarding decisions on the environmental suitability of the undertaking. There are no specific references to heritage features in the Environmental Protection Act, however, any elements in the landscape of significance that could be damaged are normally considered in judging the acceptability of an undertaking.

not
EPA

5.0 Cultural Landscape History

A. Site D

Site D was part of a large tract of land purchased by the Crown from the Mississauga Indians. It was surveyed in 1819 and settlement began in the 1820's. Settlers were primarily Europeans. Site D was wedged between the Hamilton Northwestern Railway and a major regional settlement road (now Highway 25). The area became fairly active with its local service centre located at Boyne. Boyne is near the north-eastern corner of Site D. No heritage features related to that centre were found on the site. No original survey land parcels are intact.

Agriculture has been the continuing land use from the earliest settlement to the present time.

B. Site F

The cultural landscape history of the geographic area within which Site F is located dates from the American Revolutionary War. The aftermath of the Revolution saw the arrival of American Colonials to this part of British North America in the early 1800s.

Site F is part of a large block of land purchased by the Crown from various Indian tribes in 1784. Settlement developed shortly thereafter and can be classified as pre-1806. Originally farmed with grain crops, the last quarter of the 19th century saw a shift to the production of fruits and vegetables and mixed farming. Site F is part of lands that were developed and greatly altered by a clay pipe manufacturing industry in the first half of the 20th century. All structures associated with this land use have been removed, although evidence of clay removal and severe erosion can still be seen. No original survey land parcels are intact on Site F.

6.0 Evaluation Criteria

Each of the heritage features identified has been rated as to its significance at the local and/or regional level. The significance of each heritage feature is based upon the following criteria, which are included in the "Guidelines on the Man-Made Heritage Component of Environmental Assessments" (Ministry of Citizenship and Culture) (1980). These criteria are the same as those used for the Stage 2C report and the ratings are the same.

*what about
oldstone's
farm?*

- a. It is associated with a well-known event.
- b. It is associated with a well-known person or group.
- c. It is associated with the first or formative aspect of activity.
- d. It is associated with activity or endeavour of relative antiquity.
- e. It is associated with activity of substantial duration.
- f. It is associated with an activity or endeavour that affected a substantial population or geographic area.
- g. It is a representative work of a generally recognized surveyor, architect, engineer, master builder or craftsman.

- h. It has a group value, especially as an example of town planning (eg.: squares, terraces or model villages).
- i. It has been well executed within the conventions of a recognized period, style or method of construction.
- j. It is a technological innovation or adaptation or represents engineering virtuosity.
- k. It is a good, typical example of an early style or construction technique or of an early structure or device commonly used for a specific purpose throughout an area or period.
- l. It has an unusual or unique style or construction technique.
- m. It is the first or earliest of a surviving specimen of a type.
- n. It is the last or latest surviving specimen of a type.
- o. It is the only example of a particular type or one of the remaining few.
- p. It is a landmark in a streetscape, townscape or countryside setting.
- q. It contributes to the harmony of its neighbourhood.

Features considered to be of high significance satisfy at least one of the criteria and usually more than one. Low significance heritage features do not satisfy any of the criteria, or only partially satisfy one criterion.

7.0 Evaluation of Heritage Features

A. Site D

Three heritage features were identified on Site D in the Stage 2C Heritage Features Assessment (June 1985) and this was reconfirmed at this technical level of detail. See Appendix C, Inventory Sheets for more complete descriptions. These features are located at 5357 First Line, Milton, and are composed of:

- i) Farm residence, a 1 1/2 storey stucco, Ontario Classical vernacular structure,
- ii) Remnant plantings and orchard associated with farm residence,
- iii) Barns and outbuildings associated with the farm residence.

These three features (referred to as the "Ford farm") combine to form a farmstead complex. The features, singly and in combination, when evaluated against the criteria, are rated "high" significance.

are in ruins now
what constitutes an outbuilding?

All three features satisfy the following criteria:

- . They are associated with activity and endeavour of substantial duration, namely farming ("e").
- . They are associated with an activity and endeavour that affected a substantial population and geographic area, namely farming ("f").
- . The "Ford farm" has a group value as residence, outbuildings and plantings form the group. They are good, typical examples of an early style commonly used for a specific purpose throughout an area and period ("h" and "k").

The residence is an Ontario Classical Vernacular residence with whimsical gothic overtones. This type of building was common from the 1850's to the 1880's. The barns and outbuildings date from the late 19th to the mid 20th century and demonstrate the type of farming practiced from the middle of the 19th century to the early part of the 20th century.

The large barn is post 1914, with a terra cotta tile foundation. It appears to be in reasonably good condition. The driving shed and a

small adjacent barn are of an earlier construction (late 19th century) and are in ruins.

Other small outbuildings and a garage are located about the farmstead. They are difficult to date. The farmstead plantings are typical in style and type of

the late 19th to early 20th century and are mainly intact from that period. They include mature evergreen/deciduous shelterbelts, an orchard, laneway plantings and ornamental plantings. See Appendix C, Inventory Sheets for more detailed descriptions and photographs of the heritage features.

The Stage 2C report stated that one criterion, namely "k.", had been satisfied by the heritage features. This more detailed study, in which the consultants were able to view the features at closer range and consult more recent literature, identifies four criteria as being satisfied.

- ① the features have not been considered to be of provincial or national significance
- ② the original farm is no longer intact. NB the farm has been severed from the residence + its original setting has been altered.
- ① None of the three heritage features, alone or together are considered to be of provincial or national significance as these features represent a small proportion of the total number of similar features in the immediate environs. ② In addition, the original farm, in its entirety, is no longer intact. The farm has been severed from the residence/outbuildings and, therefore, its original setting has been altered.

A review of the historic aerial photographs revealed

field patterns and fence rows completely different from those which currently exist on Site D (See Appendix D, Aerial Photographs). The 1953 photographs show a pattern of small fields and hedgerows. These have all been combined into large fields and the hedgerows removed, as can be seen in the recent aerial photograph. The only remaining heritage features are the above named residence, barns, and plantings. The three heritage features are considered to be locally significant as they meet the criteria noted above. None of the features have been designated by local or provincial governments or agencies.

NB

no been
designated
locally

The Tomosky residence, is located adjacent to Site D and has been designated under the Ontario Heritage Act (see Map 1). Although the Tomosky property extends into Site D, the residence is located approximately 900 m from Site D. No other heritage features are associated with the Tomosky property which is a fragment of the original farm.

why refer to
Tomosky
residence
located
adjacent to
Site D.
but not
Alison's
residence
adjacent
to Site F?

B. Site F

No extant heritage features were identified on Site F in the Stage 2C Heritage Features Assessment (June 1985) and this was reconfirmed at this technical

level of detail. A review of the historic aerial photographs available (1942, 1949, 1951) reveal man-made structures associated with the former National Sewer Pipe works (see Appendix D, Aerial Photographs). These structures have since been demolished as is seen in the recent aerial photographs.

8.0 Evaluation of Impact of Landfilling

A. Site D

The impact of the proposed landfill on the heritage features of Site D is graphically illustrated on Map 1.

①

The "~~Ford farm~~" residence is not physically affected by the proposed landfilling, although the proposed berm will be placed approximately 10 m from the rear of the residence (see "Design and Operations Report for Site D, Halton Landfill Technical Study, Map 3 of 8, Initial Site Preparation, Site D").

②

The outbuildings will be removed for the proposed berm.

③

The majority of the farmstead plantings will be

removed for the proposed berm.

The group value of three heritage features will therefore be lost due to the landfill proposal, but one building and remnants of the landscape plantings will be retained.

Two heritage features of "high" significance are impacted by the landfilling proposal. One heritage feature of "high" significance is not impacted by the landfilling proposal.

why high since no local, national agency has been interested to date?

IMPACTS ON THE HERITAGE FEATURES FOR SITE D

Heritage Feature	Impacts
i) Farm residence	* Nil
ii) <u>Outbuildings</u>	Loss of group of heritage features
iii) Landscape plantings	* Loss of most of major component of collective group of heritage features

what's on outbuildings?

* indicates new findings as a result of a greater level of detail at the technical stage.

B. Site F

As no heritage features were found on Site F, there is no impact of landfilling on heritage features. No map is included in this report for Site F.

9.0 Conclusions

A. Site D

The evaluation of heritage features on Site D identified three heritage features associated with the "Ford farm". These three features are considered locally significant as individual heritage features and as a group of features. They are rated "high" significance in both contexts. The actual impact of landfilling will consist of demolition of most of two of the three heritage features and retention of the farm residence heritage feature. The group of features will no longer exist upon adoption of the landfilling proposals.

but not by local agencies!

"why high?"

The conclusions reached in this technical report vary from the Stage 2C report in that the landfill design has taken into account the potential impacts to the heritage features and that design avoids impacting the farm residence.

B. Site F

No heritage features were found on Site F.

10.0 Recommended Mitigative Measures

A. Site D

Three heritage features identified on Site D are considered locally significant and worthy of preservation individually and collectively.

Recommended mitigative measures are listed, in order of preference.

- why wasn't this option adopted?*
- i) Avoid the three heritage features associated with the "Ford farm".
 - ii) Avoid as many and as much of the three heritage features as possible with landfilling proposals.

Measures recommended to reduce the impact of landfilling proposals on the heritage features are:

- i) Document the heritage features before they are removed. This should be accomplished to the satisfaction of the Ministry of Citizenship and Culture.
- ii) Conserve the remaining heritage feature ("Ford farm" residence) for use by the Regional Municipality of Halton.

Conservation of the exterior of the farm residence should be accomplished to the satisfaction of the Ministry of Citizenship and Culture. A thorough examination should be made of the interior to ascertain its heritage value before rehabilitation or renovation is contemplated. Consultation with the Ministry of Citizenship and Culture should be part of the process.

iii) For the time frame associated with the landfilling operation, the residence may be utilized for operational functions such as field offices and/or security headquarters. Upon completion of the landfilling operation or upon completion of particular stages of landfilling, the farm residence may be utilized for a residence for farmer/farm helpers or as a rural residence.

iv) Consultation with heritage interest groups, including the Ontario Agricultural Museum should be carried out prior to demolition of heritage features to ascertain interest in the use of historic materials of any of the heritage structures to be demolished.

The assumption was made in the Stage 2C report that all heritage features on Site D would be lost unless moved. The greater level of detail associated with the technical stage indicates that the farm residence will not be impacted and that portions of the other features will not be impacted. Therefore the recommendation in the Stage 2C report to move the residence and outbuildings heritage features is different from the recommendations outlined above.

but see
P. 16
where
all of
outbuildings
to be
lost.

B. Site F

No heritage features exist on Site F, therefore, no recommended mitigative measures are required.

C. Comparative Analysis

The following chart illustrates net environmental effects (impacts) with the recommended mitigative measures taken into account.

NET ENVIRONMENTAL EFFECTS WITH MITIGATIVE MEASURES		
	Site	
	D	F
Heritage features	MEDIUM	NIL

A MEDIUM level of impact has been assigned as one of

the heritage features is not impacted and portions of the other two features are not impacted. The MEDIUM level of impact is considered in a range of impacts (NIL, LOW, MEDIUM, HIGH).

The criteria by which the impacts have been evaluated are:

- . HIGH impacts would be total loss of the group of high significance heritage features.
- . MEDIUM impacts would be partial loss of the group of high significance heritage features.
- . LOW impacts would be a loss of a small portion of the group of high significance heritage features.
- . NIL impacts would be no loss.

*why
are these
high?*

APPENDIX A

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APPENDIX B

Contacts Made

Mr. Ernest Buchner, Curator, Halton Regional Museum.

Mr. Frank Burcher, Chairman, Burlington L.A.C.A.C.

Ms. Jean Buffs, Secretary, Milton Historical Society.

Mrs. Mary Frazer, Burlington L.A.C.A.C. & Historical Society.

Dr. William Gregg, Chairman, Milton L.A.C.A.C.

Ms. Valerie Grimshaw, Past President, Milton Historical Society and Vice Chairman, Milton L.A.C.A.C.

Mr. Eric Gudgeon, President, Burlington Historical Society.

Mr. Don Hayward, Past-Chairman, Milton L.A.C.A.C.

Ms. Susan Herrold, Niagara Escarpment Commission.

Mr. Allan Ramsey, City of Burlington Planning Department

Mr. Carlo Tocolino, Curator, Joseph Brant Museum.

Mrs. Williams, Reference Department, Burlington Public Library.

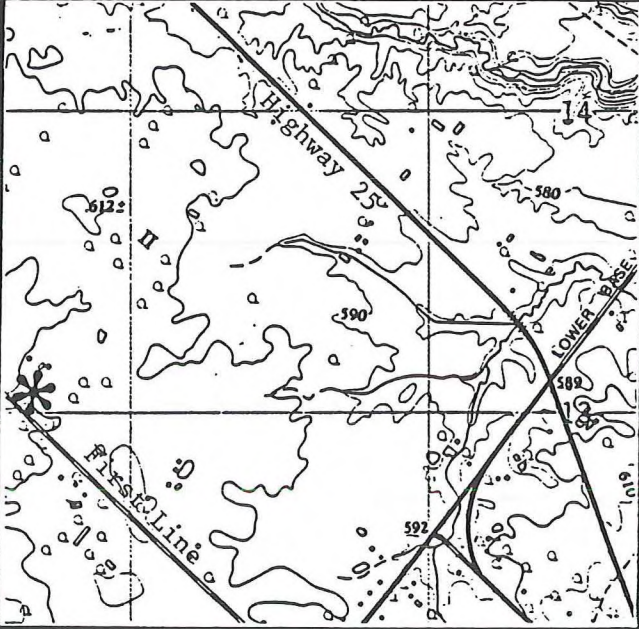
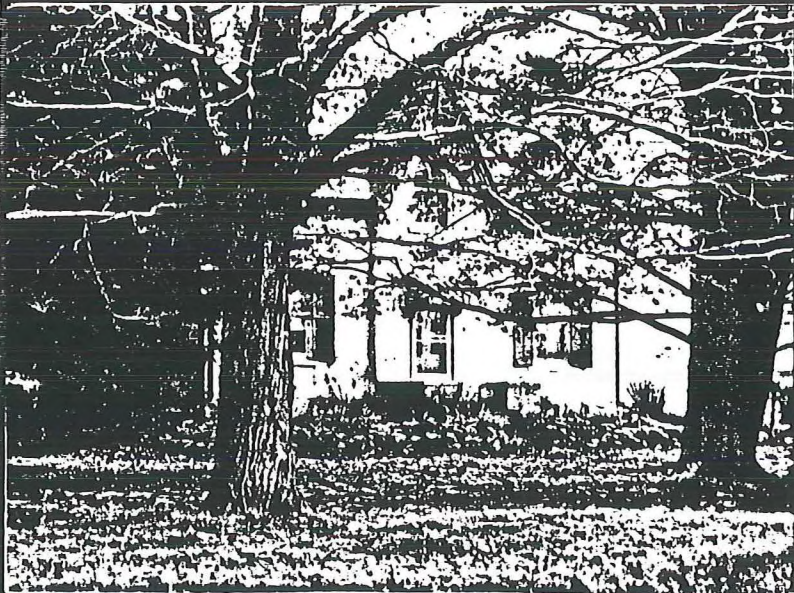
Local History section of Reference Department, Milton Public Library.

APPENDIX C

Inventory Sheets

Three inventory sheets for heritage features identified on Site D are included in this appendix.

No heritage features were identified on Site F.

NAME : "FORD FARM"		REFERENCE NO : G85011	
NATURE OF FEATURE : Farm Residence		DATE OF REPORT : May, 1986	
LOCATION	ADDRESS : 5357 First Line Road, Milton, Ontario		
	LOT 3	CON 2	
	AM Milton		
	RM Halton		
	1:50 000 MAP REF. 30 M/5		
	MILITARY GRID REF. 946131		
DATING : c. 1880			
ORIGINAL USE : Farm Residence			
CURRENT USE : Farm Residence			
OWNERSHIP : Private			
DESCRIPTION : 1½ storey centre gable Ontario Classical Vernacular with whimsical gothic overtones stone foundation, stucco finish			
		PRINTED MANUSCRIPT OR PHOTOGRAPHIC RECORDS	
		Photographs taken May 1986	
		All photos by The Landplan Collaborative Ltd.	
		PRESENT OWNER Robert & Cynthia Reed	

NAME : "FORD FARM"

REFERENCE NO : G85011

NATURE OF FEATURE :

Barns and Outbuildings

DATE OF REPORT: May, 1986

LOCATION

ADDRESS : 5357 First Line Road, Milton, Ontario

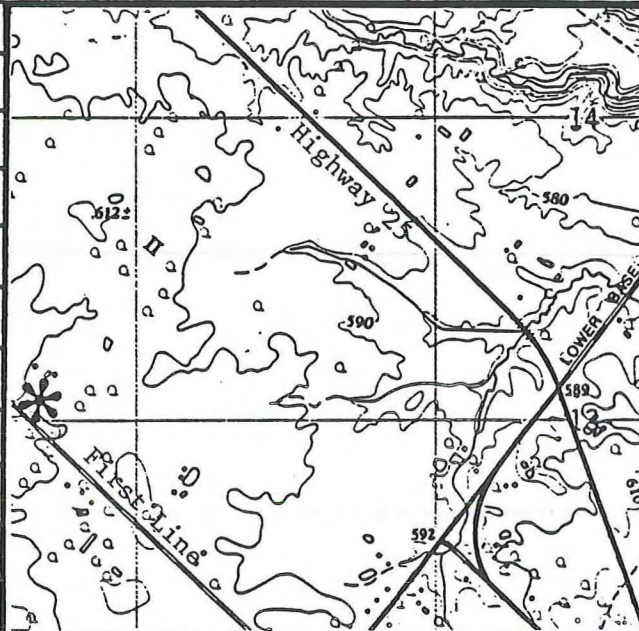
LOT 3 CON 2

AM Milton

RM Halton

1:50 000 MAP REF. 30 M/5

MILITARY GRID REF. 946131



DATING : c. 1890 - 1920

ORIGINAL USE : Farm outbuildings

CURRENT USE : Farm outbuildings

OWNERSHIP : Private

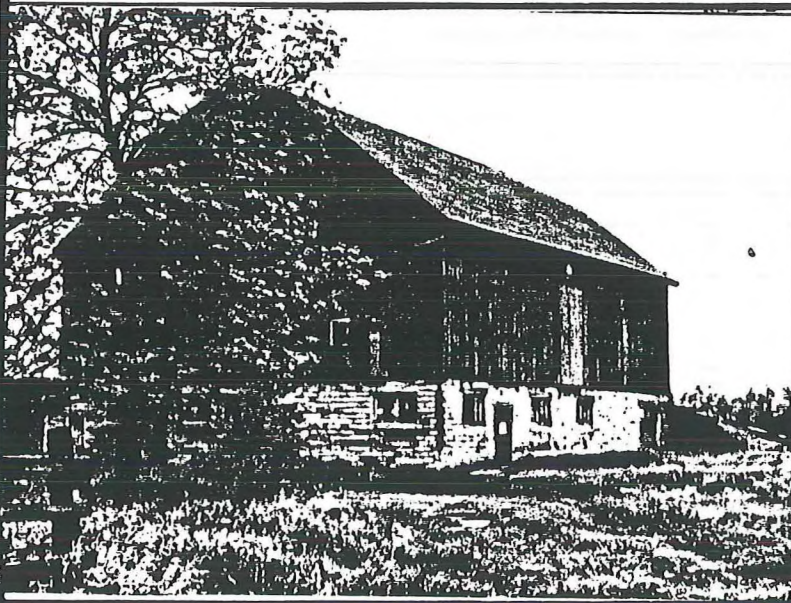
DESCRIPTION :

Number of small outbuildings, chicken coops, garage,
tool sheds

Driving shed (in ruins)

Small barn (in ruins)

Large barn with terra cotta tile foundation, post 1914



PRINTED MANUSCRIPT OR
PHOTOGRAPHIC RECORDS

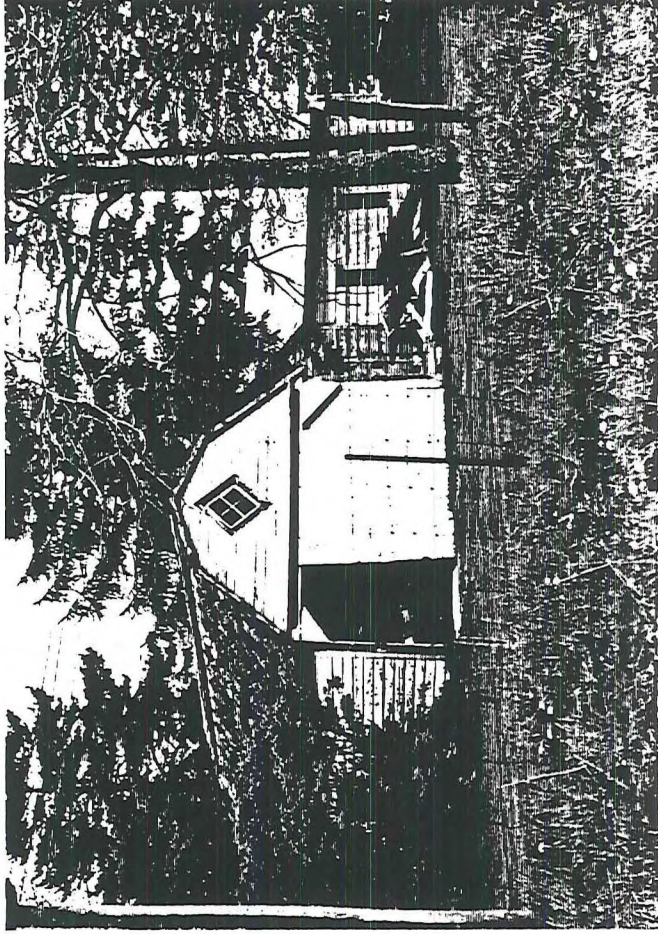
Photographs taken
May 1986

All photos taken by
The Landplan Collaborative
Ltd.

← Large barn

PRESENT OWNER

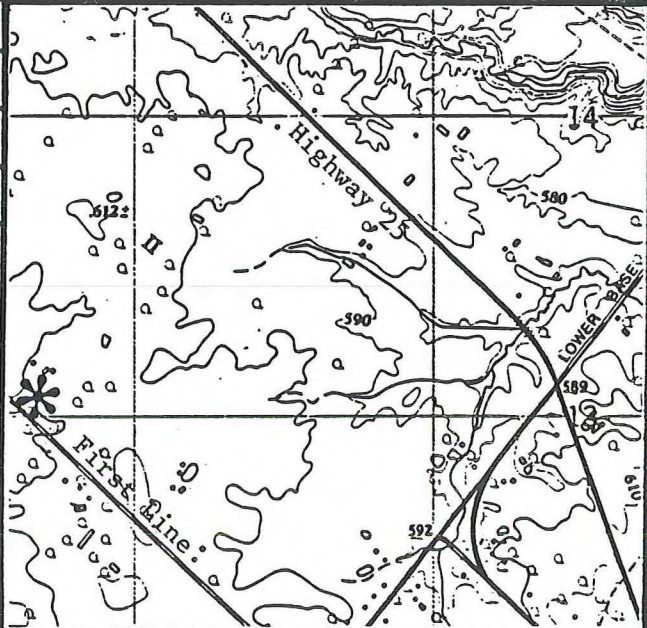
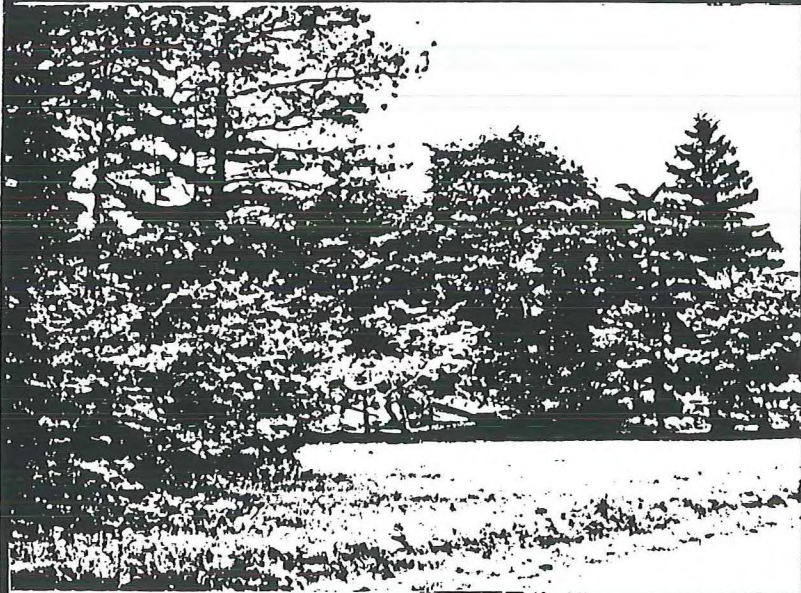
Robert & Cynthia Reed



Garage and outbuilding at rear (west) of residence



Left to right:
Driving shed, small barn (ruins) and outbuilding

NAME : "FORD FARM"		REFERENCE NO : G85011	
NATURE OF FEATURE : Farmstead Plantings		DATE OF REPORT : May, 1986	
LOCATION	ADDRESS : 5357 First Line Road, Milton, Ontario		
	LOT 3	CON 2	
	AM Milton		
	RM Halton		
	1:50 000 MAP REF. 30 M/5		
	MILITARY GRID REF. 946131		
			
DATING : c. 1880 -			
ORIGINAL USE : Windbreaks, orchard, gardens			
CURRENT USE : Windbreaks, orchard, gardens			
OWNERSHIP : Private			
DESCRIPTION : Mature evergreen/deciduous windbreaks Mature orchard Laneway plantings Aesthetic plantings, gardens associated with residence Unusual combination of 19th century plantings associated with farm residence and outbuildings of same era			
		PRINTED MANUSCRIPT OR PHOTOGRAPHIC RECORDS	
		Photographs taken May 1986	
		All photos by The Landplan Collaborative Ltd.	
		← Two shelterbelt plantings and orchard	
		PRESENT OWNER Robert & Cynthia Reed	



Laneway plantings - Horse Chestnut and Black Walnut



Apple orchard and one of two shelterbelt plantings

APPENDIX D

Aerial Photographs

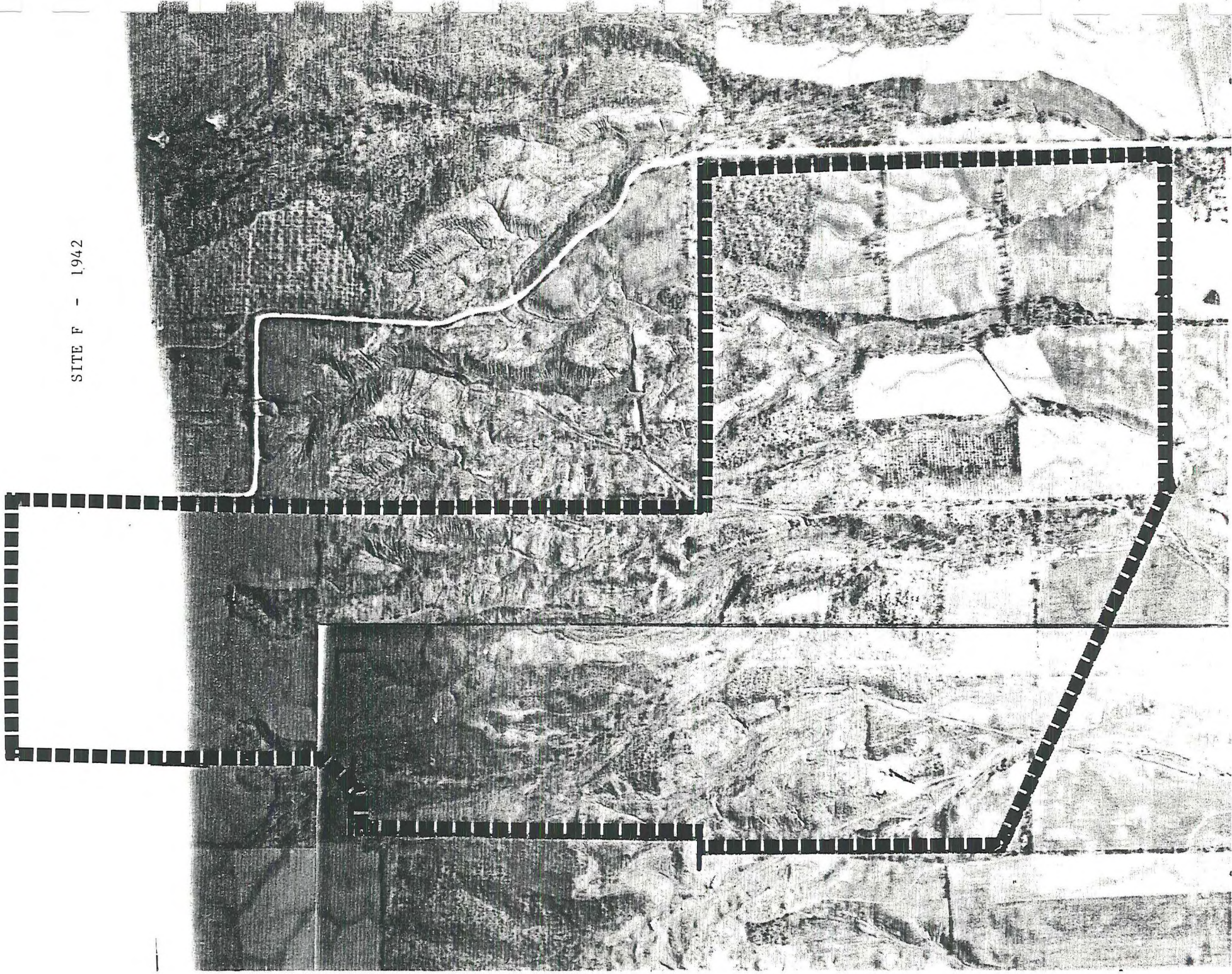
Historic aerial photographs were obtained from the archives of the Ontario Ministry of Citizenship and Culture.

Current (1982) aerial photographs were obtained from Walker Wright Young Associates Limited.

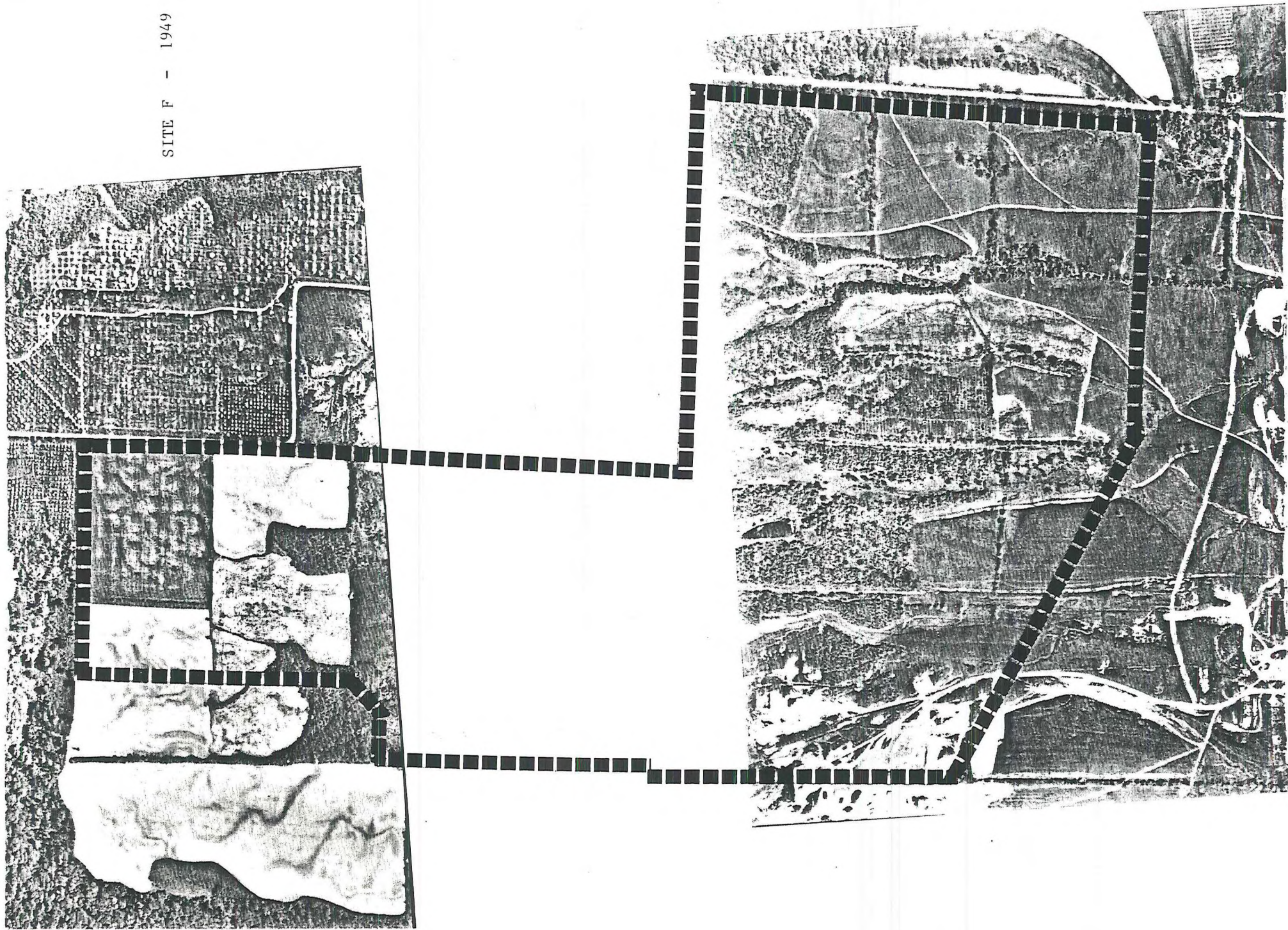
Aerial photographs for Site D were obtained for 1953 and 1982. These have been reproduced in this appendix at the same scale for comparison purposes. The boundary of Site D has been superimposed.

Aerial photographs for Site F were obtained for 1942, 1949, 1951 and 1982. These have been reproduced in this appendix at the same scale for comparison purposes. The boundary of Site F has been superimposed.

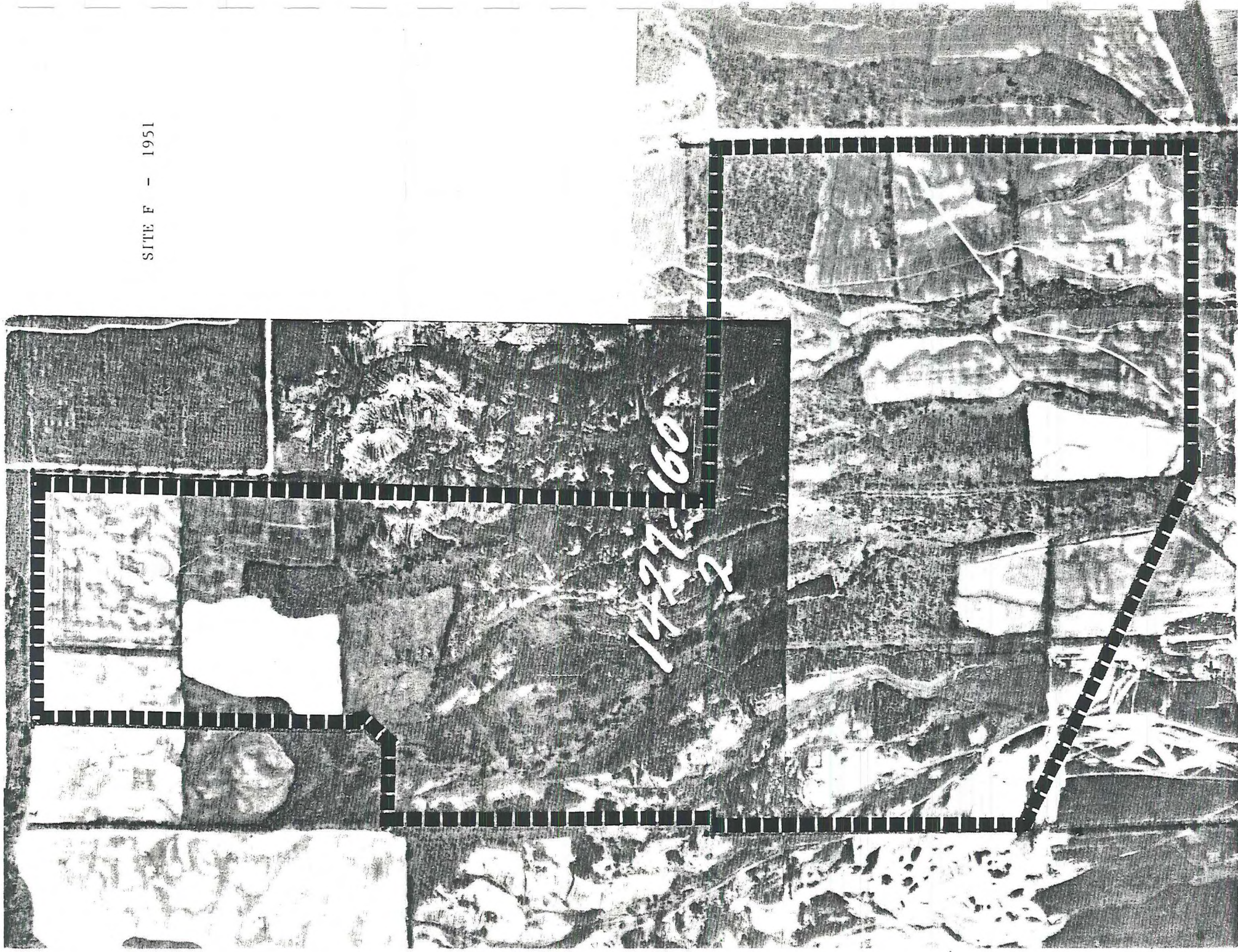
SITE F - 1942



SITE F - 1949

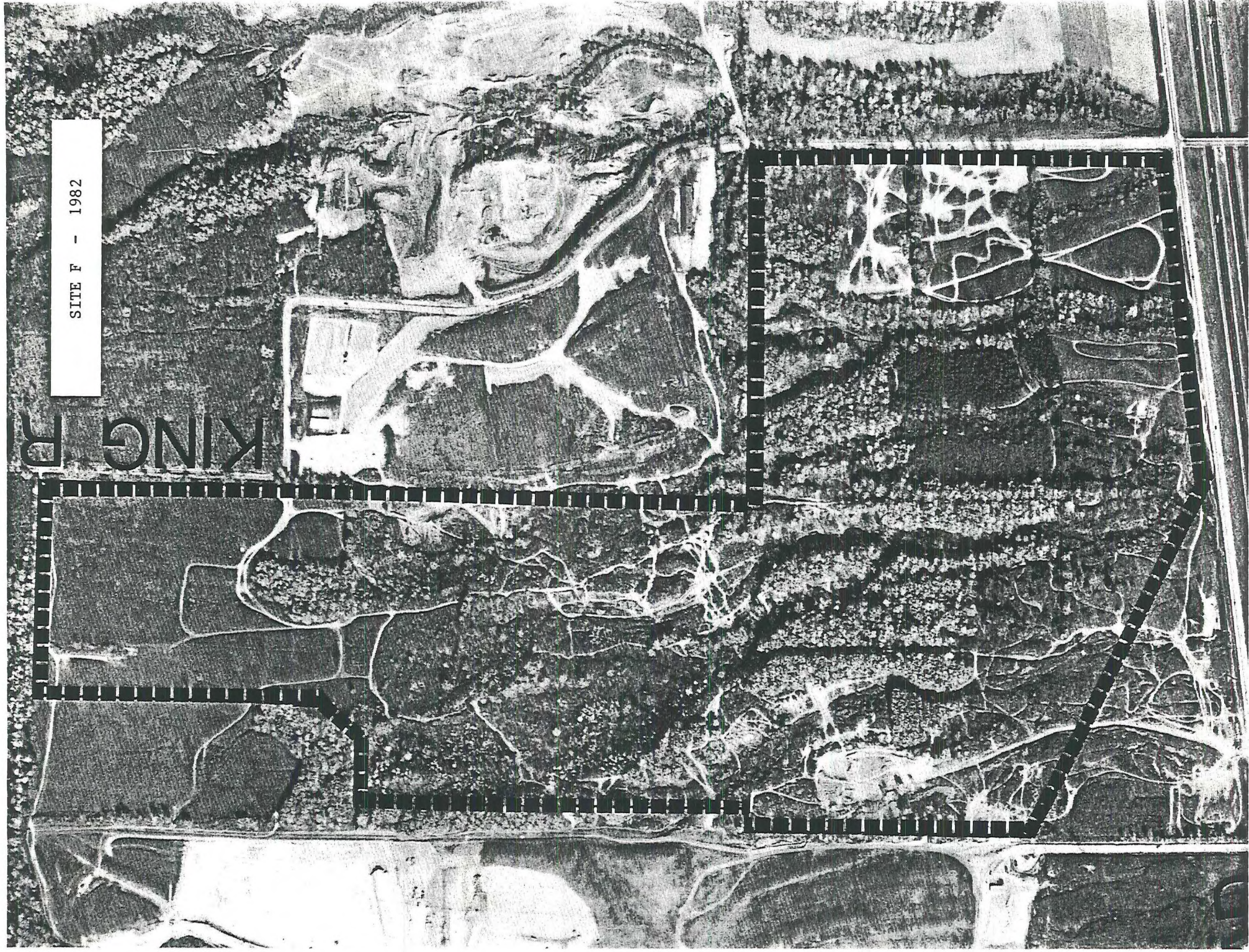


SITE F - 1951



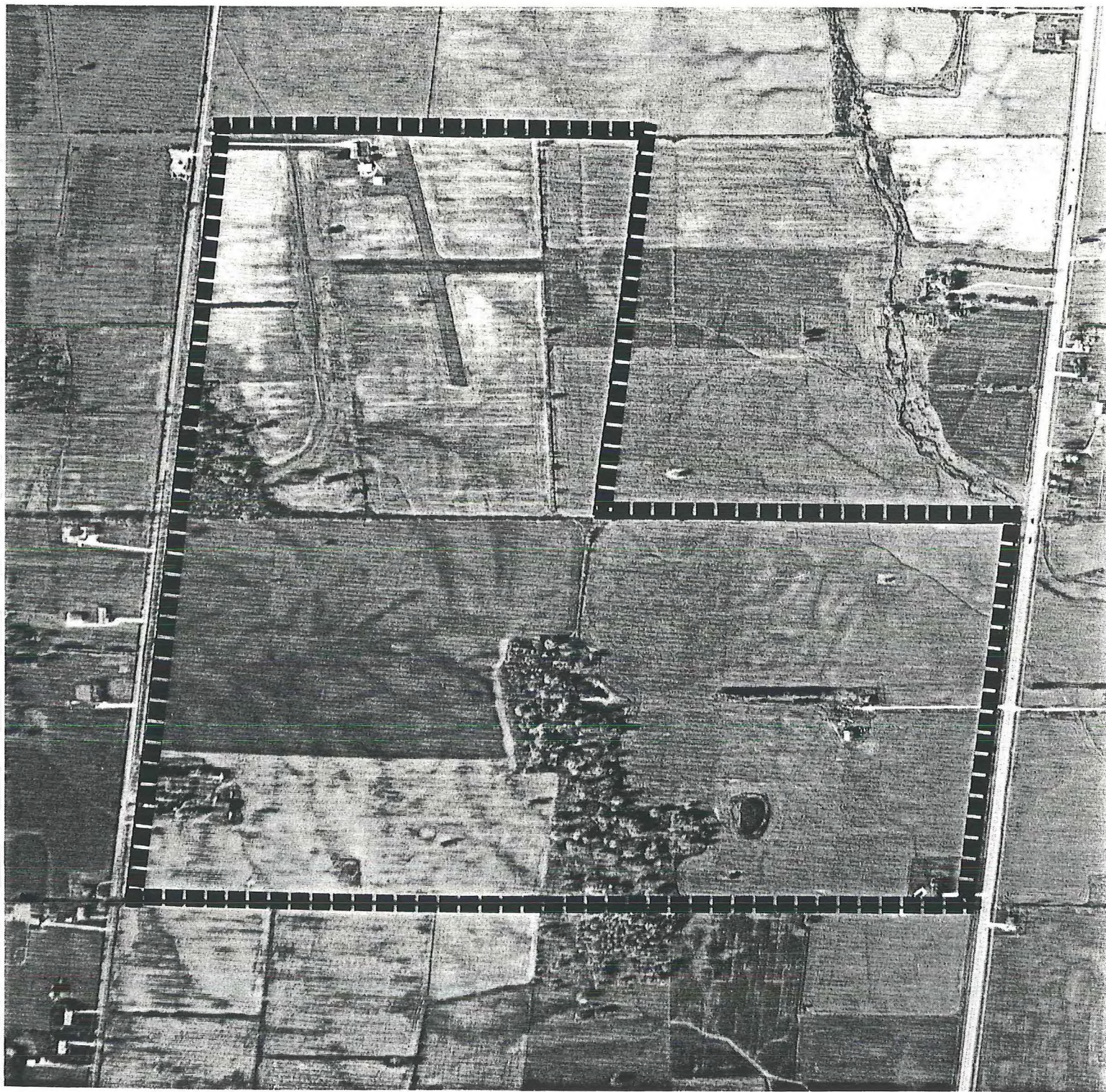
SITE F - 1982

KING R

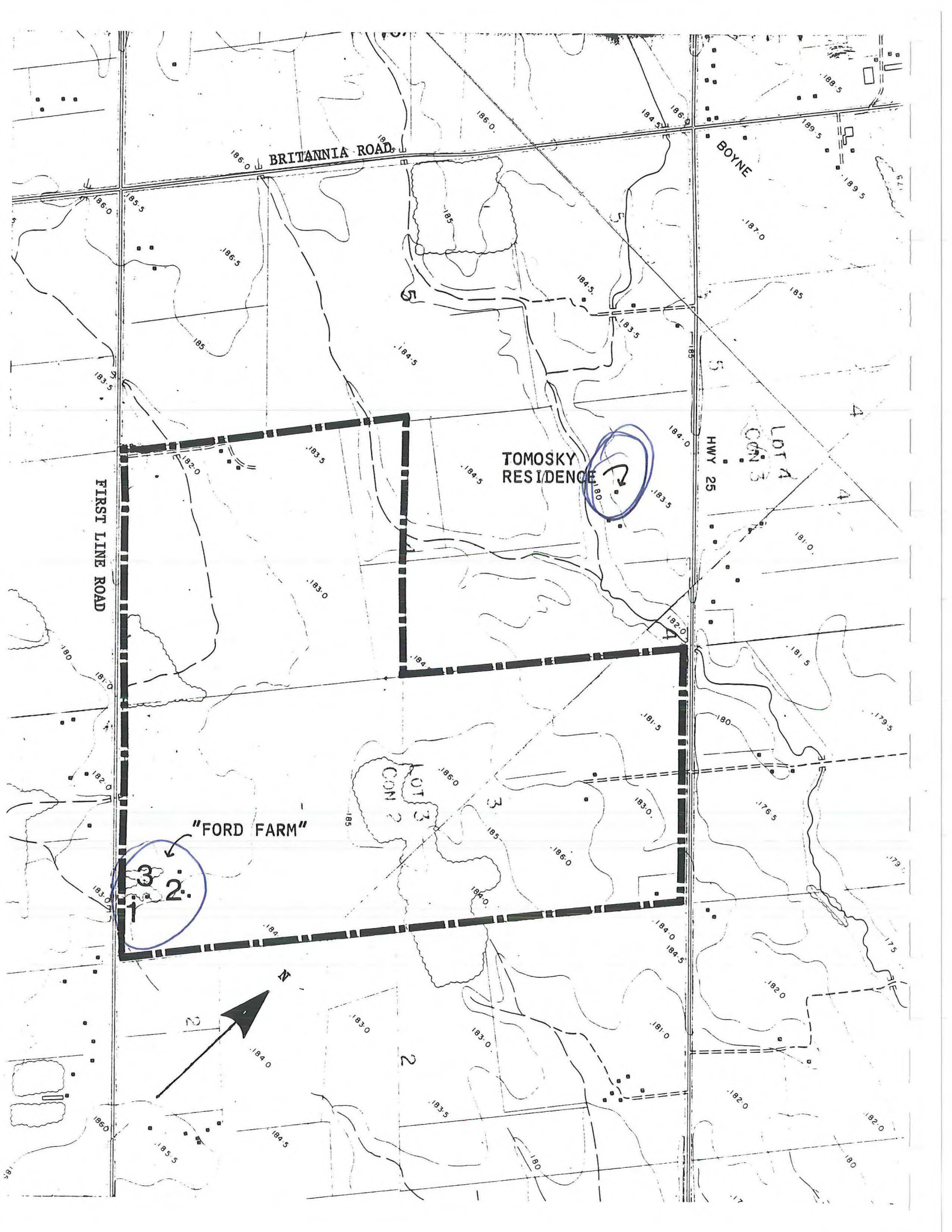




SITE D - 1953



SITE D - 1982



THE REGIONAL MUNICIPALITY OF HALTON
 HERITAGE FEATURES ASSESSMENT
 HALTON REGION TECHNICAL LANDFILL STUDY
 SITE D

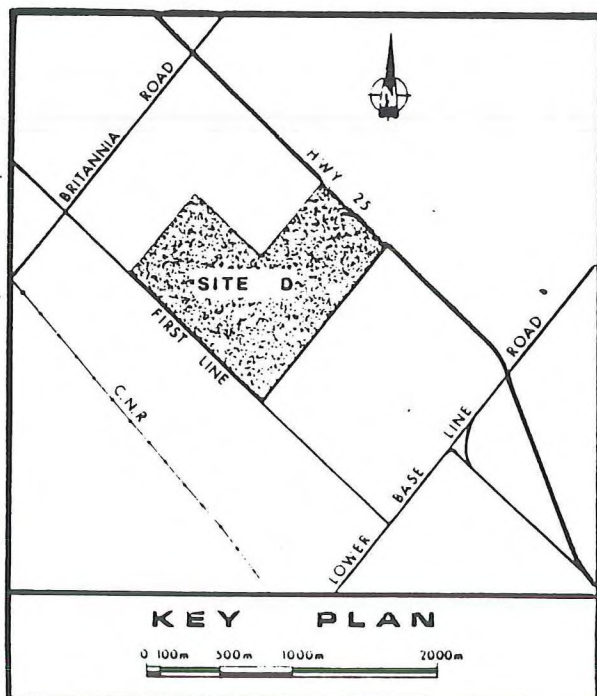
LEGEND:

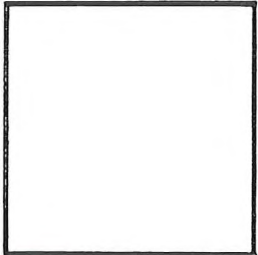
SITE PLAN AREA 

HERITAGE FEATURES:

- 1 "FORD FARM" RESIDENCE
- 2 OUTBUILDINGS
- 3 LANDSCAPE

BASE MAPPING FROM ONTARIO MINISTRY OF
 NATURAL RESOURCES, 1982



the landplan collaborative ltd. landscape architects, environmental scientists		
319 Woolwich Street Guelph, Ontario N1H 3W4 (519) 824-8664		
date	June 1986	
scale	1:10 000	
project no.	G85011	MAP 1

