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July 10, 2025

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1 J3

RECEIVED
2025/07/10
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Provincial Heritage Registrar:

Re: Notice of Intention to Designate 18 Properties on the Bill 23 – Heritage Designation Shortlist, Burlington under Part IV of the *Ontario Heritage Act*

Please take notice that in the matter of the *Ontario Heritage Act*, and in the matter of 18 properties in the City of Burlington, notice is hereby given that the City of Burlington intends to designate the below-noted properties under section 29 of the *Ontario Heritage Act*, known municipally as:

1. 380 Brant St., PLAN 92 BLK Y LOT 7 PT LOT 6;
2. 2437 Dundas St., CON 1 NDS PT LOT 16;
3. 451 Elizabeth St., PLAN 92 BLK K PT LOT 1;
4. 461 Elizabeth St., PLAN 92 BLK G PT LOTS 6,7;
5. 482 Elizabeth St., PLAN 92 BLK F LOT 3 PT LOT 2;
6. 490 Elizabeth St., PLAN 92 BLK F PT LOTS 1,2;
7. 550 Hurd Ave., PLAN 117 LOTS 101,102 RP 20R6545 PARTS 1,2 RP 20R13261 PARTS 1,2 SAVE AND EXCEPT PLAN 117 LOT 101 RP 20R6545 PART 2 RP 20R13261 PART 1;
8. 2066 Kilbride St., PLAN 58 PT LOT 7 RP 20R6575 PART 2;
9. 1421 Lakeshore Rd., PLAN 74 PT LOTS 9,10;
10. 472 Locust St., PLAN 74 PT LOT 52;
11. 562 Maple Ave., PLAN 99 PT LOT 34;
12. 451 Nelson Ave., PLAN 65 PT LOT 8;
13. 2280 No. 2 Side Rd., CON 2 NDS PT LOT 18;
14. 242 Plains Rd. E., CON BF PT LOT 5;
15. 444 Plains Rd. E., CON BF PT LOT 3;
16. 1134 Plains Rd. E., PLAN 99 PT LOT 14 RP 20R6130 PARTS 1 TO 5,8,10,12 TO 18 RP 20R10061 PARTS 1,2,3,4 RP 20R17102 PARTS 6,7,8,9,10;
17. 6414 Walker's Line, CON 4 NS PT LOT 8; and,
18. 2022 Victoria Ave., PLAN 79 BLK B PT LOTS 1 2 4 TO 7 PLAN 99 PT LOT 88 RP 20R6519 PART 3 RP 20R11860 PARTS 1 4 TO 6 8 TO 11 RP 20R20823 PARTS 1 AND 2 RP 20R20824 PART 1.

Please find attached the Statement of Cultural Heritage Value or Interest prepared for the 18 subject properties, including descriptions of the properties and descriptions of their heritage attributes.

Notices of Intention to Designate the subject properties were also published on the City of Burlington's Public Notices web page on July 10, 2025.

Any person may, within 30 days after the date of the publication of this notice on the City of Burlington's Public Notices web page, serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the City Clerk, The Corporation of the City of Burlington, 426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, by August 11, 2025.

If you have any questions regarding this Notice of Intention to Designate, please contact me at: Phone: 905-335-7600 ext. 7427, Email: Chloe.Richer@burlington.ca.

Sincerely,



Chloe Richer MCIP RPP, CAHP
Senior Planner, Heritage

Attach.

cc: Mayor Marianne Meed Ward
Councillor Kelvin Galbraith, Ward 1
Councillor Lisa Kearns, Ward 2
Councillor Rory Nisan, Ward 3
Councillor Shawna Stolte, Ward 4
Councillor Paul Sharman, Ward 5
Councillor Angelo Bentivegna, Ward 6
Jamie Tellier, Director of Community Planning
Nick Anastasopoulos, Director of Building Services & Chief Building Official
Dio Ortiz, Deputy Chief Building Official/Manager, Building Permits

| Criteria of O. Reg. 9/06 | Yes/No | Comments |
|--|--------|--|
| 8. Is physically, functionally, visually, or historically linked to its surroundings | No | As it was determined above that this section of Plains Road East has no cohesive historic character the property does not have a historical or visual link with the streetscape or adjacent properties. The property contains a stand-alone commercial structure that is not physically or functionally link to adjacent commercial properties. Therefore, the property is not physically, functionally, visually, or historically linked to its surroundings. |
| 9. Is a landmark | No | The former farmhouse is not a prominent feature in the streetscape. It is set back from the roadway and is smaller in height than nearby high rise structures. Thus, it does not have landmark value. |

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 444 Plains Road East in the City of Burlington. The property is situated on Part Lot 3, Broken Front, in the former Township of East Flamborough, former County of Wentworth. The property is located on the south side of Plains Road East, approximately 50 metres east of Willowbrook Road/Falcon Boulevard. It contains a mid-19th century former farmhouse.

Design/Physical Value

The property contains a representative example of a mid-19th century Ontario vernacular farmhouse. The design of the former farmhouse is a typical mid-19th century one- and one-half storey structure with T-shaped plan. The structure retains a high level of heritage integrity through its maintained footprint, cross gable roof with rear one storey section that has a gable roof, eastern brick chimney, inverted finial, red brick exterior with brick voussoirs, asymmetrical exterior with offset entrances, bay window, and original fenestration pattern with wood windows and stone sills.

Historic/Associative Value

The property is historically associated with the development of market gardening that was significant to the growth of the community of Aldershot and Burlington. The property was purchased in 1889, by brothers John and Walter Horne. The Hornes were successful market gardeners, apple growers, and apple exporters in the former township of East Flamborough. John Horne lived in Thomas Smith's former farmhouse on the property, built between 1856 and 1861, while Walter Horne built a new residence in 1900 to the east of the property; that has since been demolished. John Horne owned and farmed the property until 1920, when it was sold to John Lemon. Lemon was also a market gardener, who owned and farmed the property until 1938.

Heritage Attributes

The following heritage attributes have been identified for the property at 444 Plains Road East.



- Attributes that contribute to the design value of the property include:
 - One and one half storey structure with a cross gable roof
 - T-shaped plan with rear one storey section with gable roof
 - Eastern brick chimney
 - Red brick exterior
 - Concrete parged stone foundation
 - Front (north) façade
 - Front facing gabled bay and separate gable peak
 - Offset west entrance with wood sidelights and transom within a segmental frame and brick voussoir
 - Bay window with 1/1 and 2/2 wood segmental frame windows with brick voussoirs and stone sills
 - 2/2 semi-circular wood windows with semi-circular brick surrounds and stone sills
 - Offset east entrance within a segmental frame with brick voussoir
 - 2/2 wood segmental frame window with brick voussoir and stone sill
 - West elevation
 - 2/2 wood segmental frame window with brick voussoir and stone sill
 - East elevation
 - Inverted finial
 - 2/2 wood segmental frame windows with brick voussoirs and stone sills
 - Small segmental frame leaded glass windows on the first storey
 - Rear entrance with brick voussoir
 - 1/1 semi-circular wood frame window within a gable peak
- Attributes that contribute to the historical value of the property include:
 - Its historical association with late 19th to early 20th century market gardening, connected to property owners John Horne and John Lemon

