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Community Planning  
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P.O. Box 5013  
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E-mail: [Chloe.Richer@burlington.ca](mailto:Chloe.Richer@burlington.ca)

October 17, 2025

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

**RECEIVED**  
2025/10/17  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear Provincial Heritage Register:

**Re: Notice of Passing of By-law Number 80-2025 to Designate 2280 No. 2 Side Road under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “*Ontario Heritage Act*”)**

Please take notice that the Council of The Corporation of the City of Burlington passed By-law Number 80-2025 on October 14, 2025, to designate lands and premises municipally known as 2280 No. 2 Side Road, in the City of Burlington, in the Regional Municipality of Halton, Province of Ontario, as a property of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*. A copy of By-law Number 80-2025 is **enclosed**.

Any person who objects to By-law Number 80-2025 may appeal under Part IV, Section 29 of the *Ontario Heritage Act* by submitting a Notice of Appeal to the Ontario Land Tribunal and City Clerk within thirty (30) days after the date of publication of this Notice of Passing, which is November 17, 2025. The Notice of Appeal must set out the objection to By-law Number 80-2025, the reasons in support of the objection, and be accompanied by the fee charged by the Ontario Land Tribunal.

Should you have any questions regarding this Notice of Passing, please contact the undersigned at 905-335-7600 ext. 7427 or [Chloe.Richer@burlington.ca](mailto:Chloe.Richer@burlington.ca).

Sincerely,

Chloe Richer MCIP RPP, CAHP  
Senior Planner, Heritage  
Community Planning Department

Encl.

cc: Councillor Rory Nisan, Ward 3  
Jamie Tellier, Director of Community Planning  
Andrea Peebles, Deputy Corporation Counsel

The Corporation of the City of Burlington

City of Burlington By-law 80-2025

A by-law to designate 2280 No. 2 Side Road, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended DGM-81-25

Whereas section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended (the "*Ontario Heritage Act*"), authorizes council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council of The Corporation of the City of Burlington ("Council of the City of Burlington") to designate the property at 2280 No. 2 Side Road as being of cultural heritage value or interest; and

Whereas Council of the City of Burlington has caused to be served upon the owners of the lands and premises known as 2280 No. 2 Side Road and upon the Ontario Heritage Trust, Notice of Intention to Designate the property, and has caused the Notice of Intention to Designate to be posted on the City of Burlington's website in accordance with notice requirements under the *Ontario Heritage Act*; and

Whereas the Heritage Burlington Advisory Committee supports the designation of the property at 2280 No. 2 Side Road; and

Whereas Notice of Objection was served upon the Clerk of the City of Burlington within the prescribed time under the *Ontario Heritage Act* and was considered by Council of the City of Burlington; and

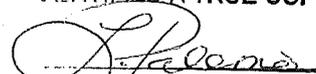
Whereas the reasons for designation are set out in Schedule "A" to this By-law;

Now therefore Council of the City of Burlington hereby enacts as follows:

1. The property at 2280 No. 2 Side Road, more particularly described in Schedule "B" to this By-law, is designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this By-law to be served upon the owners of the property at 2280 No. 2 Side Road and upon the Ontario Heritage Trust and to cause notice of this By-law to be published on the City of Burlington's website in accordance with notice requirements under the *Ontario Heritage Act*.

CERTIFIED A TRUE COPY

TRUE COPY

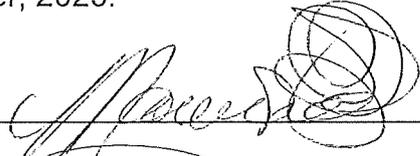
  
Deputy Clerk

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Deputy Clerk

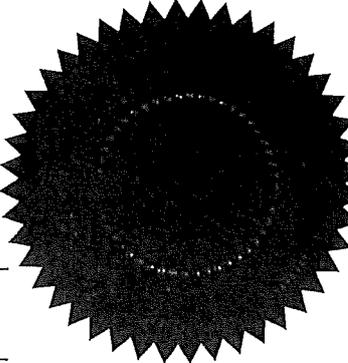
4. This By-law comes into force on the date of its passing.

Passed this 14<sup>th</sup> day of October, 2025.

Mayor Marianne Meed Ward



Deputy Clerk Lisa Palermo



## Schedule "A"

### Statement of Cultural Heritage Value or Interest

#### Description of Property

The property is located at 2280 No. 2 Side Road in the City of Burlington, Ontario. The property is situated on the north side of Dundas Street, approximately 1000 meters southwest of Guelph Line and contains a one-and-one-half storey stone residence built between 1820 and 1840, and a barn.

#### Cultural Heritage Value

##### *Design/ Physical Value*

The property located at 2280 No. 2 Sideroad was likely built between 1820 and 1840 and consists of a rare and representative example of an Ontario vernacular residence with Regency design influences built of stone in the City of Burlington. While the use of stone and the design style was common at the time the residence was constructed, the residence today is a rare example as few other Regency style stone structures remain in the City of Burlington. An addition to the residence dates to the mid-19th century. Regency design influences include the overall one-and-one-half storey massing of the structure, low pitched hip roof, and the symmetrical window layout. Vernacular elements include the stone construction and use of shaped stone in voussoirs and quoins. The gable roof barn on the west side of the property and its relationship to the stone dwelling is representative of the property's historic use as a farmstead.

##### *Historic/Associative Value*

The property has historical and associative value for its connection to the Freeman family through the ownership of Joseph Freeman, who purchased the property in 1865. He then passed the property to his son, Edwin Freeman, in 1869. Joseph Freeman was a farmer and also owned other properties in the Plains Road and Brant Street area, known as Freeman Village, where several other Freeman family members lived and owned property. Edwin Freeman was a farmer who lived at the property with his wife and children. The Freeman family were prominent market gardeners in Burlington throughout the 19th century and into the 20th century. The area around Brant Street and Plains Road East was known as Freeman Village, named for Edwin's grandfather, Joshua Freeman. The Freeman family lived in Freeman Village for several decades.

#### Heritage Attributes

The following heritage attributes were identified for 2280 No. 2 Side Road:

- Exterior attributes on the stone structure that contribute to the design and physical value of the property:
  - One-and-one-half storey stone dwelling

- Stone construction located throughout the residence
  - Stone voussoirs located above windows on the northwest façade
  - Stone quoins located at the corners of the original structure on the northwest façade
  - Symmetrical layout of windows and central door on the original portion of the northwest façade
  - One storey massing with mid-to-late 19th century addition that becomes two storeys with the change in topography
  - Low pitched hip roof
  - Rubble stone foundation located on the original structure and addition
- Barn
  - Cut stone foundation
  - Gable roof
  - Placement west of the stone residence
- Attributes that contribute to the historical and associative value of the property:
  - Associations with the Joseph Freeman and with the Freeman family who were prominent landowners and market gardeners in Burlington

## Schedule "B"

**1. Municipal Address:** 2280 No. 2 Side Road

**Legal Description:** Pt Lt 18, Con 2 NDS, as in 659602; s/t NU17648, if any; together with an easement over Pt Lt 19, Con 2 NDS as in 612786 as in HR912720; Burlington; Being all of PIN 07199-0039 (LT)

**Roll Number:** 2402030308117000000