



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



Community Planning  
426 Brant Street, Burlington, Ontario L7R 3Z6  
P.O. Box 5013  
Phone: 905-335-7600 ext. 7427  
E-mail: [Chloe.Richer@burlington.ca](mailto:Chloe.Richer@burlington.ca)

October 2, 2025

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

**RECEIVED**  
2025/10/02  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear Provincial Heritage Register:

**Re: Notice of Passing of By-law Number 63-2025 to Designate 1134 Plains Road East 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 63-2025 on September 16, 2025, to designate lands and premises municipally known as 1134 Plains Road East, 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 63-2025 is **enclosed**.

Any person who objects to By-law Number 63-2025 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 3, 2025. The Notice of Appeal must set out the objection to By-law Number 63-2025, 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 Kelvin Galbraith, Ward 1  
Jamie Tellier, Director of Community Planning  
Andrea Peebles, Deputy Corporation Counsel

The Corporation of the City of Burlington

City of Burlington By-law 63-2025

A by-law to designate 1134 Plains Road East, 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

File: DGM-10-25

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 1134 Plains Road East 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 1134 Plains Road East 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 1134 Plains Road East; and

Whereas no Notice of Objection was served upon the Clerk of the City of Burlington within the prescribed time under the *Ontario Heritage Act*; 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 1134 Plains Road East, 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 1134 Plains Road East 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*.

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

Passed this 16<sup>th</sup> day of September, 2025.

Mayor Marianne Meed Ward

---

Deputy Clerk Lisa Palermo

---

## **Schedule “A”**

### **Statement of Cultural Heritage Value or Interest**

#### **Description of Property**

The property at 1134 Plains Road East is located in Burlington Ontario on the Brant Block, Plan 99, part Lot 14. The property contains a former residence built in the late 19th century with 20th century alterations and addition.

#### **Cultural Heritage Value**

##### ***Design/Physical Value***

The property at 1134 Plains Road East is a representative example of a late 19th century Italianate residence. The Italianate style was popular in Ontario between 1850 and 1900 and included residences and commercial buildings in both rural and urban settings. The property contains design elements that are typical of the Italianate architectural style including roof cornice brackets, buff brick hood moulds, decorative wood projections with fan carvings, bay window, friezes, and a downward facing finial. The rear brick section contains similar brick with a common bond pattern and rectangular or segmental arch windows with brick voussoirs, in a more vernacular style. The concrete block addition was likely added in the mid-20th century given the materials and design style. While the property has had alterations and additions in the 20th century, the property retains its heritage integrity such that the architectural style and building type can still be understood.

##### ***Historic/Associative Value***

The property at 1134 Plans Road East is historically associated with the Davis family. The Davis family were United Empire Loyalists from Orange County, North Carolina. They owned a plantation that quartered the British military and as a result met the future Lieutenant Governor John Graves Simcoe. Like many plantation owners in Orange County, the Davis family practiced enslavement and like other United Empire Loyalists brought enslaved people to Upper Canada. Historical research does not suggest enslavement was practiced within the Study Area and Michael Groat, one of William Davis's former slaves, farmed a property adjacent to Asahel Davis after his emancipation.

The Davis family became highly successful market gardeners, and their initial stock of fruit trees likely descended from seeds brought from North Carolina. Their farming operation was aided by their close proximity to the railway. As a result, the Davis family had greater access to selling produce outside of Burlington. Market gardening became the dominant industry in Burlington in the late 20th century to early 20th century.

The property located at 1134 Plains Road East was built by George Blair who was a farmer and a prominent builder in Burlington in the late 19th century. Blair was known for his ornate design style that often incorporated many exterior details including bargeboard, and dichromatic brick accents. Blair was also a farmer, and the Blair family lived in

Burlington for much of the late 19th century and into the mid 20th century. Blairholm Avenue, located off Brant Street between Ghent Avenue and Victoria Avenue is named after George Blair and the Blair family.

### ***Contextual Value***

The property contains one of the few structures in the area, situated where Plains Road East curves around to meet Fairview Street. The property's large massing, distinctive red brick, and ornamentation, make the building a prominent wayfinding structure in its context. As such the property can be considered a landmark.

### **Heritage Attributes**

The following heritage attributes have been identified for the property at 1134 Plains Road East:

- Attributes that contribute to the design value of the property include:
  - Two-and-one-half storey main structure:
    - Red brick cladding
    - Truncated hip roof with three chimneys
    - Gable wall dormers located on the north, south, and east façades
    - Rectangular window openings with buff brick hood moulds, stone sills, and buff brick corbels located throughout the residence
    - Roof cornice brackets located throughout the roofline
    - Bay window with cornice brackets on north façade
    - Decorative wood projections with fan carvings on north façade
    - Downward facing finial on north façade
    - Brick chimney with decorative brickwork and wood fan detailing on east façade
  - Two storey middle section:
    - Red brick cladding
    - Hip roof with two brick chimneys
    - Segmental arch and rectangular window openings with brick voussoirs and soldier courses on the east and façades
- Elements that contribute to the contextual value of the property include:
  - The location of the structure at the road curvature on Plains Road East that make it a prominent and easily identifiable local landmark

**Schedule “B”**  
**Legal Description**

**1. Municipal Address:** 1134 Plains Road East

**Legal Description:** Part of Lot 14, PL99 and part of Hamilton and Nelson Road PL99 (closed by by-law 38-2007 as in HR559307) and Part of Plains Road East PL99 (Closed by by-law 38-2007 as in HR559307) Parts 1, 2, 3, 4, 5, 6, 7 and 8, 20R22827; subject to an easement over Parts 2 and 7, 20R22827 as in 92269 as assigned by 120228; subject to an easement in gross over Part 4, 20R22827 as in HR622550; subject to an easement over Parts 6, 7 and 8, 20R22827 as in 8046738; Burlington; Being all of PIN 07087-0451 (LT)

**Roll Number:** 2402020213159000000