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Received

FEB 18 2026

Ontario Heritage Trust

February 11, 2026

Ontario Heritage Trust  
10 Adelaide Street, East  
Toronto, Ontario  
M5C 1J3

VIA: **REGISTERED MAIL**

To whom it may concern:

**RE: 11367 Guelph Line, Milton**

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Pursuant to Section 29, Subsection 3 of The Ontario Heritage Act, R.S.O. 1990, c. O. 18, as amended, enclosed is a "Notice of Intention to Designate" the building at the above address, as being of cultural heritage value or interest.

Should you have any questions with respect to this matter, please do not hesitate to contact the undersigned.

Yours truly,

Tharsikaa Ira  
Legislative Coordinator  
Corporate Services Department  
Legislative & Legal Services Division

Encl.

cc: Heritage Milton  
Anthony Wong, Planner

IN THE MATTER OF THE *ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18*, as amended, AND IN THE MATTER OF the lands and premises at the following municipal address in the Province of Ontario.

### **NOTICE OF INTENTION TO DESIGNATE**

TAKE NOTICE THAT THE Council of the Corporation of the Town of Milton intends to designate the property at the following municipal address as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, as amended.

Municipal Address: 11367 Guelph Line, Milton,  
Regional Municipality of Halton

### **REASONS FOR THE PROPOSED DESIGNATION:**

#### **Description of Property**

The original stone house was built in 1824. It was one of the earliest houses constructed in Haltonville, then known as Sodom in Nassagaweya Township.

#### **Statement of Cultural Value and Interest**

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is a representative one-and-a-half-storey Vernacular Stone house with a medium slope gable roof. Historically, the McPhedran family was among the first four or five permanent settler families in the township, living here from 1825 to 1942. Contextually, this property contributes to the character of Haltonville. These combined values highlight the importance of the house in both the community and the township's history.

#### **Historical Value**

Neil McPhedran came to Canada from Scotland in 1819. Neil and his wife, Nancy McKillop, had eleven children. In addition to this property, Neil owned other properties in Nassagaweya totaling about 500 acres. His eldest son, Donald, then eighteen years of age, arrived in Nassagaweya in the fall of 1823 and chose this property to build the family's pioneer home in 1824. They moved into it in 1825. At least five of Neil and Nancy's children, Flora, Mary, Archibald, Neil, and Nancy, died in the prime of their lives (in their 20s and 30s) in a five-year span between 1846 and 1850, indicating there may have been a serious epidemic in the area at the time. The property was granted to Neil by the Crown only in 1839.

In 1868, the property was passed down to his youngest son, Alex McPhedran. Alexander and his wife, Catherine Hunter, had five sons, Neil, James, Alexander J. (Sandy), Joseph Harker, and Edmund Duncan, and two daughters, Nancy Jane (Annie) and Elizabeth. Neil and James both died young; James died as a toddler from drinking fly poison. In

1902, the property was sold to his son Alex James McPhedran. Upon his death, the southwest portion of the hundred-year-old family farm was sold to [REDACTED]. This marked the end of continuous McPhedran family ownership.

Subsequent owners were [REDACTED] and his wife, [REDACTED] (1948), then [REDACTED] (1951). Their stewardship continued the legacy of care for the property, bridging past and present. This area is historically noted for its agricultural development, with the Storey family having deep roots in the township dating back to the mid-19th century. The Storey lineage includes ancestors Thomas Storey and David Storey. [REDACTED], a descendant, was the son of Thomas Alexander Storey (1878–1961) and Hannah Ellen Brown (1886–1967). This deep-rooted connection to the land contributed significantly to the property's development and preservation over the years.

[REDACTED] was a long-time resident of Nassagaweya. Together, [REDACTED] were among the founders of The Nassagaweya Historical Society and were significant contributors in sharing their account of Nassagaweya history. [REDACTED] sold the property to [REDACTED] in 1973. [REDACTED] sold the property to the present owner, [REDACTED], in 1974. [REDACTED] and her family have since resided on this property for more than fifty years and remain committed to conserving this valuable settler home. The enduring commitment of each owner highlights the property's lasting significance in the local heritage.

### **Physical or Design Value**

This one-and-a-half-storey Vernacular-style stone house features a medium gable roof, center gable dormer, and protruding eaves. A later addition connects the original structure to a dry-stone shed. A 12 pane windows adorns the dry shed. The porch, likely once open, has been enclosed to withstand Canadian weather conditions.

Two single-flue brick chimneys rise from the original house, with a third added to the later addition. On the north elevation, the original six-over-six windows remain intact, retaining their stone headers and lug sills. The gable dormer preserves its distinctive Gothic arch window. While other windows throughout the house have been replaced with two-over-two sashes, the original stone headers and lug sills endure.

The one-storey stone barn with a medium gable roof is supported by a long-hand sawn timber rafter.

### **Contextual Value**

This property holds significant contextual value as one of Haltonville's original settlement houses. The McPhedran's were among the first four or five permanent families to settle the township, eventually expanding their holdings to more than 600 acres. The area's rich agricultural heritage is further evidenced by the Storey family, whose roots in the township extend to the mid-19th century. The home's historical importance is documented in the

1877 Historical Atlas of Halton County.

### **Character Defining Elements/Heritage Attributes**

Key attributes that reflect the cultural heritage value of the property include:

- The massing of the one and a half storey rectangular-shaped three bay brick Vernacular style stone building with gable dormer and protruding eave.
- The massing of the one-storey rectangular-shaped brick Vernacular style stone addition with a medium gable roof.
- The massing of the one-storey, stone dry shed with a medium gable roof top and a jack roof.
- The massing of the one-storey stone barn with a medium gable roof
- The long-hand sawn timber rafter of the stone barn
- The six-over-six windows with stone headers and lug sills
- The Gothic arch window with a slip sill at the gable dormer
- The two-over-two windows with stone headers and lug sills
- The 12 pane windows of the dry shed
- Three brick single flue brick chimney
- Historical home of the McPhedran family, early settlers of Haltonville.
- Melvin and Raymona Storey who lived in this house (1951-73) were among the founders of The Nassagaweya Historical Society and were significant contributors in sharing their account of Nassagaweya history
- Context of the house in the settlement history of Haltonville, as shown in the 1877 Historical Atlas of Halton County

ANY PERSON MAY, within thirty (30) days of the publication of this notice, send by registered mail or deliver to the Clerk of the Corporation of the Town of Milton, notice of his or her objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received by March 13, 2026, the Council of the Corporation of the Town of Milton shall refer the matter to the Local Planning Appeal Tribunal for a hearing.

DATED AT MILTON this 11<sup>th</sup> day of February, 2026

Meaghan Reid, Town Clerk  
The Corporation of the Town of Milton  
150 Mary Street  
Milton, Ontario, L9T 6Z5