

CULTURAL HERITAGE IMPACT ASSESSMENT

12612 and 12586 Woodbine Avenue, Gormley, Town of Whitchurch-
Stouffville, Regional Municipality of York, ON



FINAL REPORT

Date: 9 July 2026

Project #: LHC0575

LHC Heritage Planning & Archaeology Inc.

300-837 Princess Street
Kingston, Ontario K7L 1G8

Phone: (613)507-7817

Toll Free: 1-833-210-7817

Email: info@lhcheritage.com

Web: www.lhcheritage.com



This page has been left blank deliberately

Report prepared for:

Rex Cheng
12612 Woodbine (KD) Corp.
95 Royal Crest Ct #22,
Markham, ON
L3R 9X5

Report prepared by:

Lisa Coles, MPI RPP MCIP CAHP
Diego Maenza, MPI RPP MCIP CAHP-Intern
Lilly Zegerius, BAS Student

Graphics prepared by:

Jordan Greene, BA

Reviewed by:

Benjamin Holthof, MPI MMA RPP MCIP CAHP
Christienne Uchiyama, MA CAHP

RIGHT OF USE

The information, recommendations, and opinions expressed in this report are for the sole benefit of 12612 Woodbine (KD) Corp (the Owner). Any other use of this report by others without permission is prohibited and is without responsibility to LHC Heritage Planning & Archaeology Inc. (LHC). The report, all plans, data, drawings, and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes the Proponent and approved users (including municipal review and approval bodies as well as any appeal bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations, and opinions given in this report are intended only for the guidance of the Owner and approved users.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the condition of any buildings within the Study Area are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the Properties or the condition of any heritage attributes.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review.

Concerning historical research, the authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct a screening level evaluation based on the information collected and professional judgement.

Soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this Cultural Heritage Impact Assessment report.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 11 May 2026 by 12612 Woodbine (KD) Corp. (the Owner) to prepare a Cultural Heritage Impact Assessment (CHIA) for the property at 12612 and 12586 Woodbine Avenue (the Properties) as part of a Zoning- By-law Amendment and Site Plan Control Application for a proposed cemetery development on the Properties in the Town of Whitchurch-Stouffville (the Town) in the Regional Municipality of York (the Region), Ontario.

The Owner is proposing to construct a cemetery consisting of burial plots, funeral home buildings, and underground parking. All buildings currently on the Properties will be demolished.

The Property at 12612 Woodbine Avenue is *Listed* under Section 27 Part IV of the *Ontario Heritage Act* and is listed on the Town's *Built Heritage Inventory* (Municipal Heritage Register) as a non-designated property. The purpose of this report is to identify known and potential cultural heritage resources on and adjacent to the Properties; provide a description of preliminary adverse impacts that may affect those resources; and recommend mitigation measures to reduce or avoid those impacts and inform project planning.

Based on the evaluation presented in Section 6, the Properties do not have CHVI, and no heritage attributes have been identified. As such, the proposed demolition and planned cemetery development will not have an adverse impact on the heritage attributes of the Properties. No adverse impacts are anticipated for the adjacent heritage properties.

The development proposal results in the total loss of the residence and outbuildings. Although the Property was reviewed against *O. Reg. 9/06* and found not to meet the criteria, the loss of late 19th century barn stock should be mitigated through salvage and documentation as an environmental and circular economy measure. This is preferred to demolition and disposal of materials in landfill.

As the Property at 12612 Woodbine Avenue is listed on the Municipal Heritage Register as a non-designated Property, a Notice of Intention to Demolish application will be required should a demolition permit be pursued prior to 1 January 2027.

TABLE OF CONTENTS

1	Introduction	1
1.1	Property Location.....	1
1.2	Property Description	1
1.3	Current Owner	2
1.4	Adjacent Heritage Properties.....	2
2	Study Approach	5
2.1	Town of Whitchurch-Stouffville Cultural Heritage Impact Assessments Terms of Reference (2020)	5
2.2	Legislation and Policy Review	6
2.3	Historical Research.....	6
2.4	Site Visit	6
2.5	Heritage Integrity	7
2.6	Impact Assessment	8
2.6.1	Information Sheet #5	8
3	Policy and Legislative Context	9
3.1	Provincial Context	9
3.1.1	Planning Act, R.S.O. 1990, c. P.13.....	9
3.1.2	Provincial Planning Statement (2024).....	9
3.1.3	<i>Ontario Heritage Act</i> , R.S.O. 1990, c.O.18	11
3.1.4	Oak Ridges Moraine Conservation Plan (2017)	12
3.2	Local Policy Context	12
3.2.1	York Region Official Plan (2022)	12
3.2.2	Town of Whitchurch-Stouffville Official Plan (2025)	13
4	Historic Context	14
4.1	Pre-Contact History.....	14
4.2	Seventeenth- and Eighteenth-Century Context	15
4.3	Indigenous Context	16
4.3.1	Williams Treaties First Nations.....	16

4.3.2	History of the Nation Wendat	17
4.4	Survey and Early Euro-Canadian Settlement	18
4.4.1	Regional Municipality of York and Markham Township.....	18
4.4.2	Town of Whitchurch-Stouffville	20
4.4.3	The Hamlet of Gormley	22
4.5	Property History	22
4.5.1	Land Ownership	22
4.5.1.1	Lot 3 Concession 3, Whitchurch Township.....	23
4.5.1.2	12612 Woodbine Avenue.....	24
4.5.1.3	12586 Woodbine Avenue.....	26
4.5.2	Mid-19 th century to Present-Day Mapping and Imagery	26
4.5.3	Persons of Historical Interest Associated with the Properties	34
4.5.3.1	George Brillinger (1801-1881)	34
4.5.3.2	Burkholder Family.....	35
4.5.3.3	Heise Family	35
4.5.3.4	Baker Family	35
4.6	Adjacent Cultural Heritage Resources	36
4.7	Architectural Analysis.....	36
4.7.1	Architecture and Mennonite Beliefs	36
4.7.2	Vernacular Farmhouse	37
4.7.3	Georgian Architecture	37
4.7.4	Mennonite Georgian Architecture	38
4.7.5	Farming Landscape Context	39
5	Assessment of Existing Conditions	42
5.1	Surrounding Context.....	42
5.2	The Properties	44
5.2.1	12612 Woodbine Avenue.....	44
5.2.1.1	The Approach Driveway, Fields, and Rear Yards	44
5.2.1.2	The Farmhouse.....	46

5.2.1.3	The Barn	49
5.2.1.3.1	Exterior.....	49
5.2.1.3.2	Interior	52
5.2.1.3.3	The Barn Addition	56
5.2.2	Outbuildings.....	58
5.2.2.1	The Pumphouse	58
5.2.2.2	Trailer Remnants and Storage Shed	58
5.2.3	12586 Woodbine Avenue.....	60
5.3	Heritage Integrity	63
5.4	Adjacent Heritage Properties.....	67
5.5	Comparative Analysis.....	68
6	Evaluation of Cultural Heritage Value or Interest	72
6.1	Heritage Status	72
6.2	Ontario Regulation 9/06 Evaluation	72
6.2.1	Summary of Evaluation.....	76
7	Details of the Proposed Development.....	77
8	Impact Assessment.....	79
8.1	12612 Woodbine Avenue.....	79
8.2	Adjacent Cultural Heritage Resources	79
8.3	Summary of Potential Impacts	80
9	Alternatives and Mitigation Strategies.....	81
10	Conclusion and Recommendations.....	82
11	Signatures	83
12	References.....	84
APPENDIX A	Personnel Qualifications.....	92
APPENDIX B	Glossary	95
APPENDIX C	Town of Whitchurch-Stouffville Terms of Reference.....	99
APPENDIX D	Relevant Local Policies.....	103

List of Tables

Table 1. Land Registry Abstract Index, Lot 3 Concession 3, Whitchurch Township	23
Table 2. Land Registry Abstract Index, 12612 Woodbine Avenue	24
Table 3. Land Registry Abstract Index, 12586 Woodbine Avenue	26
Table 4. Overview of 19 th Century Mapping of the Properties	26
Table 5. Overview of 20 th Century Mapping and Imagery of the Properties	27
Table 6. Integrity Assessment for 12612 Woodbine Avenue	63
Table 7. Adjacent Heritage Properties	67
Table 8. Comparative Examples of Georgian/Mennonite Georgian/Early Berczy Settler buildings in the City of Markham and the Town of Whitchurch-Stouffville	68
Table 9. <i>O. Reg. 9/06</i> Evaluation for 12612 Woodbine Avenue	72
Table 10. Impact Assessment of the Proposed Cemetery Development on the Adjacent Heritage Properties	79
Table 11. Town of Whitchurch-Stouffville CHIA ToR	99
Table 12. Relevant Town of Whitchurch-Stouffville Official Plan Policies	104

List of Photos

Photo 1. Photograph of the house at 12612 Woodbine Avenue before the front addition	25
Photo 2. View south along Woodbine Avenue towards 12572 Woodbine Avenue and 12562 Woodbine Avenue	43
Photo 3. View northeast along Woodbine Avenue towards 12589 Woodbine Avenue	43
Photo 4. View east along the approach driveway towards Woodbine Avenue	44
Photo 5. View southeast towards agricultural fields and 12586 Woodbine Avenue	45
Photo 6. View south towards a rear yard with a gravel surface.	45
Photo 7. View of the façade (east elevation).	46
Photo 8. View of the fieldstone foundation	47
Photo 9. View of the north elevation.	47
Photo 10. View of the north elevation including the lean-to additions.	48
Photo 11. View of the west elevation	48
Photo 12. View of the south elevation	49
Photo 13. View of the west elevation of the barn and the connection to the barn addition	50
Photo 14. View of the north elevation of the barn with the access ramp to the second-floor hayloft.	50
Photo 15. View of the south elevation of the barn with access to the ground level.	51
Photo 16. Detailed view of the east elevation foundation	51

Photo 17. Interior view of the barn showing the limewashed fieldstone foundation wall at left.	52
Photo 18. Detailed view of a window frame.	53
Photo 19. Interior view of an aisle with livestock stalls or pens on both sides.	53
Photo 20. Interior view of large axe-hewn timber posts and beams.	54
Photo 21. Interior view of large axe-hewn timber beams with a noticeable gap from the ceiling.	54
Photo 22. Interior view of large axe-hewn timber beams and brick headers.	55
Photo 23. Interior view of the second-floor hayloft.	55
Photo 24. View of the west elevation of the barn addition.	56
Photo 25. View of the north elevation of the barn addition.	57
Photo 26. View of the south elevation of the barn addition.	57
Photo 27. View of the pumphouse building.	58
Photo 28. View of a collapsed construction trailer or storage shed.	59
Photo 29. View of a storage shed.	59
Photo 30. View of the access driveway and front yard.	60
Photo 31. View of the façade (east elevation).	61
Photo 32. View of the north elevation.	61
Photo 33. View of the west elevation.	62
Photo 34. View of outbuildings in the rear yard.	62
Photo 35. View of 12629 Woodbine Avenue.	67
Photo 36. View of 12589 Woodbine Avenue.	67

List of Figures

Figure 1. Location of the Properties	3
Figure 2. Current Conditions of the Properties and Adjacent Heritage Properties	4
Figure 3. 1802, 1860, and 1878 Historic Maps Showing the Properties.	30
Figure 4. 1914, 1936, 1963, and 1994 Topographic Maps Showing the Properties.	31
Figure 5. 1954, 1978, and 1988 Aerial Images Showing the Properties.	32
Figure 6. 1999, 2009, and 2013 Aerial Images Showing the Properties.	33
Figure 7. Site Plan.	78

1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 11 May 2026 by 12612 Woodbine (KD) Corp. (the Owner) to prepare a Cultural Heritage Impact Assessment (CHIA) for the properties at 12612 and 12586 Woodbine Avenue (the Properties) in the Town of Whitchurch-Stouffville (the Town) in the Regional Municipality of York (the Region), Ontario.

The Owner is proposing to construct a cemetery consisting of burial plots, funeral home buildings, and underground parking. All buildings on the Properties will be demolished.

The Property at 12612 Woodbine Avenue is *Listed* under Section 27 Part IV of the *Ontario Heritage Act* on the Town's *Built Heritage Inventory* (Municipal Heritage Register) as a non-designated property. According to the *Built Heritage Inventory*, it contains a mid-19th century residential building. This CHIA evaluates the Property for cultural heritage value or interest against criteria set out in *Ontario Regulation 9/06* under the *Ontario Heritage Act* and identifies potential impacts to the cultural heritage value or interest of the Property and adjacent heritage properties resulting from the proposed development. The Property at 12586 Woodbine Avenue is not considered a potential cultural heritage resource.

This CHIA was prepared in accordance with the Town's Cultural Heritage Impact Assessment Terms of Reference (2020) and the *Ontario Heritage Tool Kit* (2025).

1.1 PROPERTY LOCATION

The Properties are located on the west side of Woodbine Avenue (York Regional Road 8) between Cardico Drive and Gordon Collins Drive / Gormley Industrial Avenue (Figure 1). They are located in Lot 3 Concession 3 in the geographic hamlet of Gormley, Town of Whitchurch-Stouffville, Regional Municipality of York.

1.2 PROPERTY DESCRIPTION

The Property at 12612 Woodbine Avenue is a rectangular lot of approximately 16.8 hectares (ha). It includes several small outbuildings and sheds, a large barn, and a two-and-a-half storey L-shaped farmhouse, which is the main feature of the Property. The farmhouse is set back approximately 362 metres (m) from the road with grassed lawn and mature trees surrounding the building. The Property is accessed by a 358 m gravel driveway through the middle of the Property to the road.

The Property at 12586 Woodbine Avenue is an L-shaped lot of approximately 0.8 ha. It includes a handful of small outbuildings and a one-storey rectangular residence. The house is set back approximately 85 m from the road and surrounded by grassed lawn, small trees, and

hedges. It is accessed by a paved driveway that runs from the road to the east façade where the main entrance is located (Figure 2).

1.3 CURRENT OWNER

The current owner of the Properties is 12612 Woodbine (KD) Corp. at 95 Royal Crest Ct #22 in Markham, Ontario.

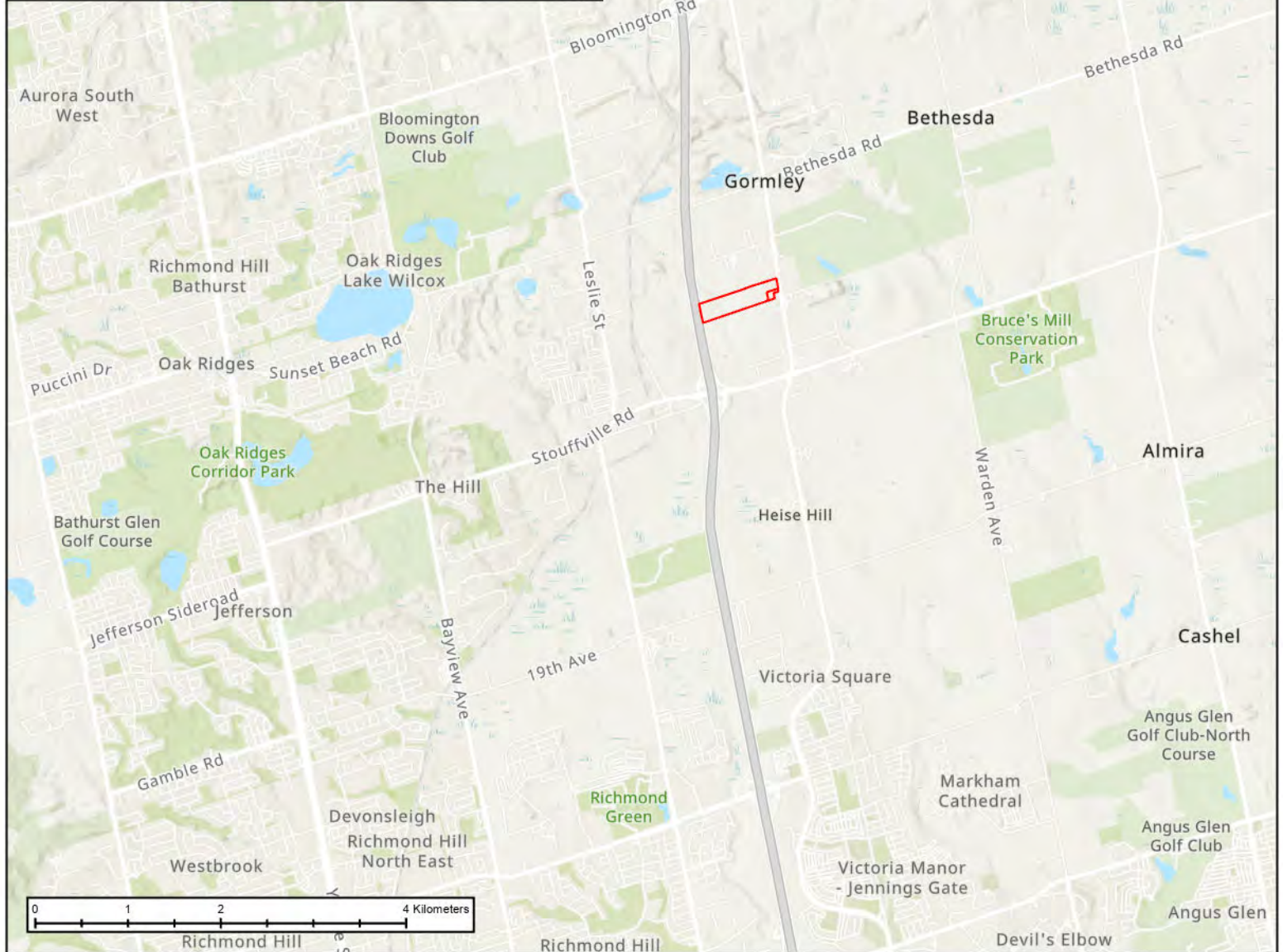
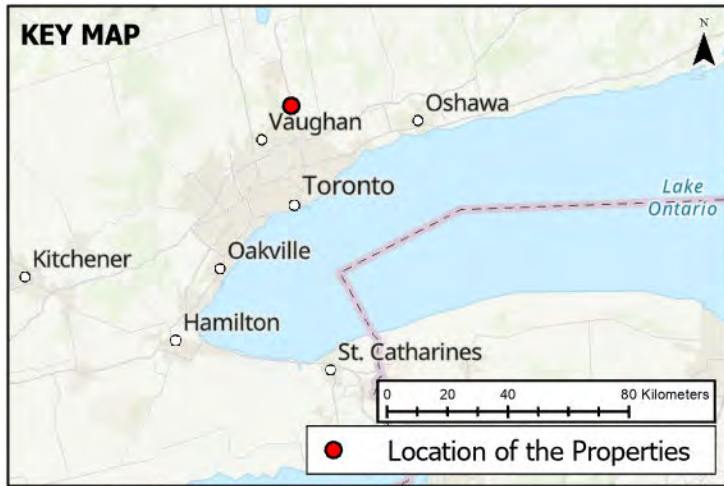
1.4 ADJACENT HERITAGE PROPERTIES

The *Town of Whitchurch-Stouffville Official Plan (TOP)* defines adjacent as “lands contiguous to cultural heritage resources...Generally, adjacent lands are considered to be within 120 m from any part of the feature.”¹ As per the *TOP*, a cultural heritage resource includes properties listed under Section 27 Part IV of the *OHA*. Using these definitions, the Properties are adjacent to two *Listed* built heritage properties under Section 27 Part IV:

- 12629 Woodbine Avenue; and,
- 12589 Woodbine Avenue.

These properties are *Listed* on the Town’s Municipal Heritage Register as non-designated properties. They are located on the east side of Woodbine Avenue, directly across the road from the Property at 12612 Woodbine Avenue.

¹ Town of Whitchurch-Stouffville, “Town of Whitchurch-Stouffville Official Plan,” last modified 25 September 2025, accessed 13 May 2026, <https://www.townofws.ca/work/development-and-land-use/official-plan/>.



Legend

The Properties

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) 1. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS
 Portions of this document include intellectual property of Esri and its licensors and are used under license.
 Copyright (c) Esri and its licensors. All rights reserved.

TITLE
Location of the Properties

CLIENT
 12612 Woodbine (KD) Corp.

PROJECT PROJECT NO. LHC0575
 Cultural Heritage Impact Assessment, 12612 and 12586 Woodbine Avenue,
 Gormley, Town of Whitchurch- Stouffville, Regional Municipality of York, ON

LHC
 HERITAGE PLANNING
 & ARCHAEOLOGY

YYYY-MM-DD

5/22/2026

FIGURE #

1



Legend

- The Properties
- Adjacent Heritage Property

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) Land Information Ontario. 2025. Geospatial Ontario Imagery Data Services(Geo Imagery Data Service 2023 to 2027). "Ontario GeoHub". Raster dataset via WMS Server Connection. Accessed 9 June, 2025. <https://geohub.lio.gov.on.ca/maps/lio:geospatial-ontario-imagery-data-services/about>
 Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.

TITLE
Current Conditions of the Properties and Adjacent Heritage Properties

CLIENT
 12612 Woodbine (KD) Corp.

PROJECT PROJECT NO. LHC0575
 Cultural Heritage Impact Assessment, 12612 and 12586 Woodbine Avenue, Gromley, Town of Whitchurch- Stouffville, Regional Municipality of York, ON



YYYY-MM-DD

FIGURE #

5/21/2026

2

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&Gs) and the *Ontario Heritage Tool Kit*.² Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This CHIA has also been completed following guidance from the *Town of Whitchurch-Stouffville Cultural Heritage Impact Assessments* Terms of Reference. Appendix C includes the requirements of the Town's CHIA terms of reference and the location of relevant information in this report.

2.1 TOWN OF WHITCHURCH-STOUFFVILLE CULTURAL HERITAGE IMPACT ASSESSMENTS TERMS OF REFERENCE (2020)

The *Town of Whitchurch-Stouffville's Cultural Heritage Impact Assessments* Terms of Reference (the ToR) requires a CHIA to assess the impact of a proposed development on the cultural heritage value of a property and recommend an overall approach to the conservation of the heritage resources. The Town may use a CHIA to guide decisions on the approval, modification, or denial of a proposed development or site alteration in order to conserve a cultural heritage resource.

The objectives for the CHIA state the following:

It is the objective of the Town to identify, protect, and where possible, enhance built heritage and other cultural heritage resources of the Municipality. It is the stated preference of the Town that the built heritage and other resources be incorporated into the emerging development fabric (if a plan of subdivision, site plan or similar matter) or as an integral component of site development (either as

² Canada's Historic Places, *Standards and Guidelines for the Conservation of Historic Places in Canada* (Park's Canada, 2011), accessed 13 May 2026, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," in *Ontario Heritage Tool Kit* (King's Printer for Ontario, 2025), accessed 13 May 2026, <https://www.ontario.ca/document/heritage-property-evaluation>.

a stand-alone structure or as part of a larger building addition). Generally, the Town prefers the retention of heritage structures *in situ* and considers this as a first priority before consideration is given to relocation or dismantling for rebuilding. The documentation and salvage of heritage features is considered as a last option.³

To respond to each of these objectives, the ToR requires all CHIAs to include nine key components. Appendix C outlines where in this report content is addressed.

2.2 LEGISLATION AND POLICY REVIEW

This CHIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Properties (Section 3).

2.3 HISTORICAL RESEARCH

Historical research for this CHIA included local history research. LHC consulted primary and secondary research sources including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

See Section 12 for a list of references used in the preparation of this report.

2.4 SITE VISIT

A site review was undertaken on 15 May 2026 by Heritage Planner, Diego Maenza. The purpose of this site visit was to document and gain an understanding of the Properties and their surrounding contexts. LHC was not provided with access to the interior of the houses on the Properties. The occupants of 12612 Woodbine Avenue were on the Property and provided some information about the age and construction of the house.

Unless otherwise attributed, all photographs in this CHIA were taken during the site visit. A selection of photographs from the site visit that document the Properties are included in Section 5.

³ Town of Whitchurch-Stouffville, “Town of Whitchurch-Stouffville Cultural Heritage Impact Assessments,” last modified 2020, accessed 13 May 2026, https://www.townofws.ca/media/mzzhg3i2/stouffville_cultural-heritage-impact-assessment.pdf.

2.5 HERITAGE INTEGRITY

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property – or structure – to represent or support the cultural heritage value or interest of the property to convey its heritage significance.⁴ It is understood as the ‘wholeness’ or ‘honesty’ of a place⁵ or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property.⁶ Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’, changed, or unchanged from its original or ‘valued subsequent configuration’.⁷ Changes or evolution of a place that have become part of its cultural heritage value become part of the heritage integrity; however, if the cultural heritage value of a place is linked to another structure or environment that is gone, the heritage integrity is diminished.⁸ Heritage integrity is not necessarily related to physical condition or structural stability.

The *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources. Guidance from the U.S. National Park Service (NPS) states that “[h]eritage properties either retain integrity or they do not.”⁹ They identify seven aspects of integrity degrees and combinations of which can be used to determine if a site has heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.¹⁰

Understanding a place’s significance or CHVI helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the CHVI of a property. This is an iterative process to evaluate significance and plan appropriate management of a cultural heritage resource.

This CHIA includes an evaluation of the Properties’ heritage integrity in Section 5.3.

⁴ Ministry of Citizenship and Multiculturalism, “Heritage Property Evaluation.”; National Park Service, “Chapter VIII: How to Evaluate the Integrity of a Property,” in *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* (Department of the Interior, National Park Service, Cultural Resources, 1997), 44.

⁵ English Heritage, *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008), accessed 13 May 2026, <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>, 45.

⁶ Ministry of Citizenship and Multiculturalism, “Heritage Property Evaluation.”

⁷ English Heritage, *Conservation Principles*, 45.; Harold Kalman and Marcus R. Létourneau, *Heritage Planning: Principles and Process*, 2nd edition (London, UK: Routledge, 2021), 314.

⁸ Ministry of Citizenship and Multiculturalism, “Heritage Property Evaluation.”

⁹ National Parks Service, “Chapter VIII,” 44.

¹⁰ National Parks Service, “Chapter VIII,” 44.

2.6 IMPACT ASSESSMENT

2.6.1 INFORMATION SHEET #5

Information Sheet #5: Heritage Impact Assessments and Conservation Plans outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.¹¹

Given that plans for the future development of the Properties have not advanced to the detailed design phase, the assessment of impacts considered demolition and redevelopment as the proposed activity.

¹¹ Ministry of Citizenship and Multiculturalism, “Information Sheet #5: Heritage Impact Assessments and Conservation Plans,” in *Heritage Resources in the Land Use Planning Process*, in *Ontario Heritage Tool Kit* (Queen’s Printer for Ontario, 2006).

3 POLICY AND LEGISLATIVE CONTEXT

3.1 PROVINCIAL CONTEXT

Provincial legislation and policy provide rules, direction, guidance, and authority to the Province and municipalities to protect and enhance cultural heritage resources. In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act* with direction on addressing matters of provincial interest included in the *Provincial Planning Statement (PPS)*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines including the *OHA*. Other provincial legislation applies to cultural heritage indirectly or in specific cases. These various acts and the policies and plans under these acts indicate broad support for the protection of cultural heritage by the Province.

3.1.1 PLANNING ACT, R.S.O. 1990, C. P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 27 November 2025. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.¹²

Part 1, Section 3 (1) of The *Planning Act* enables the government to issue policy statements, which includes the *PPS*.¹³ Part 1, Section 3 (5) requires decisions of a municipal council, local board, a planning board, the minister of the Crown and a ministry, board, commission or agency of the government to conform to the *PPS* and other relevant provincial plans.¹⁴

3.1.2 PROVINCIAL PLANNING STATEMENT (2024)

The *Provincial Planning Statement (PPS)* provides further direction for municipalities regarding provincial requirements. Policy that addresses cultural heritage is found in Section

¹² Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," last modified 27 November 2025, accessed 13 May 2026, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

¹³ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," Part 1 S.3 (1).

¹⁴ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," Part 1 S.3 (5).

4.6.¹⁵ Cultural heritage related definitions from the *PPS* inform an understanding of built heritage resources and cultural heritage landscapes.

Section 4.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The policies state:

- 4.6.1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
- 4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.¹⁶

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

Definitions from the *PPS* useful for this study include:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage

¹⁵ Ministry of Municipal Affairs and Housing, "Provincial Planning Statement, 2024: Under the *Planning Act*," last modified 20 October 2024, accessed 13 May 2026, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

¹⁶ Ministry of Municipal Affairs and Housing, "Provincial Planning Statement, 2024," 28.

conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.¹⁷

3.1.3 ONTARIO HERITAGE ACT, R.S.O. 1990, C.O.18

The *OHA* enables the provincial government and municipalities with powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing, the *OHA* is administered by the Minister – Ministry – of Citizenship and Multiculturalism (MCM).

The *OHA* and its associated regulations set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹⁸ Individual heritage properties are designated by municipalities under Part IV Section 29 and heritage conservation districts are designated by municipalities under Part V Section 41 of the *OHA*. The *OHA* also enables municipalities to list non-designated properties on its Municipal Heritage Register under Part IV Section 27. Generally, an *OHA* designation applies to real property rather than individual structures.¹⁹ On 1 January 2023 amendments to the *OHA* required a *Listed* property to meet at least one of the criteria from *O. Reg. 9/06* before the property can be included on the Municipal Heritage Register. To be eligible for Designation under Part IV Section 29 of the *OHA*, a property is required to meet at least two of the nine criteria from *O. Reg. 9/06*.

The 2023 amendments to the *OHA* require a municipality to Designate the property under Section 29 Part IV of the *OHA* or remove it from the Municipal Heritage Register within a period of two years of *Listing*. Similarly, properties *Listed* on the Municipal Heritage Register before 1 January 2023 must be *Designated* before 1 January 2027 or else they will be automatically removed from the register for a period of at least five years.

Under Section 27(3), a property owner must not demolish or remove a building or structure from a property listed on a municipal heritage register unless they give Council at least 60

¹⁷ Ministry of Municipal Affairs and Housing, “Provincial Planning Statement, 2024,” 28.

¹⁸ Province of Ontario, “Ontario Heritage Act, R.S.O. 1990, c. O.18.,” last modified 3 November 2025, accessed 13 May 2026, <https://www.ontario.ca/laws/statute/90o18>.

¹⁹ Province of Ontario, “Ontario Heritage Act, R.S.O. 1990, c. O.18.”

days' notice in writing. Under Section 27(5), Council may require plans and other information to be submitted with this notice, which may include a CHIA. Owners of properties that are removed from the Municipal Heritage Register will no longer be required to provide 60 days notice in writing of their intention to demolish the building(s). A normal building/demolition permit process will apply.

3.1.4 OAK RIDGES MORAINÉ CONSERVATION PLAN (2017)

The *Oak Ridges Moraine Conservation Plan (ORMCP)* was first introduced in 2001 under the *Oak Ridges Moraine Act, 2001* and most recently updated May 2017. The purpose of the *ORMCP* is to:

...provide land use and resource management planning direction to provincial ministers, ministries, and agencies, municipalities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions.²⁰

The Property is in land designated as 'Countryside Area' with sections of 'Natural Linkage Area'. As prescribed in Policy 12. (2). (a.1), conserving cultural heritage resources is among the intents of the 'Countryside Area' designation.²¹ Portions of the Properties are within the Toronto and Region Conservation Authority's (TRCA) 2025 Regulated Area under *Ontario Regulation 166/06*; therefore, permits are required prior to any site development or site alteration.

3.2 LOCAL POLICY CONTEXT

3.2.1 YORK REGION OFFICIAL PLAN (2022)

The *2022 York Region Official Plan (ROP)* was adopted by Regional Council in June 2022 and was approved by the Minister of Municipal Affairs and Housing in November 2022. It was most recently updated in February 2024 based on changes from Provincial Bill 150. The *ROP* serves to outline a vision for York Region and provides guiding policies for lower tier municipalities under its jurisdiction to 2051.

Section 2.4 of the *ROP* contains policies for cultural heritage, and it establishes the objective:

To recognize, conserve and promote cultural heritage resources, cultural landscapes and built heritage of York Region and preserve their value and benefit

²⁰ Province of Ontario, "Oak Ridges Moraine Conservation Plan," last modified 2017, accessed 13 May 2026, <https://files.ontario.ca/oak-ridges-moraine-conservation-plan-2017.pdf>.

²¹ Province of Ontario, "Oak Ridges Moraine Conservation Plan."

to the community for present and future residents.²²

Nineteen policies for cultural heritage and archaeology are defined in Section 2.4 that delegate and prescribe actions that are to be taken by the inclusive lower tier municipalities. The *ROP* does not include specific policies which outline how to identify, evaluate, or conserve cultural heritage resources. Policies relevant to the Properties include:

- 2.4.1 That cultural heritage resources shall be conserved to foster a sense of place and benefit communities.
- 2.4.2 To promote well-designed built form and cultural heritage planning, and to conserve features that help define character, including built heritage resources and cultural heritage landscapes.
- 2.4.12 To recognize and celebrate the rich cultural heritage of York Region's ethnic and cultural groups.²³

3.2.2 TOWN OF WHITCHURCH-STOUFFVILLE OFFICIAL PLAN (2025)

The *Town of Whitchurch-Stouffville Official Plan (OP)* was approved by Council and the Minister of Municipal Affairs and Housing on 25 September 2025. The *OP* provides a long-term set of visions, goals, and direction for the municipality to help appropriately address changes resulting from anticipated growth to 2051.²⁴

Section 3.7 is dedicated to cultural heritage resources. Policy 3.7.3.1 e. is directly applicable to this report and states:

The Town will...[r]equire a Cultural Heritage Impact Assessment as part of any demolition permit application or other significant inappropriate alterations for a heritage resource identified on the Municipal Heritage Register.²⁵

See Appendix D for a more comprehensive list of applicable policies.

²² Regional Municipality of York, "2022 York Region Official Plan," last modified June 2024, accessed 13 May 2026, <https://www.york.ca/york-region/regional-official-plan>.

²³ Regional Municipality of York, "2022 York Region Official Plan," 30-32.

²⁴ Town of Whitchurch-Stouffville, "Official Plan," 3.

²⁵ Town of Whitchurch-Stouffville, "Official Plan," 167.

4 HISTORIC CONTEXT

4.1 PRE-CONTACT HISTORY

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-European contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo, Archaic, and Woodland.

Southern Ontario became open to settlement following the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until approximately 12,000 B.P. The earliest human occupation of Southern Ontario dates to 11,000 B.P. During this archaeological period, known as the Paleo period (9500 – 8000 BCE), the climate was similar to the modern sub-arctic, and vegetation was dominated by spruce and pine forests. The initial occupants of the province - distinctive in the archaeological record for their stone tool assemblage - were nomadic big game hunters (i.e., caribou, mastodon, and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.²⁶

During the Archaic period (8000 – 1000 BCE), the occupants of Southern Ontario continued to be migratory by nature but lived in larger groups and occupied and travelled in smaller territories – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies.²⁷

The Woodland period in Southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000 – 400 BCE), Middle Woodland (400 BCE – CE 500), and Late Woodland (500 – 1650 CE). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks. The Late Woodland period is marked by the establishment of larger village sites - sometimes containing dozens of longhouses - and fortified with palisade walls. Agriculture increased during this period as did regional warfare.²⁸

²⁶ C. Ellis and D.B. Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990).

²⁷ Toronto Region Conservation Authority, “Chapter 3: First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001).; G. Watson, “Prehistoric Peoples of the Rideau Waterway,” in *Archaeological Historical Symposium: October 2-3, 1982, Rideau Ferry, Ontario*, edited by F.C.L. Wyght (Lombardy, Ontario), 24–55.

²⁸ L. Jackson, “Dawson Creek: An Early Woodland Site in South-Central Ontario,” *Ontario Archaeology*

4.2 SEVENTEENTH- AND EIGHTEENTH-CENTURY CONTEXT

At the beginning of the 17th century, permanent European settlements were established in northeastern North America. These settlements resulted in dramatic changes in the Indigenous populations, who were influenced by trade, warfare, and disease. The Huron Wendat – who had occupied areas around Lake Simcoe and along the south end of Georgian Bay by the mid-17th century - were dispersed by the Iroquois from south of Lake Ontario. The Attawandaron (Neutral) at the west end of Lake Ontario were similarly displaced by 1650 and the St. Lawrence Iroquois had completely disappeared by the time of Samuel de Champlain's arrival to the region at the beginning of the 17th century.

Champlain documented his numerous interactions with Indigenous peoples in the Ottawa Valley during visits in 1613 and 1615. At the time, an extensive, complex network of trade existed with various culturally distinct peoples around the Ottawa Valley.²⁹ Early European documentation revealed three Algonquin cultural groups within the Ottawa Valley region: the Matouweskarini, Onontchataronon, and the Weskarini.³⁰

European activity in Southern Ontario during the 17th century was principally limited to fur trade. Fort Frontenac was located at the confluence of Lake Ontario and the St. Lawrence River in present day Kingston. By this time, the Iroquois had established seven villages along the north of Lake Ontario including Ganarakas at the present-day site of Port Hope.³¹ In the Niagara Peninsula, the Attawandaron were initially succeeded by the Seneca, who controlled the Niagara River. Early in the 18th century, these were abandoned as the Ojibway successfully pushed south from Georgian Bay occupying all Southern Ontario.³²

Following the defeat of the French in the Seven Years War, the British issued a Royal Proclamation in 1763 to administer the territories that had been won including Canada. The Proclamation established boundaries for the “Province of Quebec” along the St. John River in Labrador, a line from the head of the St. John River to Lake Nipissing, a line from Lake Nipissing to Lake St. Francis on the St. Lawrence River and along the northern side of the

33: 12–32.; L.R.B. Parker, “The Fitzgerald Site: A Non-Meadowood Early Woodland Site in Southwestern Ontario,” *Canadian Journal of Archaeology* 21(2): 121–148.; Toronto Region Conservation Authority, “Chapter 3: First Nations.”

²⁹ Jean-Luc Pilon, “Ancient History of the Lower Ottawa Valley,” in *Ottawa River: A Background Study for Nomination of the Ottawa River Under the Canadian Heritage River System*, accessed 14 May 2026, <https://ottawariver.org/pdf/04-ch2-2.pdf>, 16-20.

³⁰ J. V Wright and C. E Heidenreich, “Population and Subsistence: Plate 18, Vol. 1,” in *Historical Atlas of Canada: From the Beginning to 1800*, edited by R. Cole Harris (University of Toronto Press, 1987).

³¹ Nick Adams, “Iroquois Settlement at Fort Frontenac in the Seventeenth and Early Eighteenth Centuries,” *Ontario Archaeology* 46 (1986): 5-20.

³² Peter S. Schmalz, *The Ojibway and Southern Ontario* (Simcoe City Council, 1987).

Appalachian Mountains as the boundary between the Indigenous and Colonial lands and in doing so recognized the rights of Indigenous populations to their lands.³³ The Royal Proclamation was the basis upon which lands were ceded to the Crown for compensation through treaties and/or land acquisitions. In 1774 the British boundaries were extended by the Quebec Act to include the Great Lakes basin and lands in the Mississippi River valley. In Eastern Ontario, a succession of often vague agreements were made beginning with the Crawford purchases of 1783; the Gunshot Treaty (1783-87) and provisional surrender of land claims from the Mississauga that included much of Renfrew, Carleton, Lanark, Frontenac and Lennox and Addington counties in 1819³⁴; and the “Simcoe Deed” Lieutenant Governor John Graves Simcoe signed in 1792 with Mohawk families displaced by the American Revolution.

In 1788, the administration of the colony divided what would become southern and eastern Ontario into four political districts: Lunenburg, Mecklenburg, Nassau, and Hesse. The districts were renamed the Eastern, Midland, Home, and Western Districts, respectively, in 1792 when the Province of Upper Canada was formed.³⁵ The Town of Whitchurch-Stouffville is in part of what was the Nassau or Home District.

4.3 INDIGENOUS CONTEXT

4.3.1 WILLIAMS TREATIES FIRST NATIONS

The Williams Treaties First Nations include the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog First Nation, the Chippewas of Beausoleil First Nation, Georgina Island First Nation, and Rama First Nation.³⁶ The Mississaugas of Scugog Island First Nation are the closest to the Town of Whitchurch-Stouffville and the Properties.

The Williams Treaties were entered into by representatives of the Crown, and seven Anishinaabe Nations in 1923 in an effort to resolve land claim disputes caused by the Johnson-Butler Treaty, which had no strict boundaries. The Treaties encompassed 52,000 km² of land in Southern Ontario, including York Region.³⁷ Unforeseen problems included that they

³³ Colin G. Calloway, *The Indian World of George Washington: The First President, The First Americans, and the Birth of a Nation* (Oxford University Press, 2018).

³⁴ *Heritage Atlas of Hastings County*, edited by Orland French (County of Hastings, 2006).

³⁵ Archives of Ontario, “The Changing Shape of Ontario, Early Districts and Counties 1788-1899,” *Province of Ontario*, accessed 14 May 2026, <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

³⁶ Williams Treaties First Nations, “About the Williams Treaties First Nations,” last modified 2017, accessed 20 May 2026, <https://williamstreatiesfirstnations.ca/about/>.

³⁷ Sarah Isabel Wallace, “Williams Treaties,” *The Canadian Encyclopedia*, last modified 24 June 2020, accessed 20 May 2026, <https://thecanadianencyclopedia.ca/en/article/williams-treaties>.

overlapped with earlier treaties, including Treaty 20 (Rice Lake Purchase), and omitted hunting and fishing rights that were covered in earlier treaties.³⁸

In 1992 the Williams Treaties First Nations started litigation for fair compensation. Negotiations with the federal and provincial governments did not begin until 2017, but, ultimately, the 2018 Williams Treaties settlement agreement resulted in:

- The recognition of pre-existing treaty harvesting rights for First Nations members in certain treaty areas;
- Federal and provincial apologies including the following quote from the Honourable Carolyn Bennett, Minister of Crown-Indigenous Relations (17 Nov 2018): "...Ninety-five years ago, your ancestors signed treaties with the Crown that became known as the Williams Treaties. The Crown only entered into these treaties after decades of request by First Nation leaders and community members to address the matter of settlers encroaching on your traditional lands. The Williams Treaties of 1923 were intended to resolve your longstanding claims. Instead, the conclusion of these treaties created continuing injustices – insufficient compensation, inadequate reserve lands, and the inability to freely exercise harvesting rights..."
- Financial compensation; \$666 million from Canada and \$444 million from Ontario;
- Additional reserve lands; each First Nation can acquire and apply to add up to 11,000 acres to their reserve land base.³⁹

4.3.2 HISTORY OF THE NATION WENDAT

The following is an official background release from the Nation Wendat sent via email:

As an ancient people, traditionally, the Wendat, a great Iroquoian civilization of

³⁸ Robert J. Surtees, *Treaty Research Report: The Williams Treaties* (Indian and Northern Affairs Canada, 1986), accessed 20 May 2026, <https://www.rcaanc-cirnac.gc.ca/eng/1100100029000/1564415701529>.

³⁹ Government of Canada, "Canada and Ontario advance reconciliation with historic apologies to the seven Williams Treaties First Nations communities," *Crown-Indigenous Relations and Northern Affairs Canada*, last modified 17 November 2018, accessed 20 May 2026, <https://www.canada.ca/en/crown-indigenous-relations-northern-affairs/news/2018/11/canada-and-ontario-advance-reconciliation-with-historic-apologies-to-the-seven-williams-treaties-first-nations-communities.html>.; Government of Canada, "Statement of Apology for the Impacts of the 1923 Williams Treaties," *Crown-Indigenous Relations and Northern Affairs Canada*, last modified 16 November 2018, accessed 20 May 2026, <https://www.rcaanc-cirnac.gc.ca/eng/1542393580430/1542393607484>.; Government of Canada, "Williams Treaties First Nations Settlement Agreement," *Crown-Indigenous Relations and Northern Affairs Canada*, last modified 16 November 2018, accessed 20 May 2026, <https://www.rcaanc-cirnac.gc.ca/eng/1542370282768/1542370308434>.

farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy, represented several thousand individuals. They lived in a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes. Huronia, included in Wendake Yehen', represents a part of the ancestral territory of the Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the South and Île Perrot in the East to around Owen Sound in the West. This territory is today marked by several hundred archaeological sites, listed to date, testifying to this strong occupation of the territory by the Nation. It is an invaluable heritage for the Wendat Nation, and the largest archaeological heritage related to a First Nation in Canada.

According to our own traditions and customs, the Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.

Today, the population of the Wendat Nation is composed of more than 5,500 members distributed on-reserve and off-reserve.

The Council of the Wendat Nation (CWN) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Akiawenhrahk River (Saint Charles River). There is only one Wendat community, whose ancestral territory is called the Onyionhwentsiio, which translates to "our beautiful land" in the Wendat language. The Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake Yehen'.

4.4 SURVEY AND EARLY EURO-CANADIAN SETTLEMENT

4.4.1 REGIONAL MUNICIPALITY OF YORK AND MARKHAM TOWNSHIP

Following the American Revolution, United Empire Loyalists moved to other British colonies and, in the 1780s, the colonial government began to open and encourage settlement in what would become Ontario. Settlers were granted 200 acres. In exchange, the settler had to clear five acres of land, construct a residential building, and construct a road across the front of the lot.⁴⁰

⁴⁰ G. Elmore Reaman, *A History of Vaughan Township* (University of Toronto Press, 1971), accessed 13 May 2026, <https://digitalcollections.ucalgary.ca/archive/A-history-of-Vaughan-Township-2R3BF1FJJ8F6.html>.

In 1792, Lieutenant-Governor Simcoe divided Upper Canada into 19 counties. The County of York was created as part of the Home District on 16 July 1792. York served as a territorial unit and electoral division and had its own militia.⁴¹ The portion of the County containing Markham Township was surveyed from 1793 to 1794 by Surveyor Abram Tredell.⁴² The original survey laid out the area in ten concessions running north-south from Yonge Street to Pickering Town Line. The lots are numbered south to north from 1 to 35 except for Concession 1 which numbers from 26 to 60.⁴³ The Township was named after Archbishop William Markham of York, who was a good friend of Lieutenant-Governor Simcoe.⁴⁴

First European settlement in Markham began in 1794 with the arrival of sixty-four German families lead by German land speculator William Moll Berczy.⁴⁵ Berczy negotiated with Lieutenant-Governor Simcoe for 64,000 acres (as the German Company) of the Township to be settled by the immigrants. Approximately two-thirds of these immigrants remained after the first few years.⁴⁶ Markham Township's other early settlers were French *émigrés* and Pennsylvania Dutch. The former included a group of approximately thirty aristocrats who had fled the French Revolution under an initiative from the Comté de Puisaye. In 1798, the *émigrés* had settled on lots fronting Yonge Street in Markham Township but, by 1815, all of the *émigrés* had returned to France — with the exception of Laurent Quetton St. George, who prospered through trade connections with local First Nations and other settlers.⁴⁷ The German or German-speaking Swiss known as the 'Pennsylvania Dutch' (a derivation of Dötsch or Deutsch) had come to America in the late seventeenth century and began migrating to Upper Canada at the end of the eighteenth century. Most settled in the eastern half of Markham Township and were Mennonites with communal, self-sufficient communities.⁴⁸ By 1809, Markham Township was the most populous of all the municipalities in the Home District with 1,111 inhabitants.⁴⁹

⁴¹ John Mitchell, *The Settlement of York County* (Municipal Corporation of the County of York, 1952), accessed 13 May 2026, <https://archive.org/details/settlementofyork0000unse>.

⁴² Main Street Markham Village, "The History of Main Street Markham," *Main Street Markham*, last modified 2026, accessed 14 May 2026, <https://www.mainstreetmarkham.com/history>.

⁴³ Reaman, *A History of Vaughan Township*.

⁴⁴ Alan Rayburn, *Place Names of Ontario* (University of Toronto Press, 1997), accessed 13 May 2026, <https://archive.org/details/placenamesofonta0000rayb>.

⁴⁵ City of Markham, "Markham History," last modified 2026, accessed 14 May 2026, <https://www.markham.ca/about-city-markham/markham-heritage/markham-history>.

⁴⁶ City of Markham, "Markham History."

⁴⁷ Markham Historical Society, *Markham, 1793-1900*, edited by Isabel Champion (Markham Historical Society, 1979), accessed 13 May 2026, <https://archive.org/details/markham179319000000comm>, 26.

⁴⁸ Markham Historical Society, *Markham, 1793-1900*, 27.

⁴⁹ Markham Township Historical Committee, *Historical Sketch of Markham Township, 1793-1950* (Markham Township Historical Committee, 1950), accessed 13 May 2026, <https://catalog.lib.uchicago.edu/vufind/Record/3185788>, 16.

Prior to 1849, there was no governing body for townships until the passage of the *Baldwin Act*, which laid out basic municipal governance policies for Townships.⁵⁰ The County of York became a municipal body with elected council and 80,000 inhabitants by 1850.⁵¹

The Toronto and Nipissing Railway Company completed its Scarborough-Uxbridge line in 1871 with stations at Markham and Unionville. Markham was incorporated as a village in 1873 with a population of 954.⁵² The population of Markham village was 1,110 by 1891.⁵³

As Toronto grew into an industrial hub in the twentieth century, Markham Township's milling role began to diminish.⁵⁴ The Township grew rapidly following the Second World War as immigrants moved to the area and it developed as both a residential and commercial centre to nearby Toronto.⁵⁵ When the Regional Municipality of York was established in 1971, a portion of the former Township of Markham - including the Properties - was incorporated into the Town of Whitchurch-Stouffville.⁵⁶ The opening of Highway 404 in the mid-1970s further accelerated the urban development of the Town.⁵⁷

4.4.2 TOWN OF WHITCHURCH-STOUFFVILLE

John Stegman laid out the plan for the Township of Whitchurch around 1800, shortly after the arrival of the first Euro-Canadian settlers.⁵⁸ One of the earliest settlers was Peter Brillinger, who in 1802 built the first sawmills in Whitchurch Township.⁵⁹ Following in Brillinger's steps, Abraham Stouffer settled in 1817 and built the first mill in Stouffville.⁶⁰

As in the case of many early land concessions by the Crown, one-seventh was set aside for clergy reserves and an equal part for Crown reserves.⁶¹ Early settlers came from a number of backgrounds, but the most cohesive early group were Quakers. Among one of the most prominent Quakers was Timothy Rogers. Rogers was offered a significant portion of land in

⁵⁰ City of Vaughan, "Vaughan's Municipal Government," last modified 2026, accessed 14 May 2026, <https://archive.org/details/smithscanadianga00smit/page/n9/mode/2up>.

⁵¹ Mitchell, *The Settlement of York County*.

⁵² Main Street Markham, "History of Main Street Markham."

⁵³ Main Street Markham, "History of Main Street Markham."

⁵⁴ City of Markham, "Markham History."

⁵⁵ City of Markham, "Markham History."

⁵⁶ City of Markham, "Markham History."

⁵⁷ City of Markham, "Markham History."

⁵⁸ Miles and Company, *Illustrated Historical Atlas of the County of York* (Miles and Company, 1878), accessed 20 May 2026, https://archive.org/details/McGillLibrary-rbcs-county-atlas-maps-york_elfG1148Y6M51878-22665/page/n16/mode/1up, XV.

⁵⁹ The Whitchurch History Book Committee, *Whitchurch Township* (Boston Mills Press, 1993), accessed 20 May 2026, <https://archive.org/details/whitchurchtownsh0000unse/page/n5/mode/2up>, 20.

⁶⁰ The Whitchurch History Book Committee, *Whitchurch Township*, 34.

⁶¹ The Whitchurch History Book Committee, *Whitchurch Township*, 34.

Whitchurch and helped develop the town.⁶² Others included the Hessians and Mennonites, who settled in the southeast, especially in Stouffville.⁶³ The first patents for land in the latter eighteenth century in Whitchurch Township began in 1796. As with many other locations throughout Ontario, much of the land in the early 19th century went unsettled after being allocated to United Empire Loyalists, who would often hold onto their grants and sell them at a significant markup.

Settlement was shaped by the region's physiography, including the predominant Oak Ridges Moraine and tributaries of the East Holland River, which ensured moist and very fertile land for agricultural practices.⁶⁴ Early on, a number of hamlets developed in the area around key roadway intersections or streams/rivers that offered the potential for mill power. Some of these include Vandorf, Bogarttown, Ballantrae, Pine Orchard, Bloomington, Gormley, and Bethesda.⁶⁵ A large number of early hamlets found it difficult to prosper due to poor transportation infrastructure.⁶⁶ Nevertheless, settlement in Whitchurch quickly picked up pace, and by 1842, the population was 3,836 according to Smith's *Canadian Gazetteer*. Smith described Whitchurch Township in the mid-nineteenth century as an "...old settled township that had fine...well cultivated... beautifully situated farms with excellent orchards attached...".⁶⁷ At the time, the Township had four grist and thirteen saw mills.⁶⁸ Indeed, the major centres (Aurora, Newmarket, and Stouffville) of the Township grew large enough to incorporate and were administratively separate.⁶⁹

A major supplemental income to agricultural practices in Whitchurch Township, like much of the Province, was the timber industry. Much of it served the growth of American cities, especially after the restrictions on Crown Land lumber was lifted. Together, these practices meant that the Township went from 35% wooded in 1850 to 7% in 1910 (regenerating by the 1990s to 22%).⁷⁰ Lumber harvesting practices also worked to shape social life of many residents in Whitchurch Township. Comparatively speaking, the Township received its first major rails quite early with the Ontario, Simcoe, and Huron Railway (later the Northern) arriving in Aurora in 1853 and even received its own localized rail in 1877 in the form of the

⁶² The Whitchurch History Book Committee, *Whitchurch Township*, 34.

⁶³ The Whitchurch History Book Committee, *Whitchurch Township*, 34.

⁶⁴ Archaeoworks Inc, *Stage 2 AA for the Detail design of St. John's Sideroad from Leslie Street to Highway 404, Town of Aurora, Regional Municipality of York, Ontario* (Archaeoworks, 2016), 7.

⁶⁵ The Whitchurch History Book Committee, *Whitchurch Township*, 16.

⁶⁶ The Whitchurch History Book Committee, *Whitchurch Township*, 17.

⁶⁷ William H. Smith, *Smith's Canadian Gazetteer* (H & W Rowsell, 1846), accessed 20 May 2026, <https://archive.org/details/smithscanadianga00smit/page/n9/mode/2up>, 219.

⁶⁸ Smith, *Smith's Canadian Gazetteer*, 219.

⁶⁹ The Whitchurch History Book Committee, *Whitchurch Township*, 17.

⁷⁰ The Whitchurch History Book Committee, *Whitchurch Township*, 21-22.

Lake Simcoe Junction, which began in Stouffville.⁷¹ These rails relied on the lumber industry, and as they became more common, they affected the topography and interconnectedness of Whitchurch Township in the late nineteenth and early twentieth centuries.

4.4.3 THE HAMLET OF GORMLEY

The Hamlet of Gormley was named after the region's first postmaster, James Gormley, and was established at the intersection of Woodbine Avenue and Stouffville Sideroad in 1854.⁷² The first residents of Gormley consisted of Pennsylvania German immigrants who settled in Whitchurch-Stouffville primarily as farmers. As the Township expanded, the Hamlet of Gormley soon had several mills - including planing and grist - as well as blacksmiths and weavers.⁷³ Residences were concentrated around the main intersection of the hamlet. Gormley was most known for its Mennonite population with the first church constructed in 1873.⁷⁴ Many residents who moved to Gormley at the turn of the century were heavily involved with the church.

The James Bay Railway reached Gormley in 1905, and subsequent expansions of the line turned Gormley into a bustling industrial district.⁷⁵ The dairy industry was the most profitable at the time as farmers loaded train cars with milk and other dairy products to be sold in Toronto.⁷⁶ The Second World War and the advent of motor cars led to the slow decline of the industries in Gormley as trucks replaced railway transportation. The construction of Highway 404 divided 'New Gormley' and 'Old Gormley' on the west and east side respectively.⁷⁷ New Gormley joined the Township of Richmond Hill while Old Gormley remains in the Town of Whitchurch-Stouffville. The Properties are located in Old Gormley.

4.5 PROPERTY HISTORY

4.5.1 LAND OWNERSHIP

The Properties are located on Lot 3 Concession 3 in the historic Township of Whitchurch, in the Regional Municipality of York, Ontario. Table 1 tracks mutual land ownership in the 19th century while Table 2 and Table 3 outline land ownership of each of the Properties at 12612 and 12586 Woodbine Avenue.

⁷¹ The Whitchurch History Book Committee, *Whitchurch Township*, 23.

⁷² Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study* (Richmond Hill, 2006), accessed 21 May 2026, <https://www.richmondhill.ca/en/shared-content/resources/documents/Gormley-HCD-Study.pdf>, 11.

⁷³ Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study*, 11.

⁷⁴ Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study*, 11-12.

⁷⁵ Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study*, 12.

⁷⁶ Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study*, 12.

⁷⁷ Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study*, 15.

4.5.1.1 LOT 3 CONCESSION 3, WHITCHURCH TOWNSHIP

Table 1. Land Registry Abstract Index, Lot 3 Concession 3, Whitchurch Township⁷⁸

Instr. Date	Reg. Date	Instr. & No.	Grantor (From)	Grantee (To)	Notes
10 June 1801	-	Patent	Crown	John Stegman	All 200 acres
17 Mar 1828	17 Mar 1828	B&S 6252	David Stegman	John Burkholder	All 200 acres, £162.10s
10 Sep 1832	13 Mar 1834	B&S 10583	John Burkholder	Michael Aby (or Eby), et ux	100 acres, E ½, £150 ⁷⁹
29 Dec 1834	28 Jun 1836	B&S 13076	Michael Aby (or Eby), et ux	George Brillinger	100 acres, E ½, £225.
30 Sep 1874	6 Oct 1874	B&S 1543	George Brillinger	William Lemon	100 acres, E ½, \$5,500
30 Sep 1874	6 Oct 1874	Lease 1545	William Lemon	George Brillinger	5 acres (lease for life)
1 Dec 1884	2 Dec 1884	B&S 4047	William Lemon	Abraham Heise	100 acres, E ½, \$5,800
24 May 1906	14 Feb 1911	B&S 9813	Abraham Heise	Fanny Baker	1 acre, SE corner, \$400
27 Mar 1911	8 Apr 1911	B&S 9875	Abraham Heise	Alfred Brillinger	99 acres, E ½, less 1 acre at SE corner, \$6,500
22 Mar 1921	29 Mar 1921	B&S 12606	Alfred Brillinger	Albert Johnson	99 acres, E ½, less as in 9813, \$10,500
3 Apr 1925	19 May 1925	Grant 13887	Albert Johnson	James S. Hamilton	99 acres, E ½, less as in 9813, \$500
14 Dec 1936	6 Jan 1937	Grant 16989	Executors of James S. Hamilton	John E. Hicks	99 acres, E ½, less 1 acre as in 9813, \$8,000

⁷⁸ Land Registry Ontario [LRO], "York Region (65), Whitchurch; Stouffville; Richmond Hill; Aurora, Book 235: Concession 3; Lot 1 to 16," *Onland*, accessed 14 May 2026, <https://www.onland.ca/ui/65/books/72150/viewer/831232042?page=64>.

⁷⁹ In 1832, the 200-acre lot was split into east and west halves and sold independently. The west half was sold to Christian Hoover; however, the east half is the portion that contains the Properties. Only the transactions for the eastern portion are contained in the table after this point.

Instr. Date	Reg. Date	Instr. & No.	Grantor (From)	Grantee (To)	Notes
3 Apr 1946	15 Dec 1960	Grant 45238A	John E. Hicks	Meredith P. Ash	99 acres, E ½, less 1 acre as in 9813, \$8,000
18 Jul 1968	4 Sep 1968	Grant 54180B	Meredith P. Ash	George Knowles	(Now 12672 Woodbine Avenue) 43.523 acres, +/- pt. lot 587.66 ft on Dep. Plan 61696A, to uses, \$54,000
16 Sep 1968	25 Sep 1968	Grant 54132B	George Knowles	Henry Nauta, James Nauta, and Marjorie Hood	(Now 12672 Woodbine Avenue) 43.523 acres, +/- pt. lot 587.66 ft on Dep. Plan 61696A, to uses, \$2

4.5.1.2 12612 WOODBINE AVENUE

Table 2. Land Registry Abstract Index, 12612 Woodbine Avenue⁸⁰

Instr. Date	Reg. Date	Instr. & No.	Grantor (From)	Grantee (To)	Notes
24 Mar 1971	13 Apr 1971	Grant 103215	Meredith Ash	Cornelius Jeges and Fredericka Jeges	Pt lot 370.55 +/- on W limit, etc., \$46,250
10 Oct 1973	1 Nov 1973	Grant 148323	Cornelius Jeges and Fredericka Jeges	Phisteen-O-Nine Corporation Limited	-
27 Dec 1973	31 Dec 1973	Grant 151335	Phisteen-O- Nine Corporation Limited	Zakaria El Samna	-
10 June 2002	-	Transfer YR156201	Zakaria El Samna	1339685 Ontario Inc.	-
28 Nov 2025	-	Transfer YR3869626	1339685 Ontario Inc.	12612 Woodbine (KD) Corp.	-

⁸⁰ LRO, "York Region (65), Whitchurch; Stouffville; Richmond Hill; Aurora, Book 235: Concession 3; Lot 1 to 16."

Based on the land registry records, the house and barn were constructed sometime between 1834 and 1874 when George Brillinger owned the lot. The 100-acre lot sold to George Brillinger in 1834 for £225 then to William Lemon for \$5,500 in 1874. The first depiction of the house in the historic mapping is in 1878 (see Section 4.5.2). Tax assessment records from 1851 to 1860 further narrow the construction window to between 1834 and 1851. In 1851, the property was valued at £700. It jumped to £750 in 1857, then \$2,800 in 1858 and throughout the 1860s. The currency changeover between British pounds and Canadian dollars at this time was 1 pound equates to 4 dollars.⁸¹

A historic photograph of the house before the front addition was added indicates a vernacular interpretation of the Georgian architectural style. The house once had a central main entrance with an enclosed porch that was flanked by six-over-one sash windows. Even at the time of this photograph, a small vestibule addition was present (Photo 1).



Photo 1. Photograph of the house at 12612 Woodbine Avenue before the front addition⁸²

⁸¹ Township of Whitchurch, "Collectors Roll for the Township of Whitchurch," last modified 1851, accessed 22 May 2026, Line 261.; Township of Whitchurch, "Collectors Roll for the Township of Whitchurch," last modified 1857, accessed 22 May 2026, Page 18, Line 376.; Township of Whitchurch, "Collectors Roll for the Township of Whitchurch," last modified 1858, accessed 22 May 2026, Page 8, Line 240.

⁸² Town of Whitchurch-Stouffville, "12612 Woodbine Avenue," *Heritage Property Locator*, last updated 28 January 2026, accessed 1 June 2026, <https://experience.arcgis.com/experience/1fe7fe33deac4e84987bd04e6d1b662d>.

4.5.1.3 12586 WOODBINE AVENUE

Table 3. Land Registry Abstract Index, 12586 Woodbine Avenue⁸³

Instr. Date	Reg. Date	Instr. & No.	Grantor (From)	Grantee (To)	Notes
6 Feb 1974	6 Feb 1974	Grant 153612	Meredith Ash	Meredith Ash and Mildred Ash	Pt. lot commencing 34.36 W from 3E x N 198.67' x W 11', \$2
5 Dec 2003	-	Transfer YR400237	Meredith Ash and Mildred Ash	Speros Mamais	-
30 Aug 2013	-	Transfer YR2027323	Speros Mamais	Dorothy F. Hewson and Klaas H. Beuving	-
28 Nov 2025	-	Transfer YR3869806	Dorothy F. Hewson	Tonggan Lin	-

4.5.2 MID-19TH CENTURY TO PRESENT-DAY MAPPING AND IMAGERY

Table 4 and Table 5 follow changes on the Properties and the surrounding area over time based on historic maps, topographic maps, and aerial photographs.

While historic maps can provide a great deal of information about the history of land use on a property, there are limitations. Not all features of interest were surveyed to the same degree of accuracy or were included on the maps. Furthermore, subscribers to historical atlases were given preference in terms of the degree of detail included for their property.

Table 4. Overview of 19th Century Mapping of the Properties

1802 (Figure 3)	1860 (Figure 3)	1878 (Figure 3)
John Stegman is listed for the entire lot.	George Brillinger is listed for the east half of the lot. A tannery is also listed for this half of the lot.	William Lemon is listed for the east half of the lot. A building with trees and an access path is depicted on the east side of the property and roughly central. The southeast corner of this half of the lot lists someone else and has a building of its own.

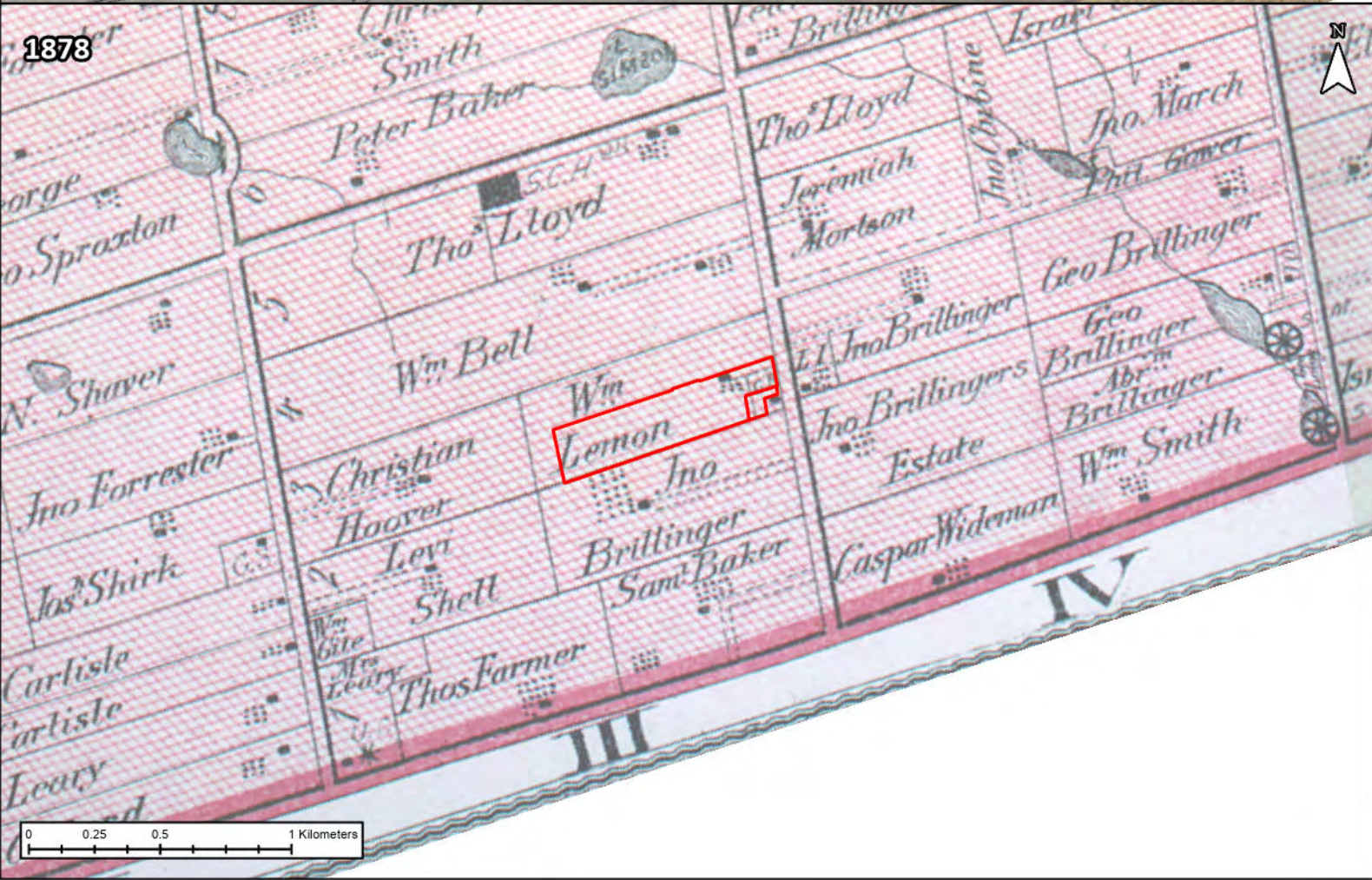
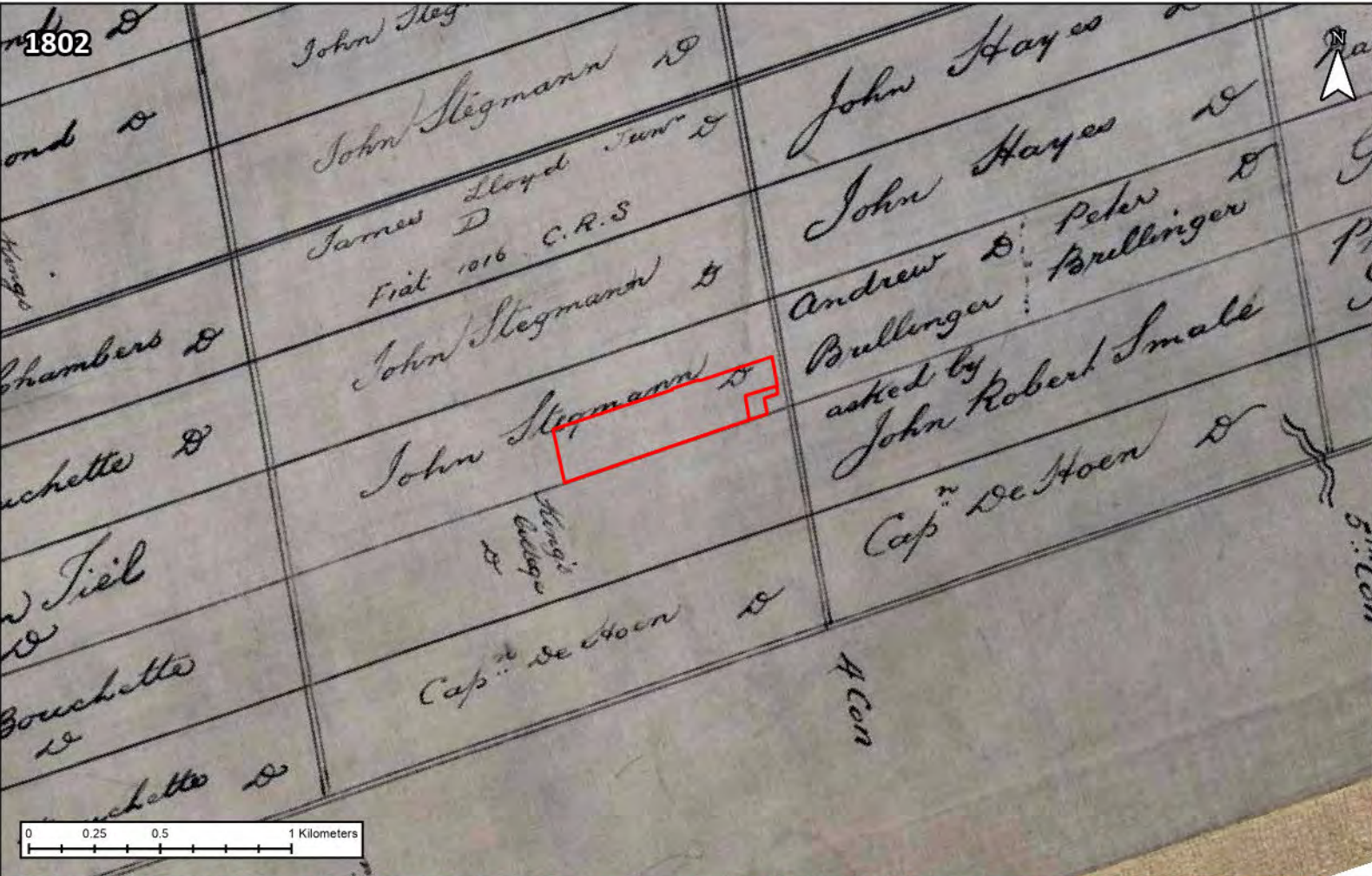
⁸³ LRO, "York Region (65), Whitchurch; Stouffville; Richmond Hill; Aurora, Book 235: Concession 3; Lot 1 to 16."

Table 5. Overview of 20th Century Mapping and Imagery of the Properties

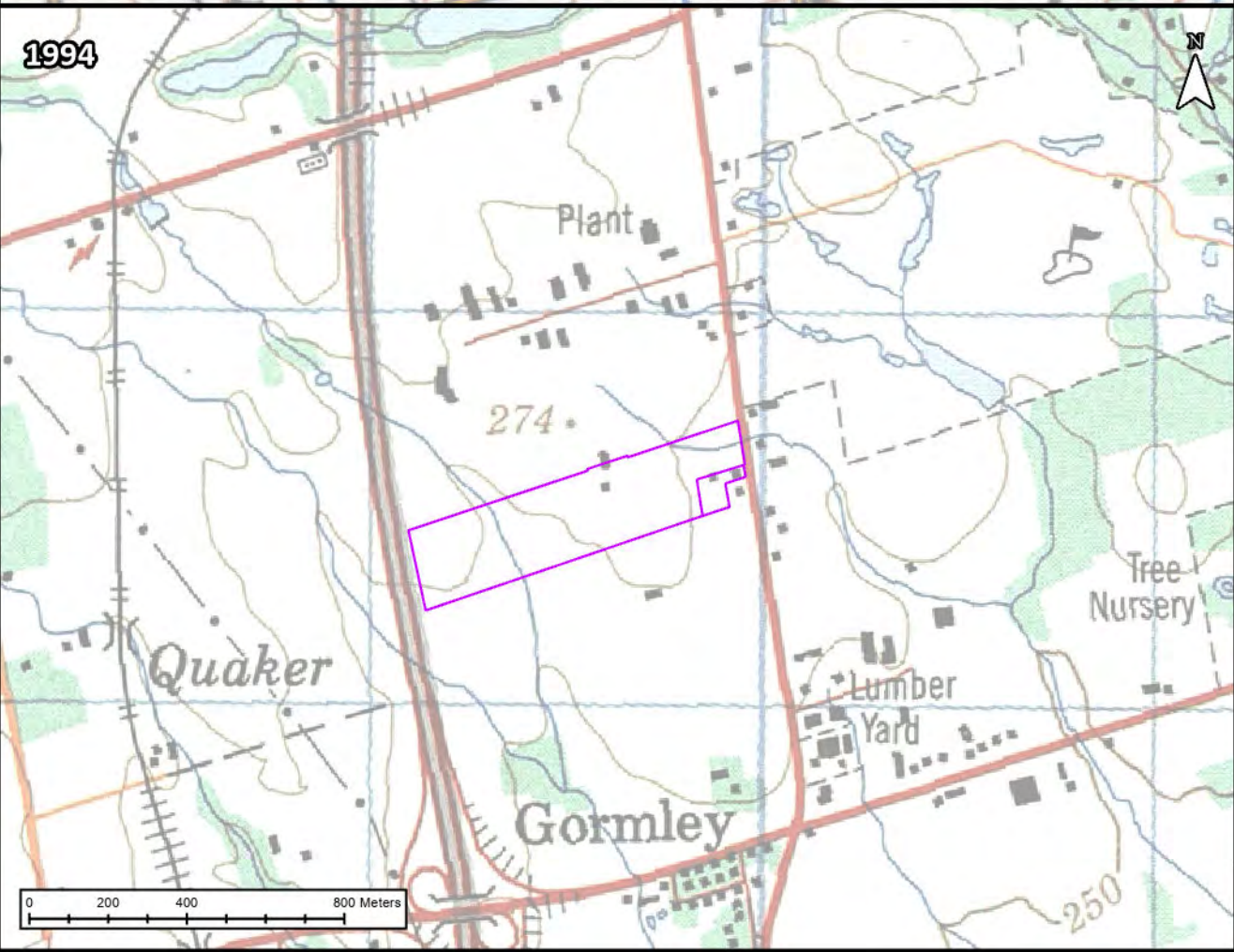
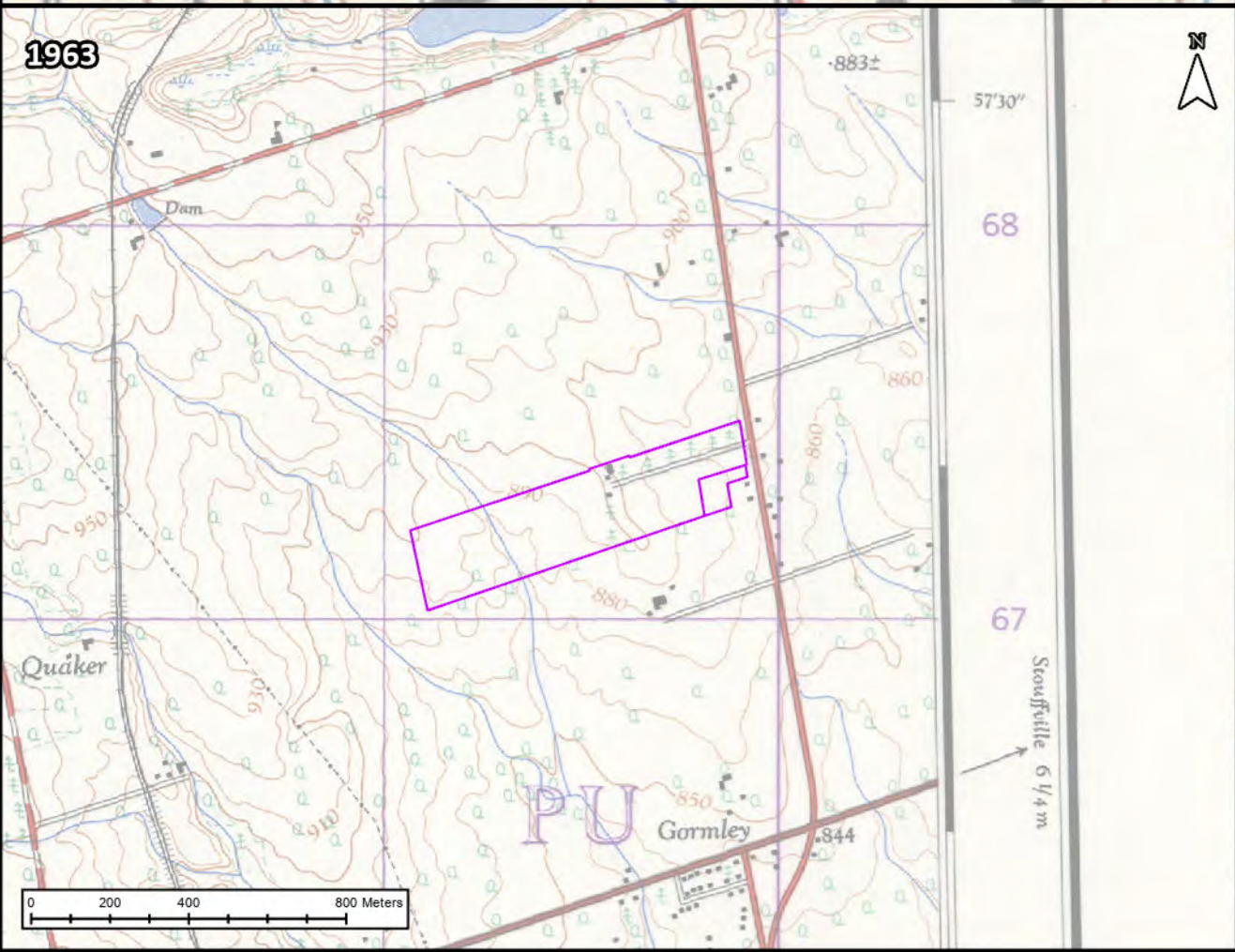
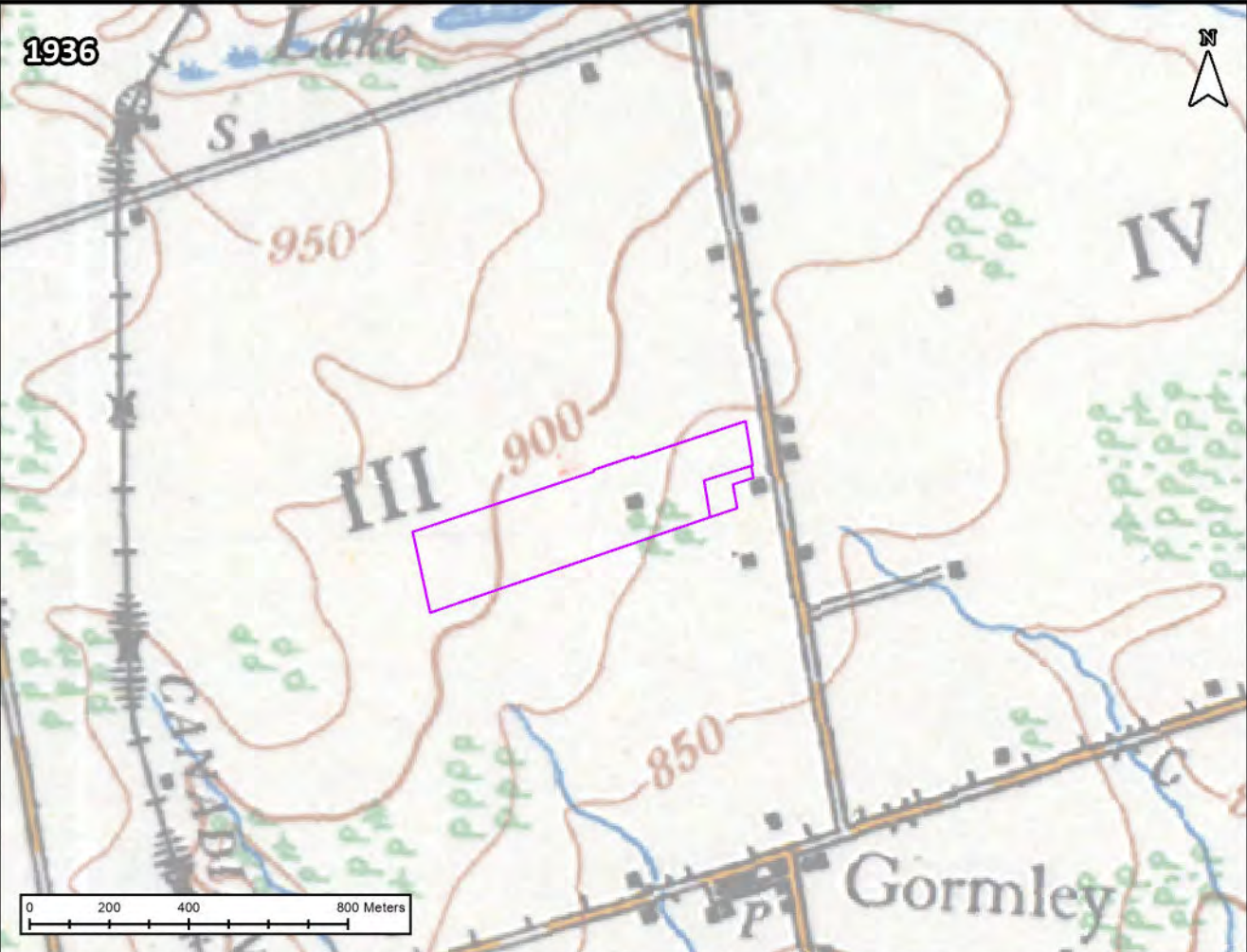
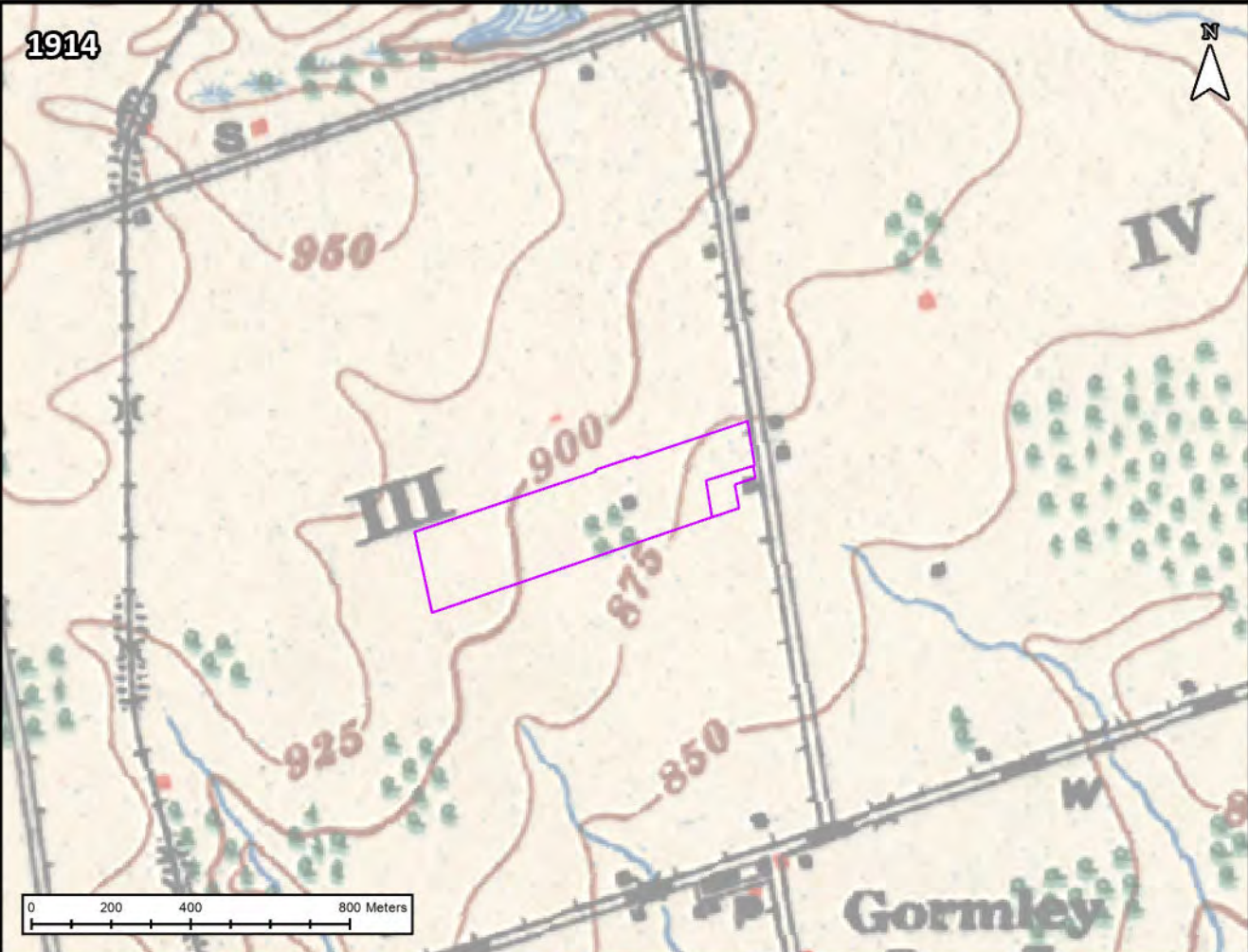
Map and Year	Figure #	Description
1914 Topographic Map	Figure 4	Woodbine Avenue is depicted in the same location and orientation as present day, east of the Property. The Properties are surrounded by fields and farmland. Other buildings are present along Woodbine Avenue with a larger collection of buildings located to the south where Gormley is depicted. A wood building is depicted in the centre of 12612 Woodbine Avenue with a small collection of deciduous trees to the west of the building. A wood building is also depicted in the northeast corner of 12586 Woodbine Avenue.
1936 Topographic Map	Figure 4	There are no noticeable changes on the Properties from the previous map with the exception that the trees for 12612 Woodbine Avenue are now depicted to the south of the house instead of to the west. Similarly, the surrounding area had experienced little change.
1954 Aerial Image	Figure 5	The house (T-shaped plan), barn, barn addition, a couple small accessory buildings, and tree lined driveway are all present at 12612 Woodbine Avenue. Trees surround the house and form a line between the building complex and the farm fields to the west as well as a line between the house and barn. They are surrounded by farm fields. The property at 12586 Woodbine Avenue was farm fields at this time.
1963 Topographic Map	Figure 4	A small, unnamed creek, oriented north-south crosses the western half of 12612 Woodbine Avenue. Two additional buildings are depicted north of the original building. A straight driveway extends to the three buildings from Woodbine Avenue. It is located on the north end of the eastern property line. A line of coniferous trees is depicted on the north side of the driveway.

Map and Year	Figure #	Description
		A second building in the southeast corner of 12586 is now depicted. Some development has taken place along Woodbine Avenue and in downtown Gormley.
1978 Aerial Image	Figure 5	Most of the trees surrounding the house and complex at 12612 Woodbine Avenue have been removed. The house, barn, and tree lined driveway appear to be the same. Accessory buildings have been removed. A house has been added to 12586 Woodbine Avenue and appears to have the same footprint as the existing house. A small accessory building is located in the southwest corner of the parcel.
1988 Aerial Image	Figure 5	The property at 12612 Woodbine Avenue appears to be largely the same. An addition has been added to the west elevation of the house filling in and extending the area where the rear wing meets the main house. The property at 12586 Woodbine Avenue appears to be the same.
1994 Topographic Map	Figure 4	Two additional buildings are depicted on the southeast corner of 12612 Woodbine Avenue. The driveway and line of coniferous trees, as well as one of the buildings are no longer depicted. The second building at 12586 Woodbine Avenue is no longer depicted. Some development has taken place in the surrounding area. An industrial complex had been constructed north of the Properties. A lumber yard had also been added southeast of the Properties.

Map and Year	Figure #	Description
1999 Aerial Image	Figure 6	An addition has been added to the east side of the rear wing of the house at 12612 Woodbine Avenue. A large and irregularly shaped accessory building had been added east of the house and appears to have a rear, attached fenced in area suggesting livestock use. Various cars and containers have been placed throughout the area around the buildings. The property at 12586 Woodbine Avenue appears to be the same.
2009 Aerial Image	Figure 6	The front addition has been added to the house at 12612 Woodbine Avenue. Either a building or a gravel area has been added to the east of the house and immediately west of the large accessory building. The accessory building in the southwest corner of the parcel for 12586 Woodbine Avenue appears to have either been enlarged or a second small accessory building added adjacent to the first. The house appears to be the same.
2013 Aerial Image	Figure 6	The addition on the west side of the rear wing of 12612 Woodbine Avenue appears to have been removed although the footprint of where it once was is still visible. A small accessory building was added between the house and the large accessory building. The large accessory building is collapsing. The barn and its addition appear to be the same. Two distinct small accessory buildings are now visible in the southwest corner of the parcel at 12586 Woodbine Avenue. The house appears to be the same.



Legend	
	The Properties
TITLE 1802, 1860, and 1878 Historic Maps Showing the Properties	
CLIENT 12612 Woodbine (KD) Corp.	
PROJECT Cultural Heritage Impact Assessment, 12612 and 12586 Woodbine Avenue, Gromley, Town of Whitchurch- Stouffville, Regional Municipality of York, ON	
NOTE(S) 1. All locations are approximate. REFERENCE(S) Geo. R. Tremaine. 1860. Tremaine's Map of the County of York Canada West. Scale 60 chains to 1 inch. "Ontario Historical County Maps". Digitized map. Accessed 19 May, 2026. <LINK> https://maps.library.utoronto.ca/hgis/countymaps/york/york_mosaic_F651.jpg </LINK> Miles & Co. 1878. Whitchurch. Scale 60 chains to 1 inch. "The Canadian County Atlas Digital Project". Digitized map. Accessed 19 May, 2026. <LINK> https://digital.library.mcgill.ca/countyatlas/Images/Maps/TownshipMaps/yor-m-whitchurch.jpg </LINK> n/a, 1802. Whitchurch, York County. Scale 40 chains = 1 inch. Provided by the Archives of Ontario. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
 HERITAGE PLANNING & ARCHAEOLOGY	YYYY-MM-DD FIGURE #
5/21/2026	
3	



TITLE
1914, 1936, 1963, and 1994 Topographic Maps
Showing the Properties

CLIENT
12612 Woodbine (KD) Corp.

PROJECT
Cultural Heritage Impact Assessment, 12612 and
12586 Woodbine Avenue, Gormley, Town of
Whitchurch- Stouffville, Regional Municipality of
York, ON

PROJECT NO. LHC0575

Legend

The Properties

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
Department of Energy, Mines, and Resources. 1963. Richmond Hill, York
County, Ontario. Scale 1:25,000. Sheet 30 M/14e. Edition 1. "Scholars
Geoportal". Digitized map. Accessed [https://geo.scholarsportal.info/#r/
details/_uri=HTDP25K030M14e_1963TIFF&_add=true_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri=HTDP25K030M14e_1963TIFF&_add=true_nozoom=true)

Department of Militia and Defence. 1914. Topographic Map, Ontario,
Markham Sheet. Scale 1:63,360. Sheet 30 M/14. Edition 1. "Scholars
Geoportal". Digitized map. Accessed [https://geo.scholarsportal.info/#r/
details/_uri=HTDP63360K030M14_1914TIFF&_add=true_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri=HTDP63360K030M14_1914TIFF&_add=true_nozoom=true)

Department of National Defence. 1936. Markham, Ontario. Scale 1:63,360.
Sheet 30 M/14. Edition 6. "Scholars Geoportal". Digitized map. Accessed
[https://geo.scholarsportal.info/#r/details/
_uri=HTDP63360K030M14_1936TIFF&_add=true_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri=HTDP63360K030M14_1936TIFF&_add=true_nozoom=true)

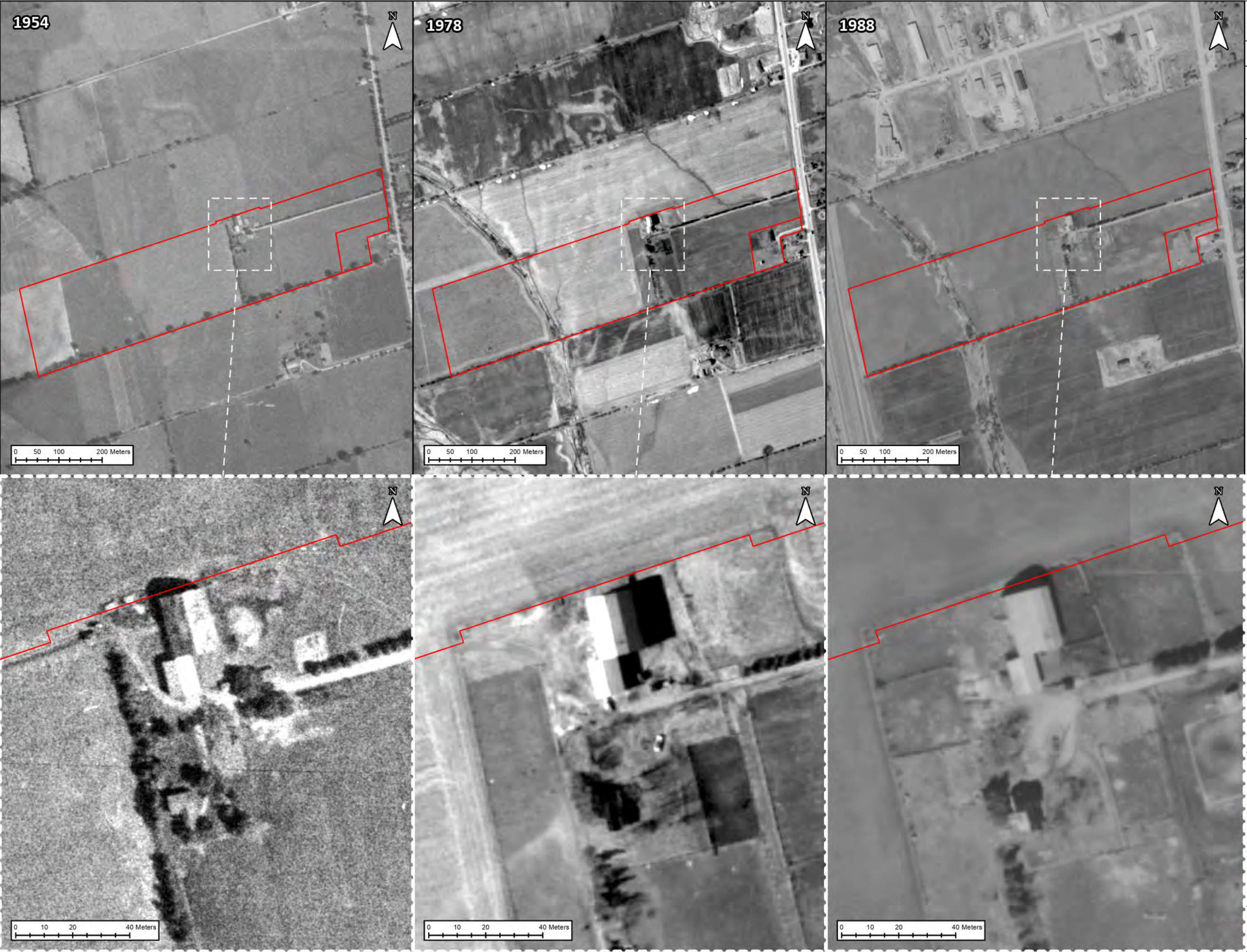
Natural Resources Canada (NRCan). 1994. Markham, Ontario. Scale 1:50,000.
Sheet 30 M/14. Edition 4. "Scholars Geoportal". Digitized map. Accessed
[https://geo.scholarsportal.info/#r/details/
_uri=NTS50K030M14_1994ed9TIFF&_add=true_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri=NTS50K030M14_1994ed9TIFF&_add=true_nozoom=true)

Portions of this document include intellectual property of Esri and its
licensors and are used under license. Copyright (c) Esri and its licensors. All
rights reserved.

LHC
HERITAGE PLANNING
& ARCHAEOLOGY

YYYY-MM-DD
5/21/2026

FIGURE #
4



TITLE 1954, 1978, and 1988 Aerial Images Showing the Properties	
CLIENT 12612 Woodbine (KD) Corp.	
PROJECT Cultural Heritage Impact Assessment, 12612 and 12586 Woodbine Avenue, Gromley, Town of Whitchurch- Stouffville, Regional Municipality of York, ON	PROJECT NO. LHC0575
Legend The Properties	
NOTE(S) 1. All locations are approximate.	
REFERENCE(S) York Region. 1954. York Region Historical Imagery (1954). "Discover York". Web map. Accessed 21 May, 2026. https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a9 1978. York Region Historical Imagery (1978). "Discover York". Web map. Accessed 21 May, 2026. https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a91988 1988. York Region Historical Imagery (1988). "Discover York". Web map. Accessed 21 May, 2026. https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a9	
Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
LHC HERITAGE PLANNING & ARCHAEOLOGY	YYYY-MM-DD5/21/2026 FIGURE #5



TITLE
1999, 2009, and 2013 Aerial Images Showing the Properties

CLIENT
12612 Woodbine (KD) Corp.

PROJECT
Cultural Heritage Impact Assessment, 12612 and 12586 Woodbine Avenue, Gromley, Town of Whitchurch- Stouffville, Regional Municipality of York, ON

PROJECT NO. LHC0575

Legend

The Properties



NOTE(S) 1. All locations are approximate.

REFERENCE(S)
York Region.
1999. York Region Historical Imagery (1999). "Discover York". Web map. Accessed 21 May, 2026. <https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a9>
2009. York Region Historical Imagery (2009). "Discover York". Web map. Accessed 21 May, 2026. <https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a9>
2013. York Region Historical Imagery (2013). "Discover York". Web map. Accessed 21 May, 2026. <https://apps.yorkmaps.ca/vertigisstudio/web/?app=86ee7c18ca3a4016814e966908a8b7a9>

Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.

LHC
HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 5/21/2026

FIGURE # 6

4.5.3 PERSONS OF HISTORICAL INTEREST ASSOCIATED WITH THE PROPERTIES

4.5.3.1 GEORGE BRILLINGER (1801-1881)

George Brillinger was born in 1801 in the historic township of Whitchurch to Peter Brillinger (1752-1812) and Catherine Brillinger (*née* Hicks) (1764-1824) from Pennsylvania. The family appears in the 1803 Berczy Census having lived at Concession 4, Lot 35 in the historic Markham Township at the time.⁸⁴ In 1827, he married Mary Brillinger (*née* Kendrick), and they had seven girls and five boys. Before purchasing the Property in 1834, he was noted as living in Rainham Township, Haldimand County according to the Deed.⁸⁵ He appears in the 1837 Toronto Home and District Directory as owning and living on Lot 3, Concession 3.⁸⁶ He and his family resided on the east half of Lot 3, Concession 3 from 1836 to 1874. The 1846 Toronto Home and District Directory notes that he owned Lot 3, Concession 3. Another George Brillinger (1816-1885) - his uncle - owned Lot 2 and Lot 3, Concession 4.⁸⁷

The 1861 Census notes that he was working as a farmer and lived in a one-and-a-half storey wood-frame house with his family.⁸⁸ Of his 100 acres of land, 20 acres were under cultivation, 33 acres were pasture, and 30 acres were woodland with a total value of \$4,000.⁸⁹

In 1874, he conveyed the Property to his son-in-law, William Lemon (1845-1918) - who married Susannah Brillinger - and moved into a smaller 5-acre property in the southwest corner of the lot as part of a life lease.⁹⁰ He died in 1881 and was buried at Heise Hill Cemetery in Gormley.⁹¹ His great-nephew, Alfred, purchased the Property in 1911 and sold it in 1921.

⁸⁴ Ancestry.ca, "George BRILLINGER 1801-1881," User: Steve Marshall, n.d., accessed 19 May 2026, <http://ancestry.ca/family-tree/person/tree/54785593/person/13714656949/facts>.

⁸⁵ LRO, "York Region (65), Whitchurch; Stouffville; Richmond Hill; Aurora, Book 235: Concession 3; Lot 1 to 16," Instrument No. 13076.

⁸⁶ George Walton, *The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837* (Toronto, C.W., T. Dalton and W.J. Coates, 1837), accessed 19 May 2026, <https://archive.org/details/cityoftorontohom00walt/page/146/mode/2up>, 147.

⁸⁷ George Brown, *Brown's Toronto City and Home District Directory* (Toronto, C.W., George Brown, 1846), accessed 19 May 2026, <https://digitalarchive.tpl.ca/objects/240907/browns-toronto-city-and-home-district-directory-18467>, 98.

⁸⁸ Library and Archives Canada, "Personal Census," Enumeration District No. 4, Whitchurch Township, 1861, accessed 19 May 2026, <https://www.familysearch.org/ark:/61903/3:1:S3HY-695G-ZM?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMQ7Y-8QP&action=view&cc=1460164&lang=en&groupId=>, Page 71, Line 20.

⁸⁹ Library and Archives Canada, "Agricultural Census," Enumeration District No. 4, Whitchurch Township, 1861, accessed 19 May 2026, <https://www.familysearch.org/ark:/61903/3:1:S3HT-D5LS-LZ7?view=explore&cc=1460164&lang=en&groupId=TH-266-11541-72355-52>, Page 52, Line 40.

⁹⁰ Charles P Mulvany, *History of Toronto and County of York*, Volume 2 (C. Blackett Robinson, 1885), accessed 19 May 2026, <https://archive.org/details/historyyork02unknuoft/historyyork02unknuoft/page/n7/mode/2up>, 450.

⁹¹ Find-a-Grave, "George Brillinger," n.d., accessed 19 May 2026, <https://www.findagrave.com/memorial/92080188/george-brillinger>.

4.5.3.2 BURKHOLDER FAMILY

Hans Burghalter and his sons John (1733-1779), Jacob, and Abraham migrated to Philadelphia from Switzerland in 1717 and eventually settled in Pennsylvania. The family restructured their name to Burkholder sometime after moving to the United States. Jacob Burkholder (1798-1832; son of John Burghalter), his wife Maria (1767-1842), and seven of their ten children migrated to Upper Canada in 1824. Their son, John, purchased Lot 3 Concession 3 in 1828 then sold it in two sections (east and west) in 1832 (see Section 4.5.1). John (1798-1875) married Sarah Fockler and had three children: Jacob, Rebecca, and John F.⁹²

4.5.3.3 HEISE FAMILY

The Heise Family immigrated to the Town of Whitchurch-Stouffville from Lebanon County, Pennsylvania among other Pennsylvania German families such as the Hoovers, Steckleys, Brillingers, and Sherks. In 1805, Joseph Heise purchased 200 acres of farmland in the Town. The family continued to work in the agricultural sector for years, living in and around Concession 3 into the late 1870s.⁹³

In 1884, William Lemon sold the east half of Lot 3 Concession 3 to Abraham Heise. Abraham Heise was born in 1844 and married Isabella Heise (nee Keiser).⁹⁴ His parents were John Heise and Elizabeth Heise (nee Snider). John Heise moved to York Region from Pennsylvania with his family in 1871.⁹⁵

4.5.3.4 BAKER FAMILY

The Baker family traveled to Upper Canada from Pennsylvania in 1800. While most of the family settled in Vaughan Township, Samuel Baker bought farmland in Whitchurch-Stouffville

⁹² Committee for the History of Markham Township, *Markham 1793-1900*, 42-43.; Find a Grave, “Johannes Burkholder,” accessed 20 March 2025, <https://www.findagrave.com/memorial/162161306/johannes-burkholder>; Find a Grave, “Jacob Burkholder,” accessed 20 March 2025, <https://www.findagrave.com/memorial/28697283/jacob-burkholder>; Find a Grave, “John Burkholder,” accessed 22 May 2026, <https://www.findagrave.com/memorial/165365432/john-burkholder>.

⁹³ Town of Richmond Hill, *Gormley Heritage Conservation District Study: The Study* (Richmond Hill, 2006), accessed 21 May 2026, <https://www.richmondhill.ca/en/shared-content/resources/documents/Gormley-HCD-Study.pdf>.

⁹⁴ Ancestry.ca, “Abraham Heise,” in *1871 Census of Canada*, accessed 22 May 2026, https://www.ancestry.ca/search/collections/1578/records/148316?tid=&pid=&queryId=94484411-5cbc-409e-98fe-5e64fdb2e71d&_phsrc=EjE117&_phstart=successSource.

⁹⁵ Ancestry.ca, “John Heise,” in *U.S. and Canada, Passenger and Immigration Lists Index, 1500s-1900s*, accessed 22 May 2026, https://www.ancestry.ca/search/collections/7486/records/2911944?tid=&pid=&queryId=d36b991a-b67d-48bb-8b46-81743d441dbe&_phsrc=EjE114&_phstart=successSource.

in 1836.⁹⁶ Samuel Baker had a son, John B. Baker⁹⁷ who married Fanny Baker (nee Brillinger).⁹⁸ In 1906, Fanny Baker purchased land on Lot 3 Concession 3 from Abraham Heise. John Baker died in 1911 and was succeeded by his widow and their daughter Alice Baker.

4.6 ADJACENT CULTURAL HERITAGE RESOURCES

The adjacent property at 12629 Woodbine Avenue includes a one-and-a-half storey vernacular farmhouse with a gable end roof and board and batten siding that was constructed between 1851 and 1875.⁹⁹

The adjacent property at 12589 Woodbine Avenue includes a one-and-a-half storey Gothic Revival house with high gable roofs and vinyl siding that was constructed between 1851 and 1875.¹⁰⁰

4.7 ARCHITECTURAL ANALYSIS

4.7.1 ARCHITECTURE AND MENNONITE BELIEFS

According to the Mennonite Historical Society of Ontario's newsletter, "Mennonites believed in humility and simple living. It was considered improper to use the latest fashions in dress and in architecture."¹⁰¹ Similarly,

...traditional Mennonite architecture played a much greater role than simply one of providing accommodation for its owners and their possessions. They were an important part of Mennonite culture.¹⁰²

In the first half of the 19th century, Mennonites utilized the Pennsylvania or Mennonite Georgian style of architecture to construct their houses. The Georgian style, known for its

⁹⁶ Town of Richmond Hill, *Gromley Heritage Conservation District Study: The Study*.

⁹⁷ Ancestry.ca, "John Baker," in *1871 Census of Canada*, accessed 22 May 2026, <https://www.ancestry.ca/search/collections/1578/records/3023850>.

⁹⁸ Find a Grave, "Fanny Brillinger Baker," accessed 22 May 2026, https://www.findagrave.com/memorial/26147031/fanny-baker?_gl=1*2tk5g*_gcl_au*MTA1Mjc2NDUxNC4xNzc2NjkyMzlw*_ga*MTkwMzk5NTY3OS4xNzc2NjkyMzlw*_ga_4QT8FMEX30*c2Y1ZDAxZDRILTYzYjMtNDU2ZS1hY2IzLTJiMTAxYTY1ZjRjYyRvMiRnMSR0MTc3OTgwMzAwNSRqMTgkbDAkaDA*_ga_QPQNV9XG1B*c2Y1ZDAxZDRILTYzYjMtNDU2ZS1hY2IzLTJiMTAxYTY1ZjRjYyRvMiRnMSR0MTc3OTgwMzAwNSRqMTgkbDAkaDA.

⁹⁹ Town of Whitchurch-Stouffville, "Built Heritage Inventory," last modified 2024, accessed 14 May 2026, <https://www.townofws.ca/work/development-and-land-use/heritage-planning/built-heritage-inventory/>.

¹⁰⁰ Town of Whitchurch-Stouffville, "Built Heritage Inventory."

¹⁰¹ B. Draper, "Church and Community Life of Waterloo Mennonites in the 19th Century," in *Ontario Mennonite History: The Newsletter of the Mennonite Historical Society of Ontario* 21, no. 1 (2003): 1-6, accessed 22 May 2026, <http://www.mhso.org/sites/default/files/publications/Ontmennohistory21-1.pdf>, 5.

¹⁰² E. Ledohowski and D. Butterfield, *Mennonite Farm Buildings: An Architectural History Theme Study* (Province of Manitoba – Historic Resources Branch), accessed 18 March 2025, https://www.gov.mb.ca/chc/hrb/internal_reports/pdfs/mennonite_farm_buildings_full.pdf, 2.

simplicity, adaptability, and limited ornamentation was a good fit and popular among the Mennonite community during the 19th century. The Mennonites adapted this style to meet their needs by adding key features like a verandah. In Markham, some early houses were modelled on the Rhineland's stone houses with a central chimney, steeply pitched roof, and a lack of balance in the spacing of doors and windows.¹⁰³ In the latter half of the 19th century, some members of the community began to use the Gothic style of architecture. The scrollwork, intricate design, and ornamentation that was inherent to the Gothic style was a source of concern for the Mennonite community's religious leadership as it was in contrast to the Mennonite community's idea of humility and simple living. However, the church leaders "couldn't make a blanket rule that no one may live in a house with a fancy front gable because they didn't expect someone who purchased that kind of a house to tear it down."¹⁰⁴ As a result, ownership of a Gothic Revival architectural style house was not forbidden in the Mennonite community, but it was discouraged.

4.7.2 VERNACULAR FARMHOUSE

In 1864, *The Canadian Farmer* stated that the farmhouse "requires to be adapted to the location, as it is impracticable to make the natural scenery subservient to the architectural composition."¹⁰⁵ Characteristic features of a farmhouse include: "extended space on the ground, to afford room for all the in-door occupations of agricultural life, which will always give the farm-house breadth rather than height; a certain rustic plainness, which denotes a class more occupied with the practical and useful than the elegant arts of life; a substantial and solid construction, which denotes abundance of materials to build with, rather than money to expend in workmanship."¹⁰⁶

4.7.3 GEORGIAN ARCHITECTURE

The Georgian architectural style was introduced in Ontario in the late 18th century with the arrival of settlers from England and United Empire Loyalists fleeing from the American Revolution. Although a settler's first home was generally a log construction, these first homes were replaced with more elaborate houses as soon as possible. For English settlers and United Empire Loyalists, the Georgian style was of particular interest since it was familiar and connected them to their origins.¹⁰⁷

¹⁰³ Committee for the History of Markham Township, *Markham 1793-1900*.

¹⁰⁴ Draper, "Church and Community Life of Waterloo Mennonites in the 19th Century," 5.

¹⁰⁵ *The Canadian Farmer*, "Rural Architecture: Suburban Villa or Farmhouse," *The Canadian Farmer* vol. 1, no. 9, published 16 May 1864, accessed 17 May 2026, https://www.canadiana.ca/view/oocihm.8_04206_9/2?r=0&s=1.

¹⁰⁶ Andrew Jackson Downing, *The Architecture of Country Houses* (Algrove Publishing Limited, 2002 reprint), 138.

¹⁰⁷ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present* (Fitzhenry & Whiteside, 1990), 5-12.; Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and*

The style originated in England and was named after the reigning monarchs of the time, George I and his successors George II and George III. The style was popular from 1784 until 1860 and was a combination of English Renaissance architecture and Palladian Classicism with a focus on symmetry and minimal ornamentation. Typical features of the Georgian architectural style include:

- Symmetrical proportions;
- Equal balance of doors and windows around a central motif;
- Simple classical embellishments like roof and window cornices, moulded surrounds, and small entrance porticos;
- One to three storeys;
- Bays on the façade (five bays is typical);
- Brick, stone, or clapboard construction;
- Hip or end gable roof;
- Symmetrically placed matching chimneys;
- Small paned sash windows (12-over-12 arrangement is typical); and,
- Central single door entrance that is usually plain and may have a shallow transom and/or sidelights.¹⁰⁸

4.7.4 MENNONITE GEORGIAN ARCHITECTURE

The Mennonite Georgian style – also known as Pennsylvania style – is a community specific variation on the Georgian architectural style. As noted in Section 4.7.1, Mennonites lived simply and did not follow dress and architectural fashions. The Mennonites adapted the Georgian style to meet their needs. Key features that demonstrate the Mennonite Georgian style include:

- Symmetrical proportions;
- Two to three storeys;
- Often built into a hill side with a basement entrance to the kitchen;

19th Century Homes (John Lorimer & Company Ltd., 2004), 12-19.; Shannon Kyles, “Georgian (1750-1850),” *Ontarioarchitecture.com*, accessed 20 May 2026, <http://www.ontarioarchitecture.com/georgian.htm>.

¹⁰⁸ Blumenson, *Ontario Architecture*, 5-12.; Mikel, *Ontario House Styles*, 12-19.; Kyles, “Georgian (1750-1850).”; HPI Nomination Team: University of Waterloo, *Ontario Architectural Style Guide* (Heritage Resources Centre, 2009), accessed 20 May 2026, <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>, 3.

- Bay on the façade (number varies by builder);
- Often has plaster underneath the porch;
- Hip or end gable roof with returning eaves;
- Bell tower;
- Matching chimneys on either end of the house;
- Small-paned sash windows (12-over-12 is typical);
- Centred single door entrance in the basement and the first storey;
- Verandah or full-width porch; and,
- Attached Doddy House (a grandparent suite).¹⁰⁹

Doddy Houses are a distinctive feature of Mennonite and Amish homesteads. Doddy or Dawdy means grandfather in the Pennsylvania Dutch language. A Doddy House is either an attached addition or a separate structure that is intended for use by the elder generation of the family. It provides a retirement (of sorts) from farm life for the grandparents while also providing them their own space. The close proximity allows the younger family to care for the grandparents as needed and provides the opportunity for the grandparents to help care for the children.¹¹⁰

4.7.5 FARMING LANDSCAPE CONTEXT

In general, the arrangement of farm landscapes in Ontario was the result of the local township surveys and practical considerations. The landscape and built environment developed from cultural norms, demand for certain agricultural products at the time, topography, accessible water, wind and weather patterns, available labour, and technology.

Early Euro-Canadian settlers generally started by clearing land and growing various grains, peas, corn, squash and common vegetables.¹¹¹ Over time they often added fruit orchards and some livestock such as oxen, pigs, sheep, and chickens.¹¹² Early farmers rarely had surplus, but any surplus they had was generally sold to the government.¹¹³ As farms became

¹⁰⁹ Draper, "Church and Community Life of Waterloo Mennonites," 1-6.; HPI Nomination Team: University of Waterloo "Ontario Architectural Style Guide," 4.

¹¹⁰ Susan Hougelman, "Simple Life in New Wilmington, Pennsylvania Facebook Post," last modified 8 January 2019, accessed 20 May 2026, <https://www.facebook.com/SimpleLifeinNewWilmingtonPa/posts/1495606660572350/>.

¹¹¹ Leslie Robert Jones, *History of Agriculture in Ontario 1613-1880* (University of Toronto Press, 1946), accessed 20 May 2026, <https://archive.org/details/historyofagricul0011jone>, 22.

¹¹² Jones, *History of Agriculture in Ontario 1613-1880*, 22-23.

¹¹³ Jones, *History of Agriculture in Ontario 1613-1880*, 23.

established in the early 19th century, wheat became a dominant crop.¹¹⁴ Politics, broader geopolitical decisions, greater settlement, and advances in transportation technologies affected the Ontario agricultural sector and by the 1850s, agriculture became increasingly diverse.¹¹⁵ Farms were able to produce and sell a wider variety of grains, livestock, butter, and wool. In the 1860s, factory cheese production developed in the Province.¹¹⁶ In the late nineteenth century and throughout the twentieth century, agriculture continued to develop and grow to include market gardening, vegetable farms, tobacco, dairy, beef, pork, and fruit growing.¹¹⁷

The spatial arrangement of farms was generally set back from but oriented to public roads. The complex was often towards the middle of the farm. Having the buildings set back from the road buffered from road dust and ensured privacy.¹¹⁸ Barns were often set back 100-200 m from the road and approximately half-way between the side boundaries.¹¹⁹ Access to water was a critical factor in the site and arrangement of farms. Access to surface streams was important on early farms but over time as land clearance and cultivation affected the stream's access to groundwater, wells shaped the arrangement of farms.¹²⁰ Complexes of farm buildings were generally on well drained land and in many cases were located on glacial till and gravel areas. They were also often at a high point with the ground sloping away from the buildings.¹²¹

Throughout the 19th century, buildings were added to farms as required. However, by the late 19th century, farms began to be designed with large well laid out and efficient barns with integrated stables or livestock pens. It was considered more efficient to build or rebuild a single large barn instead of clustering several smaller buildings around the site.¹²² Mechanization led to new buildings being added to farms to accommodate equipment needs. Scientific research and technological improvements in grain, milk, and silage storage also led to new structures and adaptations to farm structures.

¹¹⁴ Lyle Dick and Jeff Taylor, "History of Agriculture to the Second World War," *The Canadian Encyclopedia*, last modified 5 March 2024, accessed 20 May 2026, <https://www.thecanadianencyclopedia.ca/en/article/history-of-agriculture>.

¹¹⁵ Dick and Taylor, "History of Agriculture to the Second World War."

¹¹⁶ Dick and Taylor, "History of Agriculture to the Second World War."

¹¹⁷ Dick and Taylor, "History of Agriculture to the Second World War."

¹¹⁸ Thomas F. McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change* (University of Toronto Press, 1999), 241.; Wendy Shearer Landscape Architect Limited, "Cultural Landscape Assessment Central Pickering: Seaton Lands," last modified 2005, accessed 20 May 2026, 9.

¹¹⁹ McIlwraith, *Looking for Old Ontario*, 241.

¹²⁰ McIlwraith, *Looking for Old Ontario*, 242.

¹²¹ McIlwraith, *Looking for Old Ontario*, 242.; Shearer, "Cultural Landscape Assessment Central Pickering," 9.

¹²² McIlwraith, *Looking for Old Ontario*, 181

The arrangement of buildings generally included an attractive house in front with utilitarian buildings in behind.¹²³ A large barn as an impressive structure would be a distance behind the house because it was liable to catch fire.¹²⁴ Straight lines of planted trees would often serve as a wind break or prevent lightning from hitting the buildings.¹²⁵ In some cases, buildings used for livestock or associated with unpleasant smells would be set well away from and downwind of the house; however, this was not always the case.¹²⁶ The house generally faced the road and was close enough that a long front yard formed the foreground of the house.¹²⁷ The front yard generally included open lawn with shrubs and trees.¹²⁸ A large front lawn may have been a more formal setting with flower gardens and shrubs while the area behind the house would serve as a summer kitchen and domestic work space.¹²⁹ The side yards would have vegetable gardens, ornamental display gardens, and work areas for domestic activities.¹³⁰ Pasture and vegetable fields would be located close to the complex of buildings with crop fields further out. Hay fields and woodlots would generally be the furthest from the complex of buildings.

¹²³ McIlwraith, *Looking for Old Ontario*, 243.

¹²⁴ McIlwraith, *Looking for Old Ontario*, 244.

¹²⁵ McIlwraith, *Looking for Old Ontario*, 244.

¹²⁶ McIlwraith, *Looking for Old Ontario*, 245.

¹²⁷ Shearer, "Cultural Landscape Assessment Central Pickering," 10.

¹²⁸ Shearer, "Cultural Landscape Assessment Central Pickering," 10.

¹²⁹ McIlwraith, *Looking for Old Ontario*, 242-244.

¹³⁰ Shearer, "Cultural Landscape Assessment Central Pickering," 10.

5 ASSESSMENT OF EXISTING CONDITIONS

5.1 SURROUNDING CONTEXT

The Property is located in Southeastern Ontario within the Town of Whitchurch-Stouffville. It is approximately 930 metres (m) from the hamlet of Gormley at the intersection of Woodbine Avenue and Stouffville Road, approximately 11 kilometres (km) west of downtown Whitchurch-Stouffville, and approximately 12 km north of downtown Markham (Figure 1).

The topography of the area is generally flat. The vegetation of the area consists of agricultural fields as well as mature coniferous and deciduous trees arranged in screens or buffers (Photo 1 and Photo 2).

Woodbine Avenue is a two-lane arterial road that runs in a northwest to southeast direction from Steeles Avenue at the Toronto-Markham border and extending approximately 55 km to Georgina by Lake Simcoe. It is designated by York Region as York Regional Road 8. The road in the immediate vicinity of the Properties is rural as it has no concrete curbs or sidewalks. There are utility poles on the east side of the road (Photo 1 and Photo 2).

The surrounding area is a combination of residential, industrial, recreational, and institutional land uses and is urbanizing in general. Highway 404 crosses the area to the west, a large modern cemetery is located to the south, a golf course to the east, and an industrial park to the north. Residential buildings in the surrounding area are generally one-to-one-and-a-half storeys in height on a rectangular plan with a deep setback from Woodbine Avenue and contain front and rear yards with mature coniferous and deciduous trees and hedge vegetation (Photo 1 and Photo 2). Building cladding materials primarily consist of brick, wood and vinyl siding, and stone.



Photo 2. View south along Woodbine Avenue towards 12572 Woodbine Avenue and 12562 Woodbine Avenue.



Photo 3. View northeast along Woodbine Avenue towards 12589 Woodbine Avenue.

5.2 THE PROPERTIES

5.2.1 12612 WOODBINE AVENUE

The Property at 12612 Woodbine Avenue is a rectangular lot of approximately 16.8 hectares (ha). It includes several small outbuildings and sheds, a large barn, and a two-and-a-half storey L-shaped farmhouse, which is the main feature of the Property. The farmhouse is set back approximately 362 metres (m) from the road with grassed lawn and mature trees surrounding the building. The Property is accessed by a 358 m gravel approach driveway through the middle of the Property to Woodbine Avenue.

5.2.1.1 THE APPROACH DRIVEWAY, FIELDS, AND REAR YARDS

The approach driveway - located on the east side of the Property - is a gravel path that is fenced on the west and east sides. There are two rows of mature deciduous trees lining the driveway (Photo 3) and agricultural fields on the north and south sides of the driveway (Photo 4). A rear yard at the west side of the Property has a gravel surface (Photo 5).



Photo 4. View east along the approach driveway towards Woodbine Avenue.



Photo 5. View southeast towards agricultural fields and 12586 Woodbine Avenue.



Photo 6. View south towards a rear yard with a gravel surface.

5.2.1.2 THE FARMHOUSE

The farmhouse on the Property is a one-and-a-half storey wood-frame structure on a T-shaped plan with a rear wing.

The façade (east elevation) of the house has a porch structure with a corrugated metal roof and covered by a white tarp at the east gable elevation (Photo 6). It has an unfinished basement with cedar log posts and beams, a dirt floor, and a fieldstone foundation. The fieldstone foundation may have reused portions of an earlier structure on the Property.¹³¹ The main exterior wall material is stucco, which appears to be spalling and peeling in various areas (Photo 7). The house and the rear wing have shallow pitch gable roofs with returning eaves and a plain soffit. There is an exterior concrete block chimney at the east elevation (Photo 7).

The north elevation has a wood-frame lean-to addition covered by corrugated sheet metal. A portion of the building has a small wood-frame lean-to addition (Photo 8 and Photo 9). The west elevation has two windows on the west side with wood trim and wood lug sills (Photo 10). The south elevation has a three-bay shed dormer on the second floor. There is an enclosed porch with a corrugated sheet metal roof (Photo 11). The wooden window openings on the main portion of the house have been altered and widened compared to the north elevation with an arrangement of fixed, casement, and sash windows. One of the sash windows on the first floor has a three-over-two pane configuration with wood muntins and wood trim (Photo 11).



Photo 7. View of the façade (east elevation).

¹³¹ From discussion with the occupants during the site visit.



Photo 8. View of the fieldstone foundation.



Photo 9. View of the north elevation.



Photo 10. View of the north elevation including the lean-to additions.



Photo 11. View of the west elevation.



Photo 12. View of the south elevation.

5.2.1.3 THE BARN

A large wood-frame bank barn is located across from the farmhouse on the north side of the Property. It is rectangular in plan, has a sloped embankment to the second floor and features multi-level access with the stables located at the lower, ground level and the hayloft located above.

5.2.1.3.1 EXTERIOR

The barn has a gambrel roof covered with corrugated sheet metal panels. Windows on the north, west, east, and south elevations have wooden trim and wood lug sills. The exterior cladding is vertical wood siding, which is missing and damaged in places on all elevations. The barn has a fieldstone foundation composed of thick mortar-set fieldstones at the end walls of all elevations (Photo 12).

The west elevation has a connection to the barn addition at the northwest corner (Photo 12). The north elevation has a sloped access ramp to the second-floor hayloft (Photo 13). The south elevation provides access to the ground floor level livestock stables through a door at the southwest corner (Photo 14). It has a forebay overhang with decorative arched bargeboard. A portion of the second floor is cantilevered and supported by three large timber posts. There is visible rot and damage to the wooden sill plate and bargeboard directly above the supporting timber post, and the vertical wood siding where it meets the foundation

(Photo 14). At the east elevation foundation, there is a large vertical crack visible next to a cement patch and loose stones (Photo 15).



Photo 13. View of the west elevation of the barn and the connection to the barn addition.



Photo 14. View of the north elevation of the barn with the access ramp to the second-floor hayloft.



Photo 15. View of the south elevation of the barn with access to the ground level.



Photo 16. Detailed view of the east elevation foundation.

5.2.1.3.2 INTERIOR

The interior of the barn is accessed from the ground level through a wooden door at the south elevation. All elevations have thick fieldstone walls which have been limewashed (Photo 15 and Photo 16). Windows on all elevations are generally fixed but have wood trim and wood lug sills (Photo 17). The ground level area was used as a livestock barn with two aisles running lengthwise dividing the floor into multiple wooden stalls or pens (Photo 18). The second floor is supported by large axe-hewn timber beams and posts and round, un-squared waney logs (Photo 19). Some timber beams have a noticeable gap with the ceiling, which may suggest a sinking foundation or damaged wooden sill plates (Photo 20). At the north elevation and the south elevation, there are visible brick headers above the fieldstone foundation suggesting a previous repair (Photo 21).

The hayloft is accessed from the ground floor by a small wooden ladder. The hayloft is composed of heavy wood flooring, and square rule framing is visible. The rafters appear to be composed of sawn lumber, and the internal diagonal wind braces are visible. Portions of vertical wood siding are missing and damaged (Photo 22).



Photo 17. Interior view of the barn showing the limewashed fieldstone foundation wall at left.



Photo 18. Detailed view of a window frame.

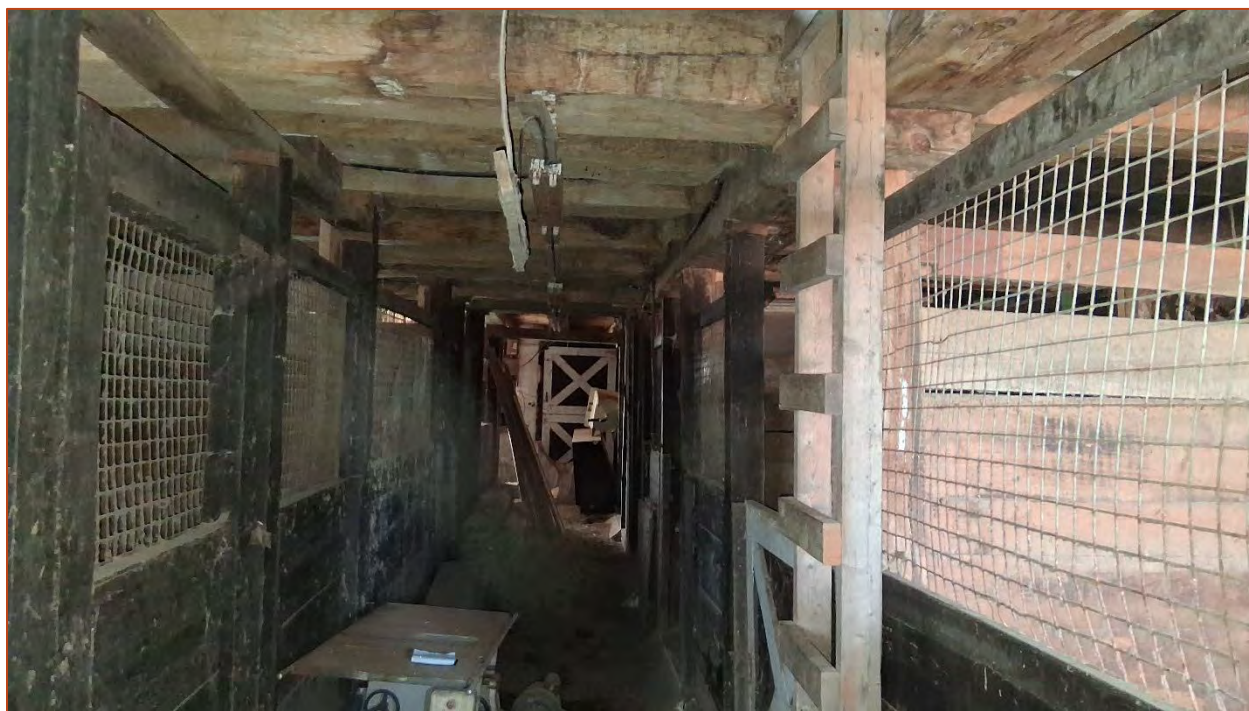


Photo 19. Interior view of an aisle with livestock stalls or pens on both sides.



Photo 20. Interior view of large axe-hewn timber posts and beams.



Photo 21. Interior view of large axe-hewn timber beams with a noticeable gap from the ceiling.



Photo 22. Interior view of large axe-hewn timber beams and brick headers.



Photo 23. Interior view of the second-floor hayloft.

5.2.1.3.3 THE BARN ADDITION

There is a wood-frame barn addition on a rectangular plan and located on the southwest corner of the barn. The roof of the barn addition building is composed of a medium-pitched gable roof covered with corrugated sheet metal panels. Windows on the north, west, east, and south elevations have wooden trim and wood lug sills. The exterior cladding is composed of vertical wood siding (Photo 23).

A hay hood, which housed a pulley system, is visible on the west elevation (Photo 23). On the west, north, and south elevations, the vertical wood siding appears to show severe damage with large sections missing or broken and showing the internal wooden diagonal wind braces (Photo 24). The vertical wood siding appears to buckle and sag inwards, which may indicate that the rafters and the internal frame are failing. At the south elevation, the roofline appears to sag inwards (Photo 25).



Photo 24. View of the west elevation of the barn addition.



Photo 25. View of the north elevation of the barn addition.



Photo 26. View of the south elevation of the barn addition.

5.2.2 OUTBUILDINGS

5.2.2.1 THE PUMPHOUSE

The pumphouse is a square shaped building with a hipped roof, heavily weathered and rotted wooden shingles, a plain fascia, and plain soffit, which appear to show rot. It is constructed out of decorative rusticated concrete masonry units (CMU). There is a red single-panel wooden door with wooden surrounds and a fixed window with wooden trim and a wood lug sill (Photo 26). It is located near to a hand-dug well that has been covered.



Photo 27. View of the pumphouse building.

5.2.2.2 TRAILER REMNANTS AND STORAGE SHED

On the west side of the driveway approach are the remnants of a large, shed structure or construction trailer, which has collapsed (Photo 27). At the west side of the rear yard, there is a storage shed (Photo 28).



Photo 28. View of a collapsed construction trailer or storage shed.



Photo 29. View of a storage shed.

5.2.3 12586 WOODBINE AVENUE

The Property at 12586 Woodbine Avenue is an L-shaped lot of approximately 0.8 ha. It contains a one-storey bungalow on a rectangular plan and a handful of small outbuildings. The house is set back approximately 85 m from the road, surrounded by front yard with a grassed lawn, small trees, and hedges. It is accessed by a paved driveway that runs from the road to the façade (east elevation) where the main entrance is located (Photo 29).

The house has a hipped roof with a large chimney at the centre. Exterior wall cladding is composed of red brick and brick veneer. The foundation is composed of concrete. The east elevation of the house contains a garage, three large picture windows, and the recessed main entranceway covered by the roof overhang (Photo 30). All windows at all elevations have concrete sills (Photo 31). A rear entranceway at the south elevation leads out to the rear yard (Photo 33) and the three outbuildings which including a chicken coop and a storage barn (Photo 34).



Photo 30. View of the access driveway and front yard.



Photo 31. View of the façade (east elevation).



Photo 32. View of the north elevation.



Photo 33. View of the west elevation.



Photo 34. View of outbuildings in the rear yard.

5.3 HERITAGE INTEGRITY

Table 6 includes an assessment of 12612 Woodbine Avenue's integrity using the seven criteria described in Section 2.5.

Table 6. Integrity Assessment for 12612 Woodbine Avenue

Aspect and Description	Discussion
Location: Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.	This aspect of integrity remains. The main building on the Property remains in the same location as when it was built in the late 19 th century. The barn is also in the same location as when it was constructed. See Section 4.5.2 for more details.
Setting: Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.	This aspect of integrity is partially intact but has evolved over time. The Property played a historical role as a farm from its construction to the late 20 th century. During this timeframe, it primarily served a residential and commercial function (see Section 4.5). The Property still conveys some of this setting and other agricultural properties are in the area. However, the setting has experienced significant change. Modifications to the house on the Property have changed its appearance. It is no longer legible as a distinct architectural style and reads more like a vernacular building (see Section 4.8 and Section 5.2.1). The physical condition of the barn has deteriorated. The agricultural setting has also changed with Highway 404 crossing the area to the west, a large modern cemetery to the south, a golf course to the east, and an industrial park to the north. The agricultural lands use patterns defined by large lot and concession

Aspect and Description	Discussion
	lines and the historic farm setting can be understood but is much less apparent in the landscape as more urban land uses develop in the area.
Design: Design is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historic way in which the buildings, sites, or structures are related. Examples include spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.	This aspect of integrity has been largely compromised over time, but parts of the historic design remain. Known modifications to the main building include lean-to additions, a façade addition, changes to some of the windows and openings, and enclosure of the side porch. Most of the building no longer reflects its condition from when it was constructed. However, the house retains some physical characteristics from its early history such as the shallow pitch gable roof, the general T-shaped plan, and the smaller, multi-paned, wood windows on some elevations. The house, including these elements, have not been well maintained. The physical condition of these elements can only be determined by inspection from an expert. Although some physical characteristics remain, they convey a limited sense of historic design as a result of modifications. The spatial relationship between the buildings, the tree lined driveway, and the fields still exist. However, vegetation on the Property that once marked boundaries have not been managed and have filled in parts of the landscape. Vehicles, structures, and other materials stored or dumped on the Property have changed the spatial relationship from a historic farm complex to a more industrial landscape.

Aspect and Description	Discussion
Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a re-creation; a property whose historic features have been lost and then reconstructed is usually not eligible.	This aspect of integrity is compromised. Modifications to the Property over time do not appear to have considered historic materials and appear to have been made with readily available materials. Exposed wood appears to be in poor condition. Detailed inspection is required to determine whether older materials on the buildings are sound.
Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery.	The buildings on the Property do not appear to demonstrate particular skill in their construction. They appear to be consistent with common 19th century building practices. Furthermore, several modifications to the house such as the enclosed veranda and lean-to addition appear to have been done by non-professionals. The house and barn do not convey a sense of historic workmanship. As a result of modifications, the house is now a vernacular structure and is plain. The barn is a utilitarian structure and is plain. Interiors were not accessed as part of the site visit. Craftsmanship or technical skill, quality relating to a creative process, and/or imaginative skill in arrangement or execution is not present.

Aspect and Description	Discussion
Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district which retains its original design, materials, workmanship, and setting will relate the feeling of agricultural life in the nineteenth century.	This aspect of integrity is compromised. The house on the Property may be historically connected with early development of the area and the Berczy settlers. However, many of the physical elements that would convey this feeling of history have either been removed or altered or are present but obscured from modifications and poor maintenance of the buildings. The Property's historical relevance is associated with intangible aspects of its history (i.e., early development and Berzy settlers) rather than its physical configuration.
Association: Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Therefore, a property where a nationally significant person carried out the action or work for which they are nationally significant is preferable to the place where they returned to only sleep, eat, or spend their leisure time. Like feeling, association requires the presence of physical features that convey a property's historic character.	This aspect of integrity is compromised. The Property was owned and occupied by Berczy settlers; however, only a few design elements on the house may convey this association, such as the shallow pitch gable roof, the general T-shaped plan, and the smaller, multi-paned, wood windows. However, modifications and poor maintenance have affected the historic integrity of this association. The house, barn, and landscape do not convey a sense of this association. The Property's historical relevance is largely associated with intangible aspects of its history (i.e., early development and Berzy settlers) rather than its physical configuration. Alterations to the house on the Property have also changed its appearance from when the Berczy settlers owned and operated the Property.

5.4 ADJACENT HERITAGE PROPERTIES

The Town's Municipal Heritage Register was reviewed for adjacent cultural heritage resources. The Properties are adjacent to two *Listed* heritage properties under Section 27 Part IV of the *OHA*, located on the east side of Woodbine Avenue across from 12612 Woodbine Avenue (Table 7):

- 12629 Woodbine Avenue; and,
- 12589 Woodbine Avenue.

Table 7. Adjacent Heritage Properties

Aspect and Description	Image
12629 WOODBINE AVENUE The Property at 12629 Woodbine Avenue is a rectangular-shaped lot of approximately 0.20 ha. It contains a one-and-a-half storey wood-frame building on a T-shaped plan in the Ontario Gothic Cottage architectural style along with a detached garage, and a large shed outbuilding (Photo 35).	 Photo 35. View of 12629 Woodbine Avenue.
12589 WOODBINE AVENUE The Property at 12589 Woodbine Avenue is a rectangular-shaped lot of approximately 4.9 ha. It contains a one-storey vernacular wood-frame building on a T-shaped plan and large greenhouse outbuildings (Photo 36).	 Photo 36. View of 12589 Woodbine Avenue.

5.5 COMPARATIVE ANALYSIS

Listed and Designated properties with Georgian, Mennonite Georgian, and Early Berczy Settler buildings from the Town of Whitchurch-Stouffville and the City of Markham are described in Table 8.

Table 8. Comparative Examples of Georgian/Mennonite Georgian/Early Berczy Settler buildings in the City of Markham and the Town of Whitchurch Stouffville

Municipal Address (Property Name)	Date Built	Heritage Status	Notes	Photographs
12 Heritage Corners Lane, Markham, ON (John Koch House)	1865	Designated Part IV Section 29 of the OHA Enacted by Council on 13 May 2013 through Designation By-law 2013-57	The Designation By-law provides the following statement: The John Koch Farmhouse is also an excellent example of a traditional Pennsylvania German Mennonite farmhouse that evolved over time to include a <i>Gross Daddy</i> addition. The simple, forthright, unembellished vernacular Georgian Tradition architecture style of the house, and the <i>Gross Daddy</i> addition, reflect the building traditions and values of the Pennsylvania German Mennonite farming community that still exists in the area to this day. ¹³²	

¹³² The Corporation of the City of Markham, *By-law 2013-57 A by-law to designate a property as being of Cultural Heritage Value or Interest John Koch Farmhouse*, last modified 13 May 2013, accessed 21 May 2026, <https://www.heritagetrust.on.ca/fr/oha/details/file?id=106945>, 3-4.

Municipal Address (Property Name)	Date Built	Heritage Status	Notes	Photographs
			This is a one-and-a-half storey wood-frame Mennonite Georgian house on a rectangular plan. It has a moderately-pitched gable roof and a full-length veranda along the front elevation. The exterior walls are board-and-batten wood siding with the addition being tongue-and-groove siding.	
12801 Kennedy Road, Whitchurch-Stouffville, ON	1830-1850	Inventoried Town of Whitchurch-Stouffville Built Heritage Inventory	Lot 4, Concession 6 Constructed by John Macklem, a settler from Pennsylvania. ¹³³ This is a one-and-a-half storey, wood-frame Georgian house on a rectangular plan. ¹³⁴	

¹³³ Land Registry Ontario [LRO], "YORK REGION (65), WHITCHURCH; STOUFFVILLE, Book 242 CONCESSION 6; LOT 1 TO 19," *Onland*, accessed 21 May 2026, <https://www.onland.ca/ui/65/books/72160/viewer/816421146?page=30>.

¹³⁴ Town of Whitchurch-Stouffville, "Heritage Property Mapping," n.d., accessed 21 May 2026, <https://townofws.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=735fba7c6ccc436fba7d7f4715e0864b>.

Municipal Address (Property Name)	Date Built	Heritage Status	Notes	Photographs
13682 Kennedy Road	1840-1860	Inventoried Town of Whitchurch-Stouffville Built Heritage Inventory	Lot 10, Concession 5 Constructed by Samuel Jameyson, a Scottish settler from Nova Scotia. This is a one-and-a-half storey wood-frame Georgian house on a rectangular plan with a five-bay facade. ¹³⁵	
9350 Markham Road, Markham (Christian K. Hoover House)	1824	N/A	Now part of the Markham Museum. Originally located on Lot 34, Concession 6, Markham Township. This is a one-storey Mennonite Georgian log house constructed by Christian K. Hoover. ¹³⁶	

¹³⁵ Town of Whitchurch-Stouffville, "Heritage Property Mapping."

¹³⁶ City of Markham, "Heritage Buildings," *Markham Museum*, n.d, accessed 21 May 2026, <https://www.markham.ca/arts-culture-library/markham-museum/exhibitions/heritage-buildings>.

Municipal Address (Property Name)	Date Built	Heritage Status	Notes	Photographs
12480 Warden Avenue, Whitchurch-Stouffville, ON	1840-1852	Inventoried Town of Whitchurch-Stouffville Built Heritage Inventory	Located on Lot 2, Concession 4. This is a one-and-a-half storey, red brick Mennonite Georgian house possibly constructed for Peter Brillinger. It has a moderately-pitched gable roof with paired red brick chimneys at the gable ends and an open veranda. It forms part of a farm complex with a connection to the Brillinger family, and a cemetery located on the property. ¹³⁷	
16226 Woodbine Avenue, Whitchurch-Stouffville	1820s	Inventoried Town of Whitchurch-Stouffville Built Heritage Inventory	Located on Lot 27, Concession 3. Constructed <i>circa</i> 1820s by Eleazer Lundy, a settler from Pennsylvania. This is a one-and-a-half storey, wood-frame Georgian house on a rectangular plan. ¹³⁸	

¹³⁷ Town of Whitchurch-Stouffville, "Heritage Property Mapping."

¹³⁸ Town of Whitchurch-Stouffville, "Heritage Property Mapping."

6 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 HERITAGE STATUS

The Property at 12612 Woodbine Avenue is *Listed* on the Town's Municipal Heritage Register under Section 27 Part IV of the *OHA* as a non-designated property.

6.2 ONTARIO REGULATION 9/06 EVALUATION

Using information from Section 4 and Section 5 of this CHIA, the Property at 12612 Woodbine Avenue was evaluated for cultural heritage value or interest against *Ontario Regulation 9/06* (*O. Reg. 9/06*) with the goal of identifying and articulating heritage attributes. This evaluation is presented in Table 9.

Table 9. *O. Reg. 9/06* Evaluation for 12612 Woodbine Avenue

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	The Property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The house is a vernacular structure. There is some evidence to suggest that the original house may have exhibited characteristics of the Georgian architectural style (see Photo 1); however, the modifications to the house over time and poor maintenance have obscured the original architectural style making it read as a vernacular structure. The house and barn were constructed between 1834 and 1851 (see Section 4.5.1.2). Georgian architecture was popular from the 18th century to 1860. Farm complexes were constructed throughout the 18th and 19th centuries. Therefore, this is not an early example. There is no evidence to suggest that the barn and accessory buildings are a rare, unique, representative, or early example of a style, type,

Criteria	Criteria Met	Justification
		expression, material or construction method. The barn and accessory buildings were constructed in a manner and using materials that were typical of a building of their kind at the time. They are utilitarian structures.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	The Property does not display a high degree of craftsmanship or artistic merit. The house is generally plain and has been subject to poor maintenance and various alterations that obscure its design and any evidence of craftsmanship. The barn and accessory buildings are utilitarian structures that are generally plain and simple. In some cases, the barn has repairs in materials other than those of the original construction suggesting a homemade quality. There is no evidence to suggest that the house, barn, or accessory buildings demonstrate craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	N	The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the buildings were constructed with a higher degree of technical or scientific achievement than a standard house or farm at the time.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or	N	The Property is not directly associated with a theme, event, belief, person, activity, organization, or institution that is significant to a community. While the Property was owned by early and significant Berczy settler families, there is no evidence to suggest that these particular owners were significant to the community

Criteria	Criteria Met	Justification
institution that is significant to a community.		beyond their roles as farmers. Therefore, it is understood that the owners of this property were regular residents and have no significant historical associations with a community. The Property is most closely associated with George Brillinger, who owned and farmed the land in the early to late 19th century. Farming was a dominant form of employment in Markham Township at the time and there is no evidence to suggest that Brillinger made notable contributions to the community. Additionally, although the Property was close to Gormley and some of the family names are related to Gormley's history, there is no evidence to suggest any direct connections between the owners of this Property and the hamlet. Lastly, because farming was common in Markham Township, there is no evidence to suggest that the Property made any significant contributions to the theme of agricultural development.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	The Property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. The history of the Mennonite community and the development of the area is well documented and understood.

Criteria	Criteria Met	Justification
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. There is no evidence to suggest that the Property reflects the work of an architect, artist, designer, or theorist. The builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	The Property is not important in defining, maintaining, or supporting the character of an area. As discussed in Section 5.1, the surrounding area is a combination of residential, industrial, recreational, and institutional properties in a variety of architectural styles and materials. The area is urbanizing and there is no evidence to suggest that this area has a significant heritage character. Furthermore, trees and re-naturalized landscape obscure the view of the buildings. The trees are clearly intentional additions; however, they do not support a defined character.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The Property is not physically, functionally, visually, or historically linked to its surroundings. The surrounding area is a combination of residential, industrial, recreational, and institutional properties in a variety of architectural styles and materials. In general, the area is urbanizing. The buildings are surrounded by mature trees and re-

Criteria	Criteria Met	Justification
		naturalized landscape that obscures them from view. No links to the surrounding context were found.
9. The property has contextual value because it is a landmark.	N	The Property is not a landmark, which is “a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.” ¹³⁹ The buildings are situated on a small section of a large property. The deep setback of the house, barn, and accessory buildings separates them from the roadway. The buildings are surrounded by trees and a re-naturalized landscape that obscures them from view.

6.2.1 SUMMARY OF EVALUATION

In LHC’s professional opinion, the Property does not meet any of the criteria from *O. Reg. 9/06*. Therefore, a Statement of Cultural Heritage Value or Interest and list of heritage attributes has not been written.

¹³⁹ MCM, “Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process.”

7 DETAILS OF THE PROPOSED DEVELOPMENT

The Application will facilitate the development of a cemetery and related funeral uses. The Proposed Development seeks to utilize strategic lands for institutional, and employment uses located in close proximity to a major highway (Highway 404). A combination of burial plots, mausoleum, and funeral home buildings are proposed. The Proposed Development consists of four (4) buildings that contribute to the cemetery use, including a reception and crematorium, a warehouse, a funeral establishment, and a mausoleum. The reception, crematorium, and mausoleum also include underground parking levels. The mausoleum is located in the west portion of the Subject Lands and is connected to the main cemetery grounds by a bridge that crosses an existing water feature. East of this area the cemetery contains organized burial gardens and a Wall Burial Memorial Hall arranged within pathways, planting areas, and memorial plots. A stormwater management pond is located near the site entrance, where two vehicular access points are proposed along Woodbine Avenue. Internal roads and pedestrian pathways connect all major components, allowing efficient circulation for visitors, funeral processions, and maintenance operations (Figure 7).

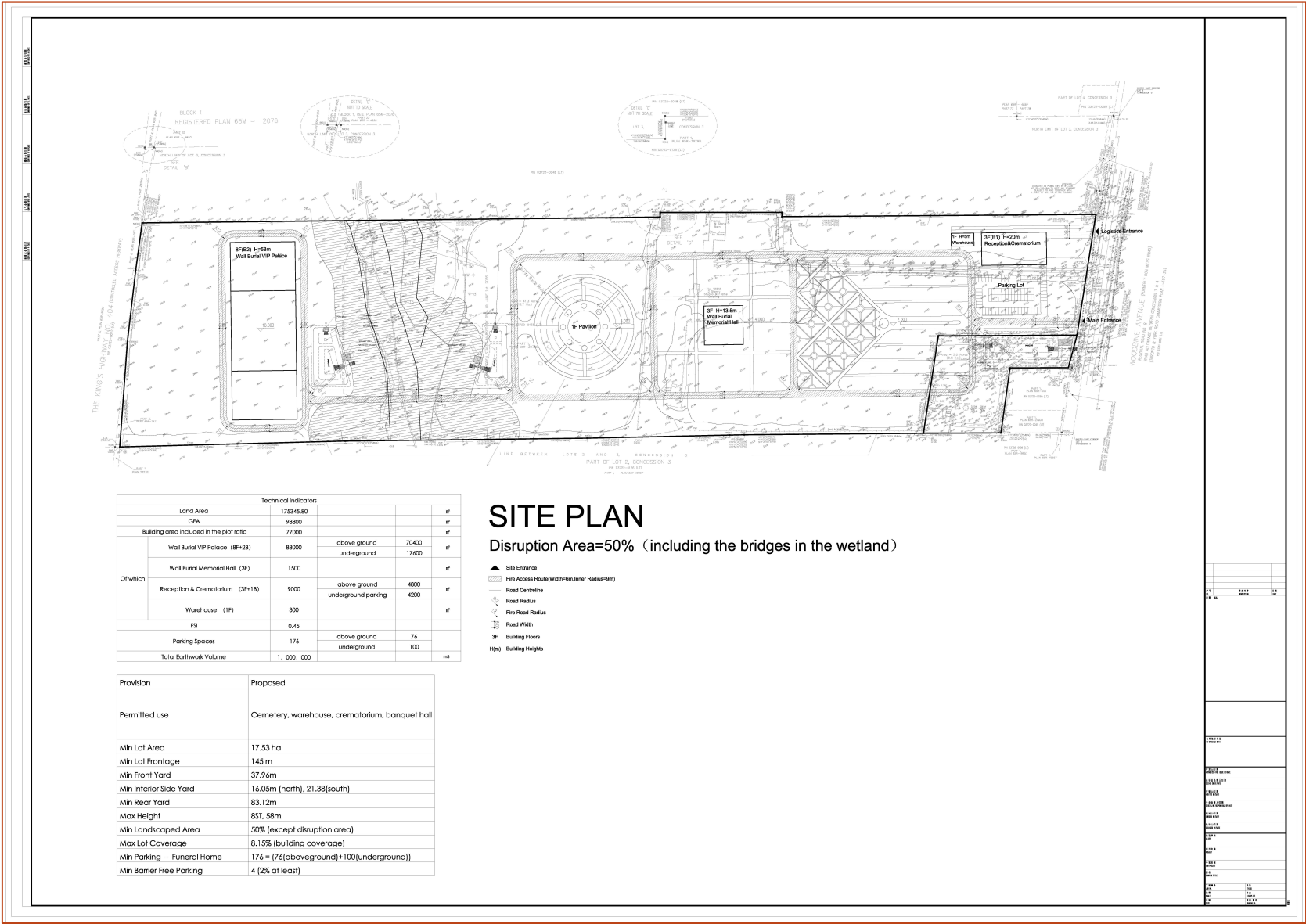


Figure 7. Site Plan

8 IMPACT ASSESSMENT

8.1 12612 WOODBINE AVENUE

As described in Section 6.2, the 12612 Woodbine Avenue property does not have CHVI or heritage attributes. Therefore, demolition of the buildings on the Property will not result in adverse impacts to any cultural heritage values associated with the Property.

8.2 ADJACENT CULTURAL HERITAGE RESOURCES

As discussed in Section 1.4, the Properties are adjacent to two cultural heritage resources. Both properties are *Listed* on the Municipal Heritage Register under Part IV Section 27 of the *OHA* as non-designated properties. Table 10 assesses potential impacts to these properties as a result of the proposed cemetery development.

Table 10. Impact Assessment of the Proposed Cemetery Development on the Adjacent Heritage Properties

Address	Potential Impact	Discussion
12629 Woodbine Avenue	N	The proposed development will be restricted to the subject properties and will not result in changes to the property at 12629 Woodbine Avenue. Development of the Properties will not have any direct adverse impacts to 12629 Woodbine Avenue through destruction or adverse alterations to the property. The proposed development will not have indirect adverse impacts to 12629 Woodbine Avenue. Shadow impacts, direct or indirect obstruction of a significant view or vista, isolation of a heritage attribute, a change in land use, or land disturbance are not anticipated.
12589 Woodbine Avenue	N	The proposed development will be restricted to the subject properties and will not result in changes to the property at 12589 Woodbine Avenue. Development of the Properties will not have any direct adverse impacts to 12589 Woodbine Avenue through destruction or adverse alterations to the property.

Address	Potential Impact	Discussion
		The proposed development will not have indirect adverse impacts to 12589 Woodbine Avenue. Shadow impacts, direct or indirect obstruction of a significant view or vista, isolation of a heritage attribute, a change in land use, or land disturbance are not anticipated.

8.3 SUMMARY OF POTENTIAL IMPACTS

The impact assessment considered *Information Sheet #5: Heritage Impact Assessments and Conservation Plans* and the Town of Whitchurch-Stouffville's ToR. The proposed development as a whole is compliant with all relevant local policies, standards, and guidelines. No direct or indirect negative impacts to the adjacent properties at 12629 and 12589 Woodbine Avenue are anticipated.

9 ALTERNATIVES AND MITIGATION STRATEGIES

As outlined in Section 6.2, the listed Property at 12612 Woodbine Avenue does not meet any criteria from *O. Reg. 9/06*. Therefore, the proposed development will not have any adverse impacts to potential cultural heritage values associated with the Property. The proposed concept is in line with existing heritage policies – outlined in Section 3 and Table 12 – and alternative approaches are not necessary.

The development proposal results in the total loss of the residence and outbuildings. Although the Property was reviewed against *O. Reg. 9/06* and found not to meet the criteria, the loss of late 19th century barn material should be mitigated through salvage and documentation as an environmental and circular economy measure. This is preferred to demolition and disposal of materials in landfill.

10 CONCLUSION AND RECOMMENDATIONS

LHC was retained was retained on 11 May 2026 by 12612 Woodbine (KD) Corp. (the Owner) to undertake a CHIA for the Properties at 12612 and 12586 Woodbine Avenue in the Hamlet of Gormley, in the Town of Whitchurch-Stouffville, in the Regional Municipality of York, Ontario.

The Owner is proposing to demolish all structures of the Properties to construct a cemetery with several plots, funeral buildings, and underground parking.

The Property at 12612 Woodbine Avenue is *Listed* on the Town's Municipal Heritage Register under Section 27 Part IV of the *OHA* as a non-designated property. Two listed properties were identified adjacent to the Properties:

- 12629 Woodbine Avenue; and,
- 12589 Woodbine Avenue.

The CHIA considered potential impacts to the Properties and the adjacent heritage properties.

Based on the evaluation presented in Section 6, the Properties do not have CHVI, and no heritage attributes have been identified. As such, the proposed demolition and planned cemetery development will not have an adverse impact on the heritage attributes of the Properties. No adverse impacts are anticipated for the adjacent heritage properties.

The development proposal results in the total loss of the residence and outbuildings. Although the Property was reviewed against *O. Reg. 9/06* and found not to meet the criteria, the loss of late 19th century barn stock should be mitigated through salvage and documentation as an environmental and circular economy measure. This is preferred to demolition and disposal of materials in landfill.

As the Property at 12612 Woodbine Avenue is listed on the Municipal Heritage Register as a non-designated Property, a Notice of Intention to Demolish application will be required should a demolition permit be pursued prior to 1 January 2027.

11 SIGNATURES

Sincerely,

A handwritten signature in black ink, appearing to read 'CU', with a long horizontal stroke extending to the right.

Christienne Uchiyama, MA CAHP
Principal
LHC Heritage Planning & Archaeology Inc.

12 REFERENCES

Adams, Nick. 1986. "Iroquois Settlement at Fort Frontenac in the Seventeenth and Early Eighteenth Centuries." *Ontario Archaeology* (46): 5-20.

Ancestry.ca.

N.d. "Abraham Heise." In *1871 Census of Canada*. Accessed 22 May 2026.

https://www.ancestry.ca/search/collections/1578/records/148316?tid=&pid=&queryId=94484411-5cbc-409e-98fe-5e64fdb2e71d&_phsrc=EjE117&_phstart=successSource.

N.d. "George Brillinger 1801-1881." User: Steve Marshall. Accessed 19 May 2026.

<http://ancestry.ca/family-tree/person/tree/54785593/person/13714656949/facts>.

N.d. "John Baker." In *1871 Census of Canada*. Accessed 22 May 2026.

<https://www.ancestry.ca/search/collections/1578/records/3023850>.

N.d. "John Heise." In *U.S. and Canada, Passenger and Immigration Lists Index, 1500s-1900s*. Accessed 22 May 2026.

https://www.ancestry.ca/search/collections/7486/records/2911944?tid=&pid=&queryId=d36b991a-b67d-48bb-8b46-81743d441dbe&_phsrc=EjE114&_phstart=successSource.

Archaeoworks. 2016. *Stage 2 AA for the Detail design of St. John's Sideroad from Leslie Street to Highway 404, Town of Aurora, Regional Municipality of York, Ontario*. Archaeoworks.

Archives of Ontario. N.d. "The Changing Shape of Ontario, Early Districts and Counties 1788-1899." *Province of Ontario*. Accessed 14 May 2026.

<http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

Blumenson, John. 1990. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*. Fitzhenry & Whiteside.

Brown, George. 1846. *Brown's Toronto City and Home District Directory*. C.W. Toronto, George Brown. Accessed 19 May 2026. <https://digitalarchive.tpl.ca/objects/240907/browns-toronto-city-and-home-district-directory-18467>.

Byers, Mary, Jan Kennedy, Margaret McBurny, Junior League of Toronto, and Hugh Robertson. 1976. *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*. University of Toronto Press.

Calloway, Colin G. 2018. *The Indian World of George Washington: The First Preseident, the First Americans, and the Birth of a Nation*. Oxford University Press.

Canada. n.d. "Census of Canada 1881." *Statistics Canada Fonds*. <http://www.bac-lac.gc.ca/eng/census/1881/Pages/about-census.aspx>.

Canada's Historic Places. 2011. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Parks Canada. Accessed 13 May 2026.

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>.

City of Markham.

N.d. "Heritage Buildings." *Markham Museum*. Accessed 21 May 2026. ,

<https://www.markham.ca/arts-culture-library/markham-museum/exhibitions/heritage-buildings>.

2026. "Markham History." Accessed 14 May 2026. <https://www.markham.ca/about-city-markham/markham-heritage/markham-history>.

City of Vaughan. 2026. "Vaughan's Municipal Government." Accessed 14 May 2026.

<https://archive.org/details/smithscanadianga00smit/page/n9/mode/2up>.

Committee for the History of Markham Township. 1979. *Markham 1793-1900*. Markham

Historical Society. <https://archive.org/details/markham179319000000comm>.

Dick, Lyle. and Jeff Taylor. 2024. "History of Agriculture to the Second World War." *The*

Canadian Encyclopedia. Last modified 5 March. Accessed 20 May 2026.

<https://www.thecanadianencyclopedia.ca/en/article/history-of-agriculture>.

Downing, Andrew Jackson. 2002. *The Architecture of Country Houses*. Algrove Publishing Limited.

Draper, B. 2003. "Church and Community Life of Waterloo Mennonites in the 19th Century." In

Ontario Mennonite History: The Newsletter of the Mennonite Historical Society of Ontario

21 (1): 1-6. Accessed 20 May 2026.

<https://www.mhso.org/sites/default/files/publications/Ontmennohistory21-1.pdf>.

Ellis, C. and D.B. Deller. 1990. "Paleo-Indians." In *The Archaeology of Southern Ontario to A.D*

1650. Edited by Christopher Ellis and Neal Ferris, 37-63. London, ON: Ontario

Archaeological Society, London Chapter.

English Heritage. 2008. *Conservation Principles: Policies and Guidance for the Sustainable*

Management of the Historic Environment. Historic England. Accessed 13 May 2026.

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>.

Find A Grave.

N.d. "Fanny Brillinger Baker." Accessed 22 May 2026.

[https://www.findagrave.com/memorial/26147031/fanny-](https://www.findagrave.com/memorial/26147031/fanny-baker?_gl=1*2njrk8*_gcl_au*MTA1Mjc2NDUxNC4xNzc2NjkyMzlw*_ga*MTkwMzk5NTY3)

[baker?_gl=1*2njrk8*_gcl_au*MTA1Mjc2NDUxNC4xNzc2NjkyMzlw*_ga*MTkwMzk5NTY3OS4xNzc2NjkyMzlw*_ga_4QT8FMEX30*czVkMWU2ODRlLWRkNmYtNDg2YS1iY2U4LWFm](https://www.findagrave.com/memorial/26147031/fanny-baker?_gl=1*2njrk8*_gcl_au*MTA1Mjc2NDUxNC4xNzc2NjkyMzlw*_ga*MTkwMzk5NTY3OS4xNzc2NjkyMzlw*_ga_4QT8FMEX30*czVkMWU2ODRlLWRkNmYtNDg2YS1iY2U4LWFm)

ZDNmNTYzYmFmZSRvMyRnMSR0MTc3OTgwNzk5MiRqNTckbDAkaDA.*_ga_QPQNV9XG
1B*czVkMWU2ODRILWRkNmYtNDg2YS1iY2U4LWFmZDNmNTYzYmFmZSRvMyRnMSR0M
Tc3OTgwNzk5MiRqNTckbDAkaDA.

N.d. "George Brillinger." Accessed 19 May 2026.

<https://www.findagrave.com/memorial/92080188/george-brillinger>.

N.d. "Jacob Burkholder." Accessed 20 March 2025.

<https://www.findagrave.com/memorial/28697283/jacob-burkholder>.

N.d. "Johannes Burkholder." Accessed 20 March 2025.

<https://www.findagrave.com/memorial/162161306/johannes-burkholder>.

N.d. "John Burkholder." Accessed 22 May 2026.

<https://www.findagrave.com/memorial/165365432/john-burkholder>.

French, Orland, ed. 2006. *Heritage Atlas of Hastings County*. Belleville, ON: County of Hastings.

Government of Canada.

2018. "Canada and Ontario advance reconciliation with historic apologies to the seven Williams Treaties First Nations communities." *Crown-Indigenous Relations and Northern Affairs Canada*. Last modified 17 November. Accessed 20 May 2026.

<https://www.canada.ca/en/crown-indigenous-relations-northern-affairs/news/2018/11/canada-and-ontario-advance-reconciliation-with-historic-apologies-to-the-seven-williams-treaties-first-nations-communities.html>.

2018. "Statement of Apology for the Impacts of the 1923 Williams Treaties." *Crown-Indigenous Relations and Northern Affairs Canada*. Last modified 16 November.

Accessed 20 May 2026. <https://www.rcaanc-cirnac.gc.ca/eng/1542393580430/1542393607484>.

2018. "Williams Treaties First Nations Settlement Agreement." *Crown-Indigenous Relations and Northern Affairs Canada*. Last modified 16 November. Accessed 20 May 2026. <https://www.rcaanc-cirnac.gc.ca/eng/1542370282768/1542370308434>.

Hougelman, Susan. 2019. "Simple Life in New Wilmington, Pennsylvania Facebook Post." *Facebook*. Last modified 8 January. Accessed 20 May 2026.

<https://www.facebook.com/SimpleLifeinNewWilmingtonPa/posts/1495606660572350/>

HPI Nomination Team: University of Waterloo. 2009. *Ontario Architectural Style Guide*. Heritage Resource Centre. Accessed 20 May 2026. <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>.

- Jackson, L. 1980. "Dawson Creek: An Early Woodland Site in South-Central Ontario." *Ontario Archaeology* (33): 13-32.
- Jones, Leslie Robert. 1946. *History of Agriculture in Ontario, 1613-1880*. University of Toronto Press. Accessed 20 May 2026. <https://archive.org/details/historyofagricul0011jone>.
- Kalman, Harold and Marcus R Létourneau. 2021. *Heritage Planning: Principles and Processes*. 2nd edition. London, UK: Routledge.
- Kyles, Shannon. N.d. "Georgian (1750-1850)." *Ontarioarchitecture.com*. Accessed 20 May 2026. <https://ontarioarchitecture.ca/georgian.htm>.
- Land Registry Ontario.
- N.d. "York Region (65), Whitchurch; Stouffville; Richmond Hill; Aurora, Book 235: Concession 3; Lot 1 to 16." *Onland*. Accessed 14 May 2026. <https://www.onland.ca/ui/65/books/72150/viewer/831232042?page=64>.
- N.d. "York Region (65), Whitchurch; Stouffville, Book 242 Concession 6; Lot 1 to 19." *Onland*. Accessed 21 May 2026. <https://www.onland.ca/ui/65/books/72160/viewer/816421146?page=30>.
- Ledohowski, E. and D. Butterfield. N.d. *Mennonite Farm Buildings: An Architectural History Theme Study*. Province of Manitoba-Historic Resources Branch. Accessed 18 March 2025. https://www.gov.mb.ca/chc/hrb/internal_reports/pdfs/mennonite_farm_buildings_full.pdf.
- Library and Archives Canada.
1861. "Personal Census." Enumeration District No. 4, Whitchurch Township. Accessed 19 May 2026. <https://www.familysearch.org/ark:/61903/3:1:S3HY-695G-ZM?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMQ7Y-8QP&action=view&cc=1460164&lang=en&groupId=>.
1861. "Agricultural Census." Enumeration District No. 4, Whitchurch Township. Accessed 19 May 2026. <https://www.familysearch.org/ark:/61903/3:1:S3HT-D5LS-LZ7?view=explore&cc=1460164&lang=en&groupId=TH-266-11541-72355-52>.
- Main Street Markham Village. 2026. "The History of Main Street Markham." *Main Street Markham*. Accessed 14 May 2026. <https://www.mainstreetmarkham.com/history>.
- Markham Historical Society. 1979. *Markham, 1793-1900*. Edited by Isabel Champion. Markham Historical Society. Accessed 13 May 2026. <https://archive.org/details/markham179319000000comm>.

- Markham Township Historical Committee. 1950. *Historical Sketch of Markham Township, 1793-1950*. Markham Township Historical Committee. Accessed 13 May 2026. <https://catalog.lib.uchicago.edu/vufind/Record/3185788>.
- McIlwraith, Thomas F. 1999. *Looking for Old Ontario: Two Centuries of Landscape Change*. University of Toronto Press.
- Mikel, Robert. 2004. *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*. John Lorimer & Company Ltd.
- Miles and Company. 1878. *Illustrated Historical Atlas of the County of York*. Miles and Company. Accessed 20 May 2026. https://archive.org/details/McGillLibrary-rbrc-county-atlas-maps-york_elfG1148Y6M51878-22665/page/n16/mode/1up.
- Ministry of Citizenship and Multiculturalism. 2025. "Heritage Property Evaluation." In *Ontario Heritage Tool Kit*. King's Printer for Ontario. Accessed 13 May 2026. <https://www.ontario.ca/document/heritage-property-evaluation>.
2006. "Information Sheet #5: Heritage Impact Assessments and Conservation Plans." In *Heritage Resources in the Land Use Planning Process*. In *Ontario Heritage Tool Kit*. Queen's Printer for Ontario.
- Ministry of Municipal Affairs and Housing. 2024. "Provincial Planning Statement, 2024: Under the Planning Act." Last modified 20 October. Accessed 13 May 2026. <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.
- Mitchell, John. 1952. *The Settlement of York County*. Municipal Corporation of the County of York. Accessed 13 May 2026. <https://archive.org/details/settlementofyork0000unse>.
- Mulvany, Charles P. 1885. *History of Toronto and County of York*, Vol. 2. C. Blackett Robinson. Accessed 19 May 2026. <https://archive.org/details/historyyork02unknuoft/historyyork02unknuoft/page/n7/mode/2up>.
- Mulvany, Charles P, Graeme M Adam, and Christopher B Robinson. 1885. *History of Toronto and County of York, Ontario*. Vol. 1. C. B. Robinson. <https://archive.org/details/historyoftoronto01mulvuoft>.
- National Park Service. 1997. "Chapter VIII: How to Evaluate the Integrity of a Property." In *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*. Department of the Interior, National Park Service, Cultural Resources.

- Parker, L.R.B. 1997. "The Fitzgerald Site: A Non-Meadowood Early Woodland Site in Southwestern Ontario." *Canadian Journal of Archaeology* 21 (2): 121-148.
- Pilon, Jean-Luc. 2005. "Ancient History of the Lower Ottawa River Valley." In *Ottawa River: A Background Study for Nomination of the Ottawa River Under the Canadian Heritage River System*. Accessed 14 May 2026. <https://ottawariver.org/pdf/04-ch2-2.pdf>.
- Province of Ontario.
2017. "Oak Ridges Moraine Conservation Plan." Accessed 13 May 2026. <https://files.ontario.ca/oak-ridges-moraine-conservation-plan-2017.pdf>.
2025. "Ontario Heritage Act, R.S.O. 1990, c. O. 18." Last modified 3 November. Accessed 13 May 2026. <https://www.ontario.ca/laws/statute/90o18>.
2025. "Planning Act, R.S.O. 1990, c. P. 13." Last modified 27 November. Accessed 13 May 2026. <https://www.ontario.ca/laws/statute/90p13>.
- Rayburn, Alan. 1997. *Place Names of Ontario*. University of Toronto Press. Accessed 13 May 2026. <https://archive.org/details/placenamesofonta0000rayb>.
- Reaman, G. Elmore. 1971. *A History of Vaughan Township*. University of Toronto Press. Accessed 13 May 2026. <https://digitalcollections.ucalgary.ca/archive/A-history-of-Vaughan-Township-2R3BF1FJJB8F6.html>.
- Regional Municipality of York. 2024. "2022 York Region Official Plan." Last modified June. Accessed 13 May 2026. <https://www.york.ca/york-region/regional-official-plan>.
- Schmalz, Peter S. 1987. *The Ojibway and Southern Ontario*. Simcoe City Council.
- Smith, William H. 1846. *Smith's Canadian Gazetteer*. H & W Rowsell. Accessed 20 May 2026. <https://archive.org/details/smithscanadianga00smit/page/n9/mode/2up>.
- Surtees, Robert J. 1986. *Treaty Research Report: The Williams Treaties*. Indian and Northern Affairs Canada. Accessed 20 May 2026. <https://www.rcaanc-cirnac.gc.ca/eng/1100100029000/1564415701529>.
- The Canadian Farmer. 1864. "Rural Architecture: Suburban Villa or Farmhouse." *The Canadian Farmer*, vol. 1 (9). Published 16 May. Accessed 17 May 2026. https://www.canadiana.ca/view/oocihm.8_04206_9/2?r=0&s=1.
- The Corporation of the City of Markham. 2013. *By-law 2013-57 A by-law to designate a property as being of Cultural Heritage Value or Interest John Koch Farmhouse*. Last modified 12 May. Accessed 21 May 2026. <https://www.heritagetrust.on.ca/fr/oha/details/file?id=106945>.

- The Whitchurch History Book Committee. 1993. *Whitchurch Township*. Boston Mills Press. Accessed 20 May 2026.
<https://archive.org/details/whitchurchtownsh0000unse/page/n5/mode/2up>.
- Toronto Region Conservation Authority. 2001. "Chapter 3: First Nations." In *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*. Toronto and Region Conservation Authority. Toronto, ON.
- Town of Richmond Hill. 2006. *Gormley Heritage Conservation District Study: The Study*. Richmond Hill. Accessed 21 May 2026. <https://www.richmondhill.ca/en/shared-content/resources/documents/Gormley-HCD-Study.pdf>.
- Town of Whitchurch-Stouffville.
- N.d. "Heritage Property Mapping." Accessed 21 May 2026.
<https://townofws.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=735fba7c6ccc436fba7d7f4715e0864b>.
2024. "Built Heritage Inventory." Accessed 14 May 2026.
<https://www.townofws.ca/work/development-and-land-use/heritage-planning/built-heritage-inventory/>.
2020. "Town of Whitchurch-Stouffville Cultural Heritage Impact Assessments." Accessed 13 May 2026.
https://www.townofws.ca/media/mzzhg3i2/stouffville_cultural-heritage-impact-assessment.pdf.
2025. "Town of Whitchurch-Stouffville Official Plan." Last modified 25 September. Accessed 13 May 2026. <https://www.townofws.ca/work/development-and-land-use/official-plan/>.
2026. "12612 Woodbine Avenue." *Heritage Property Locator*. Last updated 28 January 2026. Accessed 1 June 2026.
<https://experience.arcgis.com/experience/1fe7fe33deac4e84987bd04e6d1b662d>.
- Township of Whitchurch-Stouffville.
1851. "Collectors Roll for the Township of Whitchurch." Accessed 22 May 2026.
1857. "Collectors Roll for the Township of Whitchurch." Accessed 22 May 2026.
1858. "Collectors Roll for the Township of Whitchurch." Accessed 22 May 2026.
- Wallace, Sarah Isabel. 2020. "Williams Treaties." *The Canadian Encyclopedia*. Last modified 24 June. Accessed 20 May 2026.
<https://www.thecanadianencyclopedia.ca/en/article/williams-treaties>.

- Walton, George. 1837. *The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837*. C.W. Toronto, T. Dalton and W.J. Coates. Accessed 19 May 2026.
<https://archive.org/details/cityoftorontohom00walt/page/146/mode/2up>.
- Watson, G. 1982. "Prehistoric Peoples of the Rideau Waterway." In *Archaeological Historical Symposium: October 2-3, 1982, Rideau Ferry, Ontario*. Edited by F.C.L. Wyght. Lombardy, ON.
- Wendy Shearer Landscape Architect Limited. 2005. "Cultural Landscape Assessment Central Pickering: Seaton Lands." Accessed 20 May 2026.
- Williams Treaties First Nations. 2017. "About the Williams Treaties First Nations." *Williams Treaties First Nations*. Accessed 20 May 2026.
<https://williamstreatiesfirstnations.ca/about/>.
- Wright, J.V. and C.E. Heidenreich. 1987. "Population and Subsistence: Plate 18, Vol. 1." In *Historical Atlas of Canada: From the Beginning to 1800*. Edited by R. Cole Harris. University of Toronto Press.

APPENDIX A Personnel Qualifications

Lisa Coles, MPI RPP MCIP CAHP – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and in the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for several cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

Lilly Zegerius, B.A.S Student– Junior Heritage Planner

Lilly is an architecture co-op student at the LHC from Carleton University. Having finished their third year in Conservation and Sustainability B.A.S, they have developed a true passion for all things heritage, with emphasis on the human impact of shared history within the built environment. Thus far, they have been a part of dozens of technical cultural heritage reports with the LHC, and has worked on Heritage Impact Assessments, Cultural Heritage Evaluation Reports, and Heritage Conservation District Studies.

In addition to their work with LHC, Lilly is also a student member of the Canadian Association of Heritage Professionals (CAHP). In the future, Lilly hopes to be a prominent voice in the heritage community, as well as a major advocate for universal access and accessibility within architecture.

Diego Maenza, MPI RPP MCIP CAHP Intern – Heritage Planner

Diego Maenza is a Heritage Planner with LHC Heritage Planning & Archaeology Inc. He holds a BA in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological

changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with five years of public and private sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. Diego is a Registered Professional Planner (RPP), full member with the Ontario Professional Planners Institute (OPPI), full member with the Canadian Institute of Planners (MCIP), and an intern member of the Canadian Association of Heritage Professionals (CAHP).

At LHC, Diego has worked on over 45 projects dealing with all aspects of Ontario's cultural heritage. He has been lead author or co-author of over forty cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Heritage Screens, and Heritage Documentation Reports. Diego has also provided heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope which included work on heritage permit applications and work with municipal heritage committees. His work has involved a wide range of cultural heritage resources including institutional, infrastructural, industrial, agricultural, and residential sites in urban, suburban, and rural settings.

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Benjamin Holthof, MPL, MMA, RPP, MCIP, CAHP – Manager of Heritage Consulting Services

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He has a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams.

Christienne Uchiyama, MA CAHP - Principal LHC

Christienne Uchiyama MA CAHP is a Principal with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

APPENDIX B

Glossary

Definitions are based on those provided in the *Provincial Planning Statement 2024 (PPS)*, *Ontario Heritage Act (OHA)*, the *Regional Municipality of York Official Plan (ROP)*, and the *Town of Whitchurch-Stouffville Official Plan (TOP)*.

Adjacent Lands means for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent Lands means lands contiguous to cultural heritage resources. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective. Generally, adjacent lands are considered to be within 120m from any part of the feature (*OP*, *TOP*).

Archaeological Resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act* (*PPS*, *TOP*).

Archaeological Resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act* (*OP*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act* (*PPS*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist. Areas of mineral potential means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence (*TOP*).

Archaeological Sites means any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest (*ROP*, *OP*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (*PPS*, *TOP*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers (*OP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments (*PPS, OP, TOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (*PPS*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*OP, TOP*).

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*OP, TOP*).

Heritage Attributes means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (*OHA, PPS*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (*OP, TOP*).

Heritage Conservation District means an area of the municipality designated under Part V of the *Ontario Heritage Act* for the purposes of protecting and enhancing the special, collective character of that area. As described in the Provincial document 'Ontario's Heritage Conservation District Guidelines' (1992), the character of the area may derive from individual properties of architectural or historical interest as well as from the overall historic and aesthetic values of the buildings, streets and open spaces seen together (*TOP*).

Protected Heritage Property means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (*PPS*).

Protected Heritage Property means property designated under parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation and UNESCO World Heritage Sites (*OP*).

Protected Heritage Property means property designated under parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation and UNESCO World Heritage Sites (*TOP*).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act (PPS)*.

Significant Archaeological Resources means resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the archaeological assessment report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort (*OP, TOP*).

Significant Built Heritage Resources, Significant Cultural Heritage Resources means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Process and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act (OP, TOP)*.

APPENDIX C

Town of Whitchurch-Stouffville Terms of Reference

Table 11. Town of Whitchurch-Stouffville CHIA ToR

Requirement	Location
Executive Summary	Page V
Address of the Property	Section 1.1
General site location of the subject property	Section 1.1
Project Name (if applicable)	N/A
Applicant and owner's contact information	Page III and Section 1.3
Author name, title, qualifications, company name and appropriate stamp	Page III and Appendix A
Brief description of the proposed development	Section 1
Overview of the Study Area	Section 1
Photographs of the site	Section 5
Purpose of the Study	Section 1
Location and Context Map	Figure 1 and Figure 2
A description of the proposal, development stats (such as number of units, site area) type of development proposed, height, parking areas, access points, location of amenity areas, proposed phasing	Section 7
A description of the existing on-site conditions as well as surrounding areas, roads, natural areas, buildings, parking areas	Section 5
Concept Plan for the development including building location, parking, access, amenity areas, grading and natural features and any natural hazards and a perspective drawing of proposal noting how it relates to the heritage resource	Figure 7

Requirement	Location
A description of how the heritage resource(s) of the property will or will not be incorporated into the proposal (such as whether the building will be restored and adaptively reused or whether the building will be relocated to a different site)	Section 7
A written description of the property, its location and surroundings including the heritage status of the development site and adjacent properties	Section 5
A comprehensive review of the history of the property's development as documented in pictorial and textual records and as observed in as-found evidence	Section 4.5.2
A chronological history including ownership and tenancy, development of any structures, such as additions, removals, conversions, etc.	Section 4.5.1
An evaluation of the cultural heritage significance of the site in terms of its history, architecture and local context	Section 6
Broader historical context should also be addressed – how the property fits into the community or the municipality	Section 4 and Section 5
The reproduction of any pictorial records found, including relevant maps, atlases, drawings, photographs, permit records, land title records, assessment rolls, etc.	Section 4.5
A statement of cultural heritage value or interest and description of heritage attributes of the cultural heritage resource(s), in accordance with Ontario Regulation 9/06 and Regulation 385/21 (new requirements for Statement of Significance). It should be noted that this evaluation is only required in absence of a municipally-prepared Statement of Significance	N/A
This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions (as may be found in an existing Statement of cultural heritage value or interest within a designation by-law on the property)	N/A
This statement will be written in a way that does not respond to or anticipate any current or proposed interventions to the site	N/A

Requirement	Location
That the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City	N/A
A comprehensive written description of the physical condition of the structures on the site, including their exterior and interior	Section 5.2
Current photographs of the property, including: • views of the area surrounding the property to show it in context with adjacent properties • exterior views of each elevation of each building • views of the property including all significant landscape features • interior views of each room in each building • close-up views of all significant interior and exterior heritage features • If the property is currently vacant, how long it has been vacant and what, if any security measures have been applied to protect the property	Section 5
Municipal heritage policies and their applicability should be included	Section 3.2 and Appendix D
Relevant municipal heritage policy, as it relates to the heritage resources(s). i.e. OP policy, Secondary Plans, Area and Site-Specific Policies. Policies/Guidelines from an HCD Plan, etc. should be included	Section 3.2 and Appendix D
A discussion of the potential impacts the proposal may have on the site's heritage resource attributes	Section 8
Recommended mitigation measures to minimize impact on identified heritage attributes.	N/A
Discussion of considered alternatives, and a rationale for the preferred development option.	N/A
A description of and rationale for the primary conservation treatment(s) based on the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.	N/A

Requirement	Location
An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the Parks Canada	N/A
Standards and Guidelines for the Conservation of Historic Places in Canada. Strategies should have consideration for relevant cultural heritage policies (Provincial Planning Statement; Official Plan; Heritage Conservation District Plan, Designation By-law, if applicable)	N/A
Recommendations for additional studies to be undertaken related to, but not limited to: • restoration specifics • design guidelines, • interpretation and commemoration • lighting • signage • landscaping • structural analysis • additional written and photo documentation prior to demolition • conservation plan • long-term maintenance plan	Section 10
Summary and conclusions and how they impact the development and any special considerations or conditions that should be imposed. Any recommendations, or conditions that should form part of a decision on the matter	Section 10
A list of primary and secondary sources consulted	Section 12
A summary of the author's qualifications	Appendix A
Include the applicable drawings of the development affecting the cultural heritage resource(s)	Figure 7

APPENDIX D

Relevant Local Policies

Table 12. Relevant Town of Whitchurch-Stouffville Official Plan Policies

Policy Number	Policy Text	Discussion
3.7.1.1 (c)	Adopt and implement policies and programs for the protection of cultural heritage resources including: i. Requiring Cultural Heritage Impact Assessments, conservation plans, heritage conservation easements and heritage permits as required by this Plan; ii. Reviewing any application for development approval including minor variance and consent applications, building permit or demolition permit that directly affects a cultural heritage resource itself and adjacent lands to ensure new development, site alteration and additions are contextually appropriate and maintain the integrity of any cultural heritage resources; iii. Facilitating the rehabilitation, renovation and/or restoration of cultural heritage resources so that they remain in active use; vii. Prohibiting the inappropriate demolition, destruction or inappropriate alteration or reuse of cultural heritage resource	This CHIA follows this policy. The Properties were not found to have CHVI and, therefore, conservation of the existing buildings is not required.

Policy Number	Policy Text	Discussion
3.7.1.1 (d)	Ensure that all new development permitted by this Plan shall: i. Ensure the identification and protection of cultural heritage resources; ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and, iii. Appropriately incorporate these resources into new development plans.	This CHIA follows this policy. The Properties were not found to have CHVI and, therefore, conservation of the existing buildings is not required.
3.7.1.1 (e)	Where possible, limit development and site alteration on adjacent lands to protected cultural heritage resources, except where: i. The proposed development and site alteration has been evaluated; and, ii. It has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	This CHIA follows this policy. No adverse impacts are anticipated for the adjacent heritage properties.
3.7.2.1 (c)	Review applications that require the demolition or alteration of properties listed on the Heritage Register within the 60-day limit in accordance with the <i>Ontario Heritage Act</i>.	The property at 12612 Woodbine Avenue is listed on the Municipal Heritage Register. A Notice of Intention to Demolish is required.

Policy Number	Policy Text	Discussion
3.7.2.1 (j)	Ensure that properties identified on the Heritage Register will be conserved and maintained consistent with the Standards and guidelines for the Conservation of Historic Places in Canada, as revised from time to time.	This CHIA follows this policy. The Properties were not found to have CHVI and, therefore, conservation of the existing buildings is not required.
3.7.2.1 (k)	Require that the identification and evaluation of cultural heritage resources and their designation under the <i>Ontario Heritage Act</i> will be based on the criteria outlined in Ontario Regulation 9/06 issued under the <i>Ontario Heritage Act</i> . Significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including materials, forms, location, spatial configurations, uses and cultural associations or meanings.	This CHIA follows this policy. The Properties were not found to have CHVI and, therefore, conservation of the existing buildings is not required.
3.7.3.1 (b)	Encourage adaptive re-use of properties on the Heritage Register for existing and new uses as permitted by the Official Plan land use designation, consistent with the Standards and guidelines for the Conservation of Historic Places in Canada.	This CHIA follows this policy. The Properties were not found to have CHVI and, therefore, adaptive reuse is not required.
3.7.3.1 (c)	Encourage development adjacent to built heritage resources to be complimentary in scale, form, and material.	The development has not been assessed as part of this CHIA to determine if it will be complimentary in scale, form, and material to the adjacent heritage properties. Much of the scale of the proposed development will be at the

Policy Number	Policy Text	Discussion
		rear of the Properties and, therefore, not prominent in the streetscape. Much of the eastern half of the Properties will be landscaped with tombstones and a water feature, which is complimentary to the adjacent heritage properties. The scale and form of the front building is compatible with the surrounding area. Material will be determined at the detailed design phase.
3.7.3.1 (e)	Require a Cultural Heritage Impact Assessment as part of any demolition permit application or other significant inappropriate alterations for a heritage resource identified on the Municipal Heritage Register.	This CHIA follows this policy. As the property at 12612 Woodbine Avenue is listed on the Municipal Heritage Register, a CHIA for the Notice of Intention to Demolish would be required.
3.7.3.1 (f)	Require all new development applications which involves, or is located adjacent to cultural heritage resources to: ii. Incorporate through reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in terms of mass, height, setback and architectural details and, in particular:	The development has not been assessed as part of this CHIA to determine if it will be complimentary to the adjacent heritage properties. Much of the scale of the proposed development will be at the rear of the Properties and, therefore, not prominent in the streetscape. Much of the eastern half of the Properties will be landscaped with tombstones

Policy Number	Policy Text	Discussion
	1. New additional features should generally be no higher than the existing heritage building and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; 2. New construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape; and, iv. Circulate development applications of cultural heritage resources listed on the Register of Cultural Heritage Resources as appropriate to the Heritage Advisory Committee for review and comment;	and a water feature, which is complimentary to the adjacent heritage properties. Detailed design should consider the surrounding context. The Heritage Advisory Committee may need to review and comment on the development application.
3.7.3.1 (g)	Require proponents to conduct archival documentation in the event that demolition, salvage, dismantling, relocation,	This CHIA follows this policy. Archival documentation was undertaken to establish the

Policy Number	Policy Text	Discussion
	or irrevocable damage to a built heritage resource or cultural heritage landscape may occur, where necessary. This documentation shall be prepared by a qualified person and include the following as specified by the Town: i. Architectural measured drawings; ii. Land use history; Digital 3D models, if required by the Town; and, iii. Photographs, maps and other available material about the cultural heritage resources in its surrounding context.	history of the Properties. Maps and historical information are included in Section 4.
3.7.8.1 (a)	Require a Heritage Impact Assessment, prepared by a qualified heritage conservation professional for: i. Any development, demolition or site alteration proposal that has the potential to impact a cultural heritage resource to demonstrate that its heritage attributes are not adversely affected; ii. The removal of a property from the Register of Cultural Heritage Resources, subject to staff discretion; and, iii. Any proposal to remove an <i>Ontario Heritage Act</i> designation to evaluate the impact of the repeal of	This CHIA follows this policy.

Policy Number	Policy Text	Discussion
	the designation.	
3.7.8.1 (b)	Require that the scope of the Heritage Impact Assessment is in accordance with the terms of reference set out by the Town and shall address mitigation measures and/or alternative development approaches as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the cultural heritage resource and its heritage attributes.	This CHIA follows this policy.
3.7.8.1 (d)	Require developers, through subdivision and/or site plan agreements, to incorporate listed heritage buildings or sites where development or redevelopment occurs. All options for on-site retention of designated heritage properties shall be exhausted prior to consideration being given to relocation, in consideration of the Heritage Impact Assessment. The following alternatives shall be given due consideration in order of priority: i. On-site retention in the original use and appropriate integration with the surrounding or new development; ii. On-site retention in an adaptive re-use; iii. Relocation to another site within the same	This CHIA follows this policy. The Properties were not found to have CHVI and, therefore, adaptive reuse or incorporation into the development are not required.

Policy Number	Policy Text	Discussion
	development; and, iv. Relocation to another appropriate site within the Town.	
3.7.8.1 (e)	Utilize site plan control to ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent heritage resources, in accordance with Section 7.3.9 of this Plan.	The Town may use Site Plan Control to ensure compatibility of the detailed design with the surrounding area.