

Appendix B – Designation By-law – DGM-78-25

The Corporation of the City of Burlington

City of Burlington By-law XX-2025

A by-law to designate 444 Plains Road East, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended

File: DGM-67-25

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

WHEREAS authority was granted by Council of The Corporation of the City of Burlington (“Council of the City of Burlington”) to designate the property at 444 Plains Road East as being of cultural heritage value or interest; and

WHEREAS Council of the City of Burlington has caused to be served upon the owners of the lands and premises known as 444 Plains Road East and upon the Ontario Heritage Trust, Notice of Intention to Designate the property, and has caused the Notice of Intention to Designate to be posted on the City of Burlington’s website in accordance with notice requirements under the *Ontario Heritage Act*; and

WHEREAS the Heritage Burlington Advisory Committee supports the designation of the property at 444 Plains Road East; and

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

WHEREAS the reasons for designation are set out in Schedule “A” to this By-law;

NOW THEREFORE Council of the City of Burlington hereby enacts as follows:

1. The property at 444 Plains Road East, more particularly described in Schedule “B” to this By-law, is designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this By-law to be registered against the property described in Schedule “B” to this By-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this By-law to be served upon the owners of the property at 444 Plains Road East and upon the Ontario Heritage Trust and to cause

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notice of this By-law to be published on the City of Burlington’s website in accordance with notice requirements under the *Ontario Heritage Act*.

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

Passed this 14th day of October, 2025.

Mayor Marianne Meed Ward

Deputy Clerk Lisa Palermo

Schedule “A”

Statement of Cultural Heritage Value or Interest

Description of Property

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

Cultural Heritage Value

Design/Physical Value

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

Historic/Associative Value

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

Heritage Attributes

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

- Attributes that contribute to the design value of the property include:
 - One and one half storey structure with a cross gable roof
 - T-shaped plan with rear one storey section with gable roof
 - Eastern brick chimney
 - Red brick exterior
 - Concrete parged stone foundation
 - Front (north) façade

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- Front facing gabled bay and separate gable peak
- Offset west entrance with wood sidelights and transom within a segmental frame and brick voussoir
- Bay window with 1/1 and 2/2 wood segmental frame windows with brick voussoirs and stone sills
- 2/2 semi-circular wood windows with semi-circular brick surrounds and stone sills
- Offset east entrance within a segmental frame with brick voussoir
- 2/2 wood segmental frame window with brick voussoir and stone sill
- West elevation
 - 2/2 wood segmental frame window with brick voussoir and stone sill
- East elevation
 - Inverted finial
 - 2/2 wood segmental frame windows with brick voussoirs and stone sills
 - Small segmental frame leaded glass windows on the first storey
 - Rear entrance with brick voussoir
 - 1/1 semi-circular wood frame window within a gable peak
- Attributes that contribute to the historical value of the property include:
 - Its historical association with late 19th to early 20th century market gardening, connected to property owners John Horne and John Lemon

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Schedule “B”

Legal Description

1. Municipal Address: 444 Plains Road East

Legal Description: Pt Lt 3, Con Broken Front, as in 808789; Burlington; Being all of PIN 07106-0043(LT)

Roll Number: 2402010119092000000