

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 089-2025**

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 11275 FIRST LINE, TOWN OF MILTON, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

**WHEREAS** Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as 11275 First Line in the Town of Milton and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the Town website having general circulation in the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule 'B' attached hereto;

**NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:**

1. **THAT** there is designated as being of cultural heritage value or interest, the real property known as the building located at 11275 First Line, Milton, and legally described in Schedule 'A' attached hereto;
2. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

**PASSED IN OPEN COUNCIL ON SEPTEMBER 8, 2025.**

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Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk

**SCHEDULE 'A' to BY-LAW NO. 089-2025**

**LEGAL DESCRIPTION**

PT LT 17, CON 2 NAS , FIRSTLY AS IN 514961 LYING SW OF CANADIAN  
PACIFIC RAILWAY LANDS ; MILTON/NASSAGAWEYA

## **SCHEDULE 'B' to BY-LAW NO. 089-2025**

### **Description of Property**

This one-and-a-half-storey, board-and-batten house was built in 1870 for Peter Little and his family. This property's historical and architectural significance is deeply rooted in its contribution to the history of the Nassagaweya settlement.

### **Physical Value or Design Value**

The historical Regency-style part of the house is clad with board and batten. It features a medium-sloped gable roof with extended eaves, plain fascia, and soffits. William Black added a wide shed dormer to the rear of the property in the 1950's. Subsequently, a west wing was added to the original house and completed in 1991. A shed permit was issued in 1992.

The open-front verandah features plain timber posts and railings. Windows are double-hung nine-over-nine at the front elevation and six-over-six at the side elevation. A single-flue brick chimney remains intact and is located near the centre of the historic house.

### **Historical Value**

In 1819, Reuben Sherwood received the Crown patent for this land. Reuben was the Deputy Provincial Land Surveyor who surveyed the lower part of Nassagaweya in 1799. He sold it to James Buchanan in the same year.

Robert Buchanan, the eldest son of James, inherited the property in 1853. After his death, his wife, Elizabeth Whitla, sold 100 acres forming the west half of the property to Peter Little. In 1870, Peter built the historical portion of the house for his family. Peter Little was a farmer and merchant. He opened the first store in Moffat on the west corner of Lot 15, Concession II, in 1857. He was a well-educated man, a Presbyterian and a Liberal, but never sought office. He was married to Jane Little.

The property was passed on to David Little in 1887, who sold it in the same year to George Amos. Between 1887 and 1888, part of the land was deed to the Guelph Junction Railway Company to accommodate the railroad through the property. George also granted a right to search for oil to a group of men consisting of Robert Dawrie, John Davidson, William James Armstrong, Herbert McCutcheon, and Ernest Carter. George sold the property to the Britannia Securities Corporation Ltd, who then sold it to John Fothergill Mitchell in 1915.

Several owners held the property after John; they included Charles Ridgewell and William Henry Payne (1916), Charles Ridgewell (1918), Isabel Kirkland (1918), Robert Tilley Amos (1919), and William Henry and Mary Adeline Black (1936). William (Bill) came to the Moffat area in 1922. He established a partnership with T.C. (Tommy) Amos, and they developed a prize-winning herd of purebred Shorthorn cattle, which they subsequently exhibited at major cattle shows across Canada. In 1926, their bull,

Manor Chief 9<sup>th</sup>, was the Grand Champion Shorthorn Bull at the Canadian National Exhibition. Bill retired and sold the farm to James David and Nadine Bell in 1964.

Other owners after the Bells were Walter C. Jackson (1969), Fred Loeffel Construction Limited and Bruno Campitelli (1970), Rolando Di and Magaret Ann Di Benedetto (1977), John Charles Tilt and Nancy Lee Buckingham (1979).

### **Contextual Value**

This early Regency-style house served as the home of Peter Little and other pioneers of Moffat, Nassagaweya and reminds us of the settlement history of this area.

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

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

- The original massing of the one-and-a-half-storey board and batten house with projecting eaves, plain fascia, soffit and medium gable roof.
- Single-flue brick chimney.
- Double-hung, six-over-six windows with plain trims and wood slip sill.
- The historical home of Peter Little, who was among the first merchants in Moffat to open a store at the west side of Lot 15, Concession II, Moffat in 1857.
- The historic home's context in preserving the settlement history of Nassagaweya.