



Heritage Burlington Advisory Committee Meeting
Agenda

Date: March 11, 2026
Time: 7:00 pm
Location: Room 247, City Hall, second floor

Pages

1. Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway, and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

2. Declarations of Interest:

3. Approval of Minutes:

3.1 Approve minutes from meeting held February 11, 2026

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4. Delegation(s):

4.1 Rashpal Thind will speak to Item 5.1c. - 4560 No. 4 Side Road Cultural Heritage Evaluation request

4.2 Larry Campbell will speak to Item 5.1c. - 4560 No. 4 Side Road - Cultural Heritage Evaluation request

5. Regular Items:

5.1 Heritage Planner update

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a. Bill 23 - Heritage Designate Shortlist update

- b. Burlington Avenue & Ontario Street Heritage Conservation District Plan & Guidelines update
- c. 4560 No. 4 Side Road - Cultural Heritage Evaluation request received
- d. Heritage Property Tax Rebate Program update

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5.2 Subcommittee updates

- a. Promotions & Marketing Subcommittee
- b. Heritage Week Subcommittee

6. **Other Business:**

7. **Adjournment:**



Heritage Burlington Advisory Committee Meeting

Minutes

Date: February 11, 2026
Time: 7:00 pm
Location: Room 247, City Hall, second floor

1. Members Present:

Andy Lyster (Vice Chair), Alex Winiarski, Steve Allen, Michael Vollmer, Len Collins, Jenna Dobson, Robin Lloyd and Alan Harrington

2. Regrets:

Marsha Paley (Chair) and Catherine Robb

3. Others Present:

Councillor Shawna Stolte, Chloe Richer (Heritage Planner), Shameel Chankar (Heritage Intern) and Jo-Anne Rudy (Clerk)

4. Land Acknowledgement

The Vice Chair read the Land Acknowledgement.

5. Declarations of Interest:

None

6. Approval of Minutes:

6.1 Approve minutes from meeting held January 14, 2026

On motion, the minutes from the meeting held January 14, 2026, were approved as presented.

7. Delegation(s):

None

8. Regular Items:

8.1 Heritage Planner update

- a. Bill 23 - Heritage Designation Shortlist update
 - Chloe advised that a Notice of Passing for the 368 Brant Street designation by-law (one of the four Peer Review properties) was issued on January 28, 2026.
 - Chloe stated that the staff report recommending 10 properties for the Bill 23 - Heritage Designation Shortlist (Phase II) went to Committee of the Whole on February 9 and will go to Council on February 17.
 - Chloe noted that a letter to non-designated property owners regarding voluntary heritage designation will be mailed out in the near future.

- b. Burlington Avenue & Ontario Street Heritage Conservation District Plan & Guidelines update
 - Chloe advised that the final staff report on the Burlington Avenue & Ontario Street Heritage Conservation District Plan & Guidelines went to Committee of the Whole on February 9 and will go to Council on February 17.

- c. 1060 Algonquin Road - Cultural Heritage Evaluation request received
 - Chloe advised that the owners of 1060 Algonquin Road requested last year that their property be evaluated for its cultural heritage value or interest, for potential Part IV designation under the *Ontario Heritage Act*; however, since the printing of the agenda, staff received an email from the owner indicating they don't want to move ahead with the designation based on legal advice they received.
 - Chloe noted that staff have completed a site visit and the archival research and evaluation process. A Cultural Heritage Evaluation Brief was prepared and the key evaluation finding was that the property is eligible for designation under Part V of the *Ontario Heritage Act*.
 - Members stated that this property has tremendous heritage value and suggested staff reach out to the owners to see what their concerns are.

8.2 Celebrating a Vital Part of Burlington's Story: The Black Heritage of Burlington

- Shameel Chankar, Heritage Intern, provided a presentation entitled "Celebrating a Vital Part of Burlington's Story: The Black Heritage of Burlington".

8.3 2025 Annual Report

- Committee reviewed the 2025 annual report which included the Heritage Week wrap-up report attached as Appendix A. **Motion - Approve the 2025 annual report for Heritage Burlington. CARRIED**

8.4 2026 Workplan and Budget

- Committee reviewed the draft 2026 workplan/budget. **Motion - Approve Heritage Burlington's 2026 Workplan/Budget. CARRIED**

8.5 Subcommittee Updates

a. Promotions & Marketing Subcommittee

Andy reviewed the results of the second Heritage Burlington Signage Survey, which was sent out at the beginning of the year, and noted that an additional 19 property owners responded, bringing the total to 25 responses. He added that fewer than half of respondents currently have heritage signage. The key recommendations were:

- Design signs with layered storytelling,
- Standardize preferred materials,
- Pilot QR code integration,
- Offer tiered funding options, and
- Host a community workshop.

b. Heritage Week Subcommittee

- Jo-Anne briefly reviewed the 2025 Heritage Week wrap-up report provided by Marsha Paley which will be attached as Appendix A to Heritage Burlington's 2025 Annual Report.

9. Other Business:

None

10. Adjournment:

Vice Chair adjourned the meeting at 8:12 p.m.

To: Heritage Burlington Advisory Committee

From: Chloe Richer, Senior Planner – Heritage, Community Planning

Cc: Todd Evershed, Supervisor – Special Projects & Urban Design, Community Planning

Date: Mar. 4, 2026

Re: Heritage Planner Updates – Mar. 11, 2026

1. **Bill 23 – Heritage Designation Shortlist Update**

- The staff report recommending 10 properties for the Bill 23 – Heritage Designation Shortlist (Phase II) is going before Committee of the Whole on Apr. 13, 2026, and City Council on Apr. 21, 2026.
 - Please see the Feb. 9 meeting agenda [here](#).
- A letter to non-designated heritage property owners regarding voluntary heritage designation has been mailed out.

2. **Burlington Ave. & Ontario St. Heritage Conservation District Plan & Guidelines Update**

- The final staff report on the Burlington Ave. & Ontario St. Heritage Conservation District Plan & Guidelines went before City Council on Mar. 2, 2026 and has been approved.
 - Please see the Feb. 9 Committee of the Whole meeting agenda [here](#).

3. **4560 No. 4 Side Road – Cultural Heritage Evaluation Request Received**

- The owners of 4560 No. 4 Side Road have requested that the property be evaluated for its cultural heritage value or interest, for potential Part IV designation under the *Ontario Heritage Act*.
- Staff have completed a site visit to the property and the archival research and evaluation process.
- A Cultural Heritage Evaluation Brief has been prepared, which the Heritage Burlington Advisory Committee will be consulted on.
- The key evaluation finding is that the property is eligible for designation under Part IV of the *Ontario Heritage Act*.

4. **Heritage Property Tax Rebate Program Update**

- The application submission deadline passed on February 27, 2026, and 65 applications were received.
 - Residential applications: 55
 - Commercial applications: 10
- There was a 16% increase in the number of applications received between 2024 & 2025.

Research Brief and Cultural Heritage Evaluation:
4560 No. 4 Side Road, Burlington

Prepared by:

Chloe Richer MCIP, RPP, CAHP
Shameel Chankar MA, BA (hons)



4560 No. 4 Side Road, Burlington
(City of Burlington, 2025)

Mar. 4, 2026

Introduction and Background Information

In the fall of 2025, Heritage Planning staff received a designation request from the owners of 4560 No. 4 Side Road, Burlington. The current owners have owned the property since 2015. The designation request regarding 4560 No. 4 Side Road will be brought to the attention of the Heritage Burlington Advisory Committee (HBAC) in Q1 2026.

The property does not currently have any heritage status. When previously evaluated, it was given a heritage grade of “B” and was thus removed from the Municipal Heritage Register as it was below a “A”-level heritage grade.

In addition to the heritage dwelling, the property also contains a large modern dwelling, constructed circa 2019. Prior to occupancy, the demolition of the existing heritage dwelling was to occur as per the Demolition & Construction Agreement as well as a Conditional Permit Agreement. As noted, the owners have requested an evaluation of the property for designation under Part IV of the *Ontario Heritage Act*.

Due to the owners’ support for designation, Heritage Planning staff have prioritized an evaluation of the property per *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*.

Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest

A property may be designated under Section 29, Part IV of the *Ontario Heritage Act* if it meets two or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because of it,
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. Displays a high degree of craftsmanship or artistic merit, or
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. Yields or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has a contextual value because it,
 - i. Is important in defining, maintaining or support the character of an area,
 - ii. Is physically, functionally, visually or historically linked to its surroundings,

- or
iii. Is a landmark. O. Reg. 9/06, s.1 (2)

Evaluation of Design/Physical Value

The subject property is a 13-acre remnant of the Campbell family's farmhouse located directly across the road at 4563 No. 4 Side Road. The visual connections between the two properties can be seen in their Colonial Revival architectural style, with horizontal sidings, white finishings, gabled roof, and rectangular window openings. As a stand-alone property, the house, land, and poultry barn at 4560 No. 4 Side Road possess their own cultural heritage value.

1939 Heritage Dwelling

The property has design value or physical value because it is a representative example of a two-and-a-half-storey dwelling in the Colonial Revival architectural style.

As per documentation provided by the Campbell family, who have been longstanding owners of the Campbell Farmhouse across No. 4 Side Road, the heritage residence was constructed in 1939 by Bert Ware and George Harris, and the poultry shed to its west in 1938. The residence is located on the southeast side of No. 4 Side Road, part of the former village of Zimmerman. The house is a two-and-a-half storey structure in the Colonial Revival architectural style (Figure 1). Colonial Revival houses attempt to recall the architecture of the first colonies in North America and may include a mixture of architectural styles such as the "Georgian" style (Kyles, 2025, p. 283-284).

Characteristics may include entrances with pediments, sidelights, columns, prominent cornices with returns, pilasters, multi-paned windows (e.g., six-over-six sash windows), shutters, and balance or symmetry. The style was popular from 1900 to the early twenty-first century.



Figure 1: The front façade of 4560 No. 4 Side Road depicting its rectangular window openings, double end gabled roof, single chimney, its satellite pole, centred front entrance, and landscaping.

Front Façade

The heritage dwelling at 4560 No. 4 Side Road has a three-bay front façade and a centre bay with a metal awning and a rectangular window opening above (Figure 1). On either side of the centred wood front door with a 6-pane window in a rectangular opening are two pairs of rectangular window openings with modern vinyl window frames that create a symmetrical aesthetic appeal. It is unknown whether the wood front door is original to the dwelling. Similarly, there are three symmetrical rectangular window openings with vinyl windows in the second storey of the front façade. The end-gabled roof contains a single chimney clad in red brick at the west end and is lined on its edges by white drainage features.

West Facade

Looking eastwards from the gravel road to the westward facing façade of 4560 No. 4 Side Road are three separate rectangular window openings in vinyl frames (Figure 4). These windows are located within the façade of the dwelling that is clad in horizontal lengths of siding and are supported by a single gable roof with a slightly exposed eave. Note that the chimney, which has a metal static vent to its right, is asymmetrically positioned and does not provide a symmetrical aesthetic appearance as does the dwelling's street-facing façade.

The dwelling's foundation consists of exposed concrete, with one white slider window to the bottom northern corner of the dwelling if looking eastwards towards the structure

(Figure 2). The opposite end, if still looking in an eastward direction to the dwelling, contains an enclosed side-entry foyer that appears to be a later addition. This single-storey side-entry foyer is clad in similar white siding with a four-panel glass door that leads into the dwelling (Figure 2). At the top of this foyer is a pitched roof with a white PVC gutter.



Figure 2: The west-facing façade of the subject property, its window openings, red brick chimney, the side entrance foyer, and the structure’s exposed half basement with white sliding windows.

Rear Facade

The rear façade of the dwelling is also clad in white horizontal siding and the gable roof with a white gutter (Figures 3 and 4). The second storey of the rear facade contains three rectangular window openings with modern vinyl windows that are positioned in a three-bay aesthetic appeal pattern but are not symmetrical in positioning. Within the bottom half of the dwelling, there are also another set of three window openings, grouped two and one, also comprised of rectangular window openings and modern vinyl windows. All windows are encased within the façade, and their frames are white. The foundation of the dwelling is exposed concrete and is bounded by the rear landscaping. To the west side of the structure, the side entry appears to be an addition.



Figure 3: Rear façade of the heritage dwelling looking south on to its rear yard landscaping and a single wooden shed to the right of the image (see Figure 4 for a more detailed view of the shed).



Figure 4: A detailed view of the single wooden shed located within the rear yard landscaping of 4560 No. 4 Side Road, and the leafy shrubs to the back of the shed and adjacent to the heritage dwelling's east-facing side.

East Facade

The east facing façade, when looking from a westward direction, is clad in white horizontal panels that support the four rectangular window openings; three modern white vinyl windows, and the fourth to the peak of the gable, which is black and encased within a blue border, and appears to be a remaining wood window (Figure 5). The gable portion of the roof is built with an exposed eave. Parallel and running vertically along the

façade is a satellite dish pole that begins at the base of the dwelling. This satellite pole is fabricated with steel and is visibly weathered due to the corrosive nature of its material (Figure 5). This pole is also significantly taller than the dwelling and acts as a marker for the subject property's identification. To the base of the dwelling is another portion of the exposed concrete foundation with a pair of white vinyl sliding windows on either side of the dwelling's base in exposed concrete (Figure 5).



Figure 5: A detailed view of the subject property's east-facing façade, its satellite pole, vinyl windows, and exposed half basement in exposed concrete if looking at the structure in a westwardly direction.

Poultry Shed

The property also contains a separate structure to the west of the dwelling, built of wood with a gabled roof and painted in a brown-red color (Attachment 3 and Figure 6). This structure is a poultry shed that has a single entrance door and a single garage door within its north façade. The shed's condition is poor, but it remains a remnant of the agricultural use of the property by the Campbell family.



Figure 6: The stand-alone poultry shed to the west of the dwelling, looking westwardly from the dwelling's west façade.

Landscape

The subject property's landscape is quite sparse with parcels of green lawn areas around the dwelling. At the dwelling's street facing façade, to the west of its front entrance, is a small, landscaped area with both leafy and flowering plants (Figure 1). A similar sized landscaped area can be found to the west of the gravel driveway. Adjacent to the subject property's west façade, there is a small green lawn where part of the space is masked by a portion of the gravel driveway's entrance from No. 4 Side Road onto the dwelling's landscape (Figure 2). To the rear of the property, the landscape's characteristics are similar to that of its west frontage with pieces of dense green and areas that are sparse and masked with gravel-like material (Figures 3 and 4).

At the southeast corner of the subject property, there is a mix of shrubs and small trees that are overshadowed by mature trees of mixed species, including three Basswood trees, one Black Walnut tree, and one Butternut tree (Figure 4). Both the shrubbery landscape and the treescape continue from the rear of the property into the northeast facing front side, which is bounded by No. 4 Side Road (Figures 4 and 5).

The trees described above trace the curvature of the No. 4 Side Road from the front of the property heading southeast and is a part of the grand treescape allée of No. 4 Side Road that heads south until the road meets Appleby Line (Figure 7). To the northwest of the property, there is a lone mature Butternut tree with a shrub garden at its base. When looking from the northwest corner of the parcel near the front façade of the poultry shed, there is another piece of undulating green lawn space, split by what appears to be ploughed garden beds. This lawn area leads into another large greenscape that

continues up to the top of the hill and complements the circa 2019 large, modern dwelling (Figures 6, 7 and 8).



Figure 7: A view of the allée of mature trees which is adjacent to the subject property’s boundaries and runs along the edges of No. 4 Side Road in a southerly direction.



Figure 8: The modern dwelling, built circa 2019, located to the southwest rear of the heritage dwelling and the gravel driveway which connects to No. 4 Side Road.



Figure 9: The front and east facing façade of 4560 No. 4 Side Road if looking from the northeast corner of the property's border with the road.

Evaluation of Historical/Associative Value

The property has historical value or associative value because it has direct associations with the Campbell family, who are significant to the No. 4 Side Road community, and the former village of Zimmerman. The property is also directly associated with the theme of local agriculture in rural Burlington.

The property is part of the New Survey of the Township of Nelson, the Northeast half of Lot No. 4 in the Fifth Concession. These lands and the Campbell Farm at 4563 No. 4 Side Road were built and occupied by the Campbell family since circa 1830. The Campbell family were well-known contributors to the rural community of Nelson Township through their farming activities and the raising of horses for stagecoach services. Their long-standing agricultural presence formed an essential part of rural Burlington's history and in 2023, for Burlington's 150th Anniversary, the Campbell family was celebrated for "200 years of farming" (Burlington Post, 2023).

100 years ago, the village of Zimmerman began to decline, with the closure of local shops and mills. Remnants of the village of Zimmerman still stand today. Named after the Zimmerman family, the village was once occupied by many established lumber mills of the Nelson Township owned by the Zimmerman and the Crawford families (Bridgeman, 1967). Following the cessation of lumber milling came many esteemed farming families such as the Campbells, the Bridgemans, the Bennetts and the likes of Morley Sherwood and Russell Gowland's farms (Bridgeman, 1967). The former village of Zimmerman also had a strong Christian population, an identity that is still a remnant today; "the residents on the Appleby Line... and across the sideroads still identify as 'Zimmerman' possibly because of Church association..." (Bridgeman, 1967, p. 3).

For a history of the Campbell Farm provided by a member of the Campbell family, please see **Appendix B: Archival Materials**.

Evaluation of Contextual Value

4560 No. 4 Side Road has contextual value because it is important in maintaining and supporting the character of the No. 4 Side Road area and is physically, visually and historically linked to its surroundings.

The subject property supports and maintains the original character of the former village of Zimmerman due to its ongoing green, open space and its built remnants of the rural agricultural use such as the poultry shed and heritage residence.

The subject property is a 13-acre remnant of the home farm directly across the street at 4563 No. 4 Side Road on Lot 4 in the 5th Concession of the Nelson Township. The visual connections between the two properties (4563 and 4560 No. 4 Side Road) can be seen in the Colonial Revival architectural style, with horizontal cladding, white finishings, gable roofs and rectangular window openings, though as a stand-alone property, the house, lands, and poultry barn at 4560 No. 4 Side Road possess their own cultural heritage value. The properties also are both historically associated with the prominent Campbell family.

The property's contextual value is further reflected in the overall agricultural character of the No. 4 Side Road scenic roadscape; see also 4415, 4483, and 4563 No. 4 Side Road. Amongst these three properties there is a strong visual and architectural association. These properties and their key features of the Colonial Revival architectural style effectively define the architectural style in the few long-standing homes of No. 4 Side Road. In addition, similar features of 4560 No. 4 Side Road can be found on 4415 and 4563 No.4 Side Road, particularly the colour and materials used for the dwellings' siding, the three-bay elevation, pitch and gabled roof combination, the rectangular window openings, and the centered single-door entrances.

The property's surrounding treescape to the southeast supports the landscape character of the area. The property's species of trees also belong to the treescape identity of the similar properties of the No. 4 Side Road area, namely 4415, 4483, and 4563 No. 4 Side Road, and amplifies the contextual value of the landscape and treescape of No. 4 Side Road (Appendix C). Important species of trees found throughout No. 4 Side Road and on the landscape of 4415, 4483, and 4563 No. 4 Side Road include Poplar, Black Walnut, Silver Maple, Sugar Maple, Red Oak, Butternut, Basswood, Elm, and Hickory trees.

The landscape of the subject property is overshadowed by the circa 2019 large modern dwelling built on the southwest side to the rear of the property. This dwelling also significantly alters the authentic landscape context and landscape architectural significance of the property.

Summary of Evaluation

Based on the above evaluation, the property demonstrates physical and design value as a representative example of a two-and-a-half-storey Colonial Revival style dwelling. The property has direct associations with the Campbell family and the theme of agriculture in the former village of Zimmerman. The property's contextual value as it maintains and supports the character of No. 4 Side Road and is visually and historically linked with the Campbell Farmhouse at 4563 No. 4 Side Road, meeting four out of nine criteria for designation.

Therefore, the property at 4560 No. 4 Side Road meets the following **bolded** criteria in determining whether it is of cultural heritage value or interest under O. Reg. 9/06.

1. The property has design value or physical value because of it,
 - i. **Is a rare, unique, representative or early example of a style, type, expression, material or construction method,**
 - ii. Displays a high degree of craftsmanship or artistic merit, or
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. **Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**
 - ii. Yields or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has a contextual value because it,
 - i. **Is important in defining, maintaining or support the character of an area,**

- ii. **Is physically, functionally, visually or historically linked to its surroundings, or**
- iii. Is a landmark. O. Reg. 9/06, s.1 (2)

For the draft Statement of Cultural Heritage Value or Interest, see **Appendix A**.

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References

- Burlington Post. (2023, August 6). *Celebrating Heritage Week during Burlington's 150th birthday*. InsideHalton.com. https://www.insidehalton.com/life/celebrating-heritage-week-during-burlingtons-150th-birthday/article_ce04e019-f101-519f-9fa1-56f1c0d7bfa2.html
- Campbell, L. (n.d.). *History of the Campbell Century Farm*.
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- Google Maps. (2022, March). *4415 No. 4 Side Road*. Street View · Google Maps. <https://maps.app.goo.gl/uC36mt5W1DsRELSW9>.
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Appendix A: Statement of Cultural Heritage Value or Interest: 4560 No. 4 Side Road, Burlington

Description

The property is located at 4560 No. 4 Side Road in the City of Burlington. The property is located within the former village of Zimmerman, which was a part of Nelson Township, Halton. The property contains a circa 1939, two-and-a-half-storey Colonial Revival style residence and a poultry shed to the west of the dwelling.

Design or Physical Value

The property has design value or physical value as a representative example of a two-and-a-half-storey dwelling in the Colonial Revival architectural style. The dwelling was constructed in 1939 by Bert Ware and George Harris.

The dwelling contains a three-bay front façade and a centre bay with a metal awning and rectangular window opening above. It is clad in white horizontal siding and is supported by a side gable roof with a slightly exposed eave. On either side of the wood front door with a 6-pane window in a rectangular opening are two pairs of rectangular window openings with modern vinyl window frames that create a symmetrical aesthetic appeal. Similarly, there are three symmetrical rectangular window openings with modern vinyl windows in the second storey of the front façade. The end-gabled roof contains a single chimney clad in red brick at the west end.

The west façade contains three rectangular window openings with vinyl windows. The second storey of the rear facade contains three rectangular window openings with vinyl windows that are positioned in a three-bay pattern but are not symmetrical in positioning.

The east facing façade contains four rectangular window openings with three vinyl windows and the fourth, to the peak of the gable, is a remaining wood window. To the base of the dwelling is another portion of the exposed concrete foundation with a pair of vinyl sliding windows on either side.

Historical or Associative Value

The property has historical value or associative value due to its direct associations with the Campbell family, prominent local farmers in the former village of Zimmerman. The property is also directly associated with the theme of local agriculture in rural Burlington.

The property is part of the New Survey of the Township of Nelson, the Northeast half of Lot No. 4 in the Fifth Concession. These lands and the Campbell Farm at 4563 No. 4 Side Road were built and occupied by the Campbell family since circa 1830. The

property is a 13-acre remnant of the home farm (the Campbell Farm) directly across No. 4 Side Road. The Campbell family were well-known contributors to the rural community of Nelson Township through their farming activities and the raising of horses for stagecoach services.

Contextual Value

The property has contextual value due to its importance in maintaining and supporting the character of the No. 4 Side Road area and is physically, visually and historically linked to its surroundings in the former village of Zimmerman.

The property supports and maintains the original character of the former village of Zimmerman due to its ongoing green, open space and its built remnants of the rural agricultural use, including the circa 1939 Colonial Revival heritage dwelling.

The visual connections between 4563 and 4560 No. 4 Side Road can be seen in the dwellings' Colonial Revival architectural style, with horizontal cladding, white finishings, gable roofs and rectangular window openings. The properties also are both historically associated with the prominent local Campbell family of farmers.

The property's contextual value also reflects in the agricultural character of the No. 4 Side Road scenic roadscape. There is strong visual and architectural association of 4415, 4483, and 4563 No. 4 Side Road, all built in the Colonial Revival architectural style, which defines the architectural style in the few long-standing homes of No. 4 Side Road. Architectural design attributes of contextual importance displayed in these properties include the colour and materials used for the dwellings' siding, the three-bay elevation, side-gabled roofs, rectangular window openings and the centered single-door entrances.

Description of Heritage Attributes

The following heritage attributes have been identified for the property at 4560 No. 4 Side Road.

- Exterior attributes that contribute to the design or physical value of the property, including:
 - Two-and-a-half-storey dwelling in the Colonial Revival architectural style with horizontal siding;
 - Front façade with symmetrical placement of rectangular window openings on either side of central front entrance;
 - Front façade's three-bay elevation, and rectangular window openings on each bay;
 - Side-gable roof; and,

- Central wooden front door with a 6-pane window in a rectangular opening.
- Attributes that contribute to the historical or associative value of the property, including:
 - The property's direct association with the theme of local agriculture in rural Burlington.
 - Historical association with the Campbell family, a prominent local farming family; and,
 - Historical association with the former village of Zimmerman in Nelson Township.
- Attributes that contribute to the contextual value of the property, including:
 - The dwelling's setback from No. 4 Side Road; and,
 - The visual and historical relationship with the Campbell Farmhouse located at 4563 No. 4 Side Road.

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Appendix B: Archival Materials

History of the Campbell Century Farm

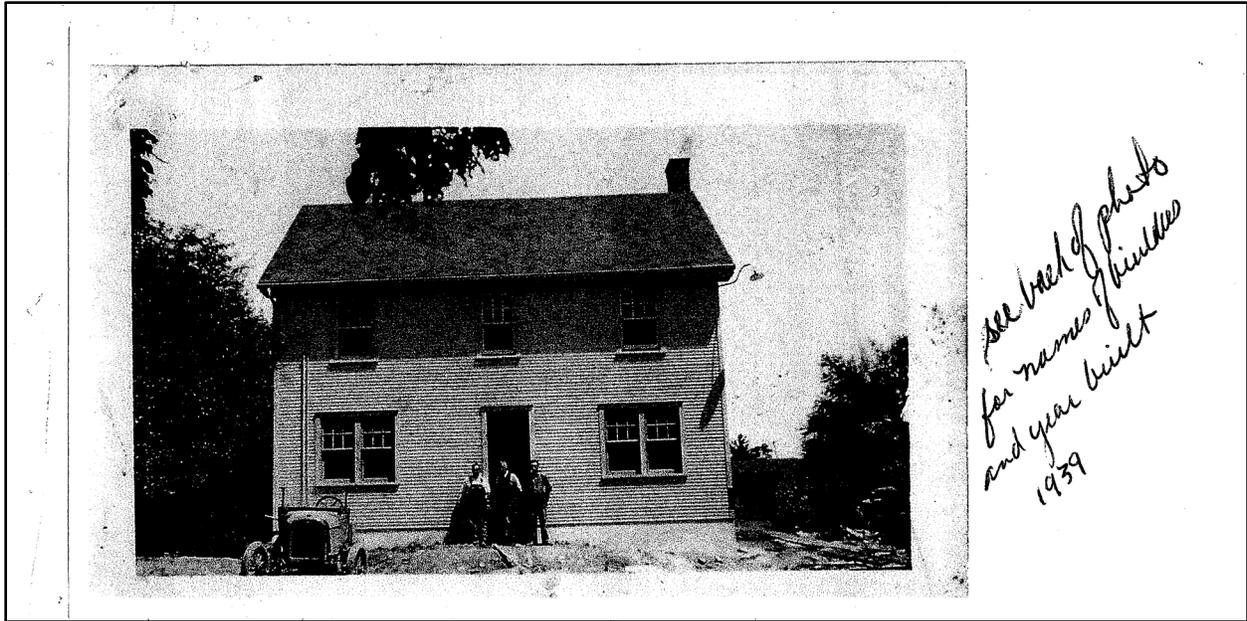
- Located on the east half of Lot 4 Con 5 Nelson Township
- Given by the Crown to David Lockie - January 2, 1822
- to Ed Pilkington - February 1822
- to Wm. Nixon & Dennis Wolverton - January 1827
- Wm. Nixon quit claim to Dennis Wolverton - 1870

- **Samuel Campbell** born in the colony of New York - 1760
- Moved to St. Catharines in 1790
- Married Seah Maricle around 1805 and had 10 children
- Rastus, Henry, Margaret, Eliza, George, Murray, William, Douglas, James, & John
- Samuel farmed in St. Catharines from 1790 - ?

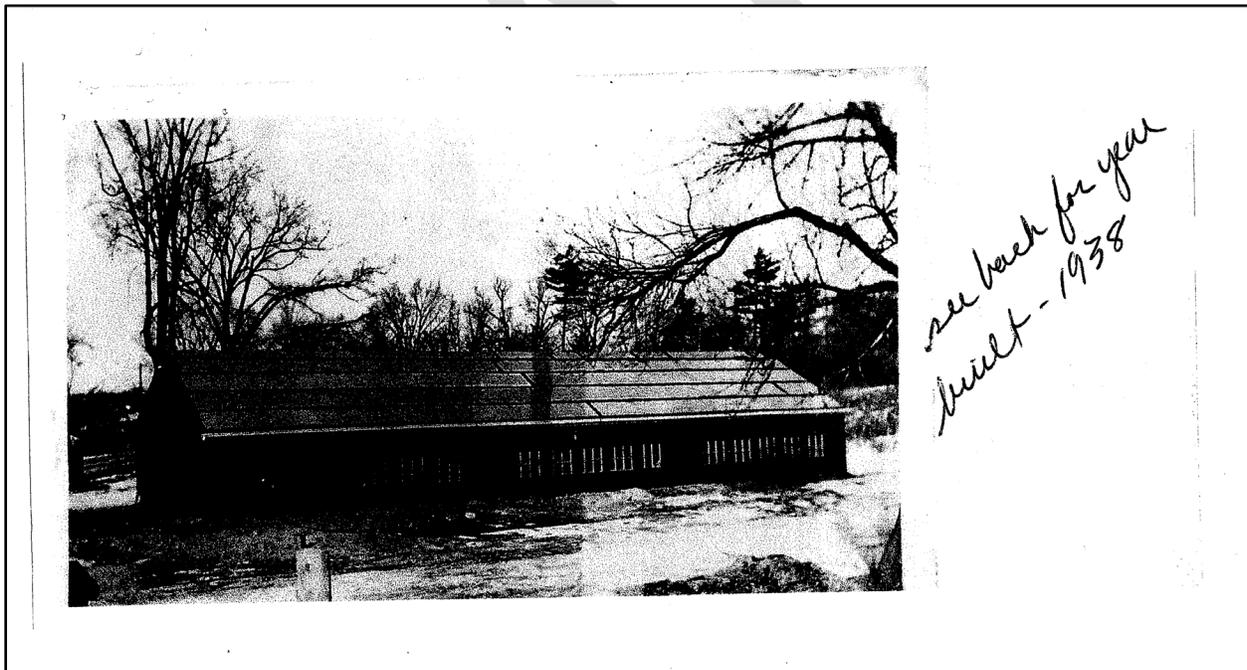
- Dennis Wolverton's daughter, Mary, married the youngest son of Samuel Campbell, **John Campbell**
- the farm located at Lot 4 Con 5 Nelson Township was given to them as a wedding gift
- John & Mary Campbell took over farming this property in 1827
- The original home burned down and a new home was built in 1827 (see photo)
- John & Mary had 9 children
- Dennis, Catherine, Johnathan, Eliza, Charles, George, Wellington, William & Edgar
- In 1827 John started breeding horses for the stage coach line running from St. Catharines to York. He was known as "Jockey John" who drove a 4 horse stage coach team from St. Catharines to Hamilton and back every day
- John bought and sold 5 other parcels of land in the Zimmerman area, one of which is still in the family name along with the original

- The farm now consists of Lot 4 Con 5 and Lot 5 Con 5 Nelson Township
- John's son **George Campbell** purchased the original 100 acres at Lot 4 Con 5 from his father in 1878
- In 1883 he purchased the second 100 acre parcel at Lot 5 Con 5
- George Campbell married Annie Marshall and they had one son - John Marshall
- The farm was transferred to Annie in 1897, and their son Marshall took over farming in 1911 after his father's death
- **Marshall Campbell** married Muriel Bennett and they had two sons - Edgar and Glen
- Every Saturday, Muriel would take eggs, butter and fresh farm produce to the Hamilton market. Her market stand plate still hangs in the family farm house
- Edgar helped his father farm until Glen graduated from Ontario Agricultural College in 1938, at which time he took over the farming operation
- In 1957, the farm was then transferred from Marshall to Glen
- **Glen Campbell** married Mary Vivian and they had three children - Larry, Karen & Ronald
- Larry & Ron helped with the mixed farming operation, part time until Larry took over in 1989
- In 1997 Lot 4 Con 5 was transferred from Glen to Ron Campbell
- In 1997 Lot 5 Con 5 was transferred from Glen to **Larry Campbell**
- Ron continues to live in the original family farm house on #4 Side Rd
- Larry & his wife Rose registered Lot 5 Con 5 under Limestone Tree Farm (FBR# 3020948) and to date, continue to actively farm both parcels

Attachment 1: History of the Campbell Century Farm provided by Larry Campbell, no date (n.d.).



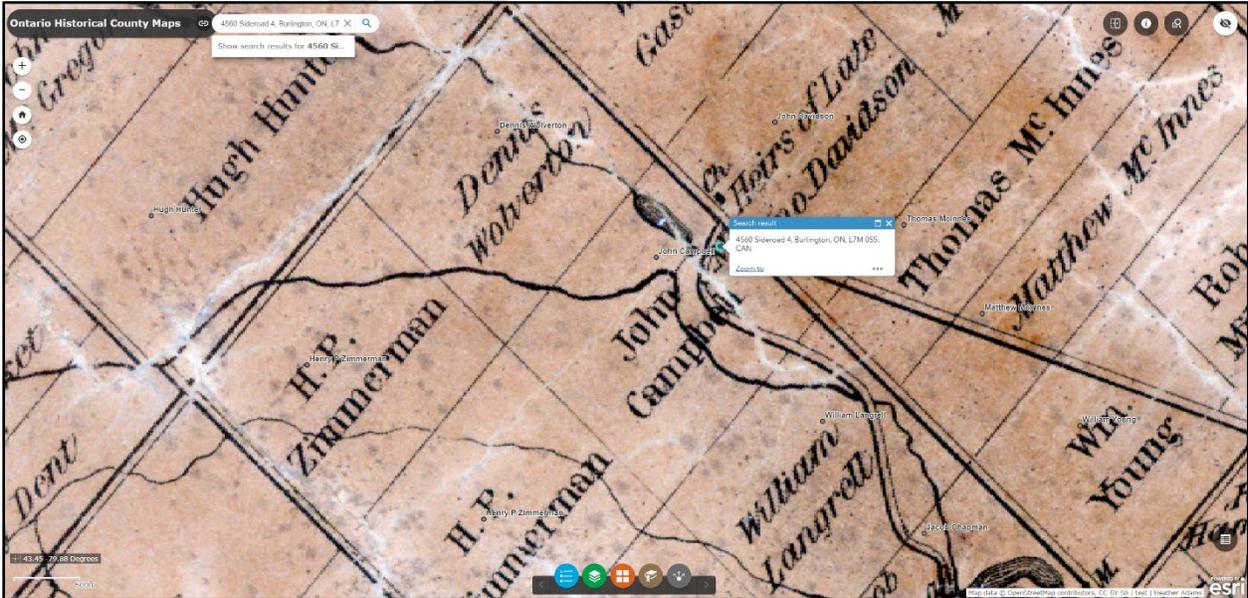
Attachment 2: Archival photograph of 4560 No. 4 Side Road (residence), provided by the Campbell family.



Attachment 3: Archival photograph of 4560 No. 4 Side Road (poultry shed), provided by the Campbell family.



Attachment 4: Archival photograph of 4560 No. 4 Side Road (Burlington Historical Society, n.d.).



Attachment 5: Clip of Historical Map of Halton County, Published by Tremain, Year of Publication: 1858 (Ontario Historical County Maps, n.d.).



Attachment 6: Clip of Historical Map of Halton County, Published by Walker & Miles, Year of Publication: 1877 (The Canadian County Atlas Digital Project, 2001). Blue arrow points to general location of 4560 No. 4 Side Road.



Attachment 7: Clip of a 1954 aerial photograph (University of Toronto Libraries, n.d.). Blue arrow points to general location of 4560 No. 4 Side Road.

Appendix C: Properties with similar architectural features along No. 4 Side Road

Table 1: Properties with similar architectural features along No. 4 Side Road	
Property Address	Image
4415 No. 4 Side Road Ontario Cottage/Gothic Revival architectural style	
4563 No. 4 Side Road Colonial Revival architectural style	
4483 No. 4 Side Road Modern interpretation of the Colonial Revival architectural style	

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