

To: Sean Ford
Dancor Construction

From: Frank J. Smith, MA, CAHP
Paige Milner, MA
Stantec Consulting

Project/File: 160941146

Date: March 2025

Reference: Scoped Heritage Impact Assessment, 1766 Wilton Grove Road

Introduction

Dancor Construction (the proponent) retained Stantec Consulting Ltd. (Stantec) to prepare a Scoped Heritage Impact Assessment (HIA) Memo (Scoped HIA) for the proposed development at 1766 Wilton Grove Road in the City of London. The proponent is proposing to redevelop the property at 1766 Wilton Grove Road for industrial purposes. The current plan is to construct three industrial warehouses or transport terminal buildings with a total combined area of approximately 18,580 square metres (200,000 square feet) of ground floor. The Concept Plan for the development is included in Appendix A.

The proposed development is located adjacent to 1741 Wilton Grove Road, a listed property on the City of London's Register of Cultural Heritage Resources (the Register) (Figure 1). The property is listed as containing a residence built in 1865 in the Vernacular architectural style (City of London 2020: 129). This Scoped HIA has been completed to satisfy the requirements of The London Plan, which requires an assessment of impacts on development adjacent to listed properties (City of London 2016). For the purpose of this Scoped HIA, the Study Area refers to 1741 Wilton Grove Road while the Project Location refers to 1766 Wilton Grove Road. The purpose of this Scoped HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed property, consideration must be given to the conservation of cultural heritage resources.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

The objectives of the Scoped HIA are as follows:

- Evaluate the cultural heritage value or interest (CHVI) of the adjacent cultural heritage resource
- Identify potential direct and indirect impacts to the adjacent cultural heritage resource
- Identify potential mitigation measures where impacts to the adjacent cultural heritage resource is anticipated

To meet these objectives, this Scoped HIA contains the following content:

- Summary of project methodology
- Review of background history of the adjacent property and historical context
- Description of the proposed undertaking
- Assessment of impacts of the proposed site alterations on cultural heritage resources, where applicable
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures, where applicable

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Historical Context

Westminster Township

Indigenous peoples have lived in present-day southern Ontario for thousands of years, beginning with the retreat of the glaciers and gradual end of the Ice Age over 10,000 years ago (Ellis 2013). Contact between Indigenous peoples in Canada and European culture began in the 16th century (Loewen and Chapdelaine 2016). The nature of Indigenous settlement size, population distribution, and material culture shifted as European settlers encroached upon their territory (Ferris 2009: 114). The former Township of Westminster and City of London is located on the traditional territory of the Attawandaron, Anishinaabeg, Haudenosaunee, and Lunaapeewak Indigenous peoples (City of London 2025).

The overall settlement of Westminster Township during the first half of the 19th century was under the superintendence of Colonel Thomas Talbot. In 1811, Provincial Land Surveyor Mahlon Burwell, a close associate of Colonel Talbot, began to survey Westminster Township. The War of 1812 caused considerable disruption to the settlement of southwestern Ontario and Westminster Township. Until the War of 1812, the majority of immigrants to Upper Canada, including Westminster Township, were from the United States. Many of these immigrants arrived from New England and New York. Other early settlers to Westminster Township included Scottish immigrants (Miller 1992: 5). The last portion of the survey, Concessions 3 to 9, was completed between 1819 and 1821 by Deputy Land Surveyor John Bostwick (St. Denis 1985: 19-20). The township was surveyed using the double-front system, with most lots being 200 acres in size.

The fertile soil of the township made it agriculturally very productive. In 1849, the township's farmers produced 57,600 bushels of wheat, 54,000 bushels of oats, 12,000 bushels of peas, 22,000 pounds of wool, and 36,000 pounds of butter (Westminster Township Historical Society 2006: 69). Railway service entered the township in 1853 when the London and Port Stanley Railway was constructed through the township. The railway linked to the Great Western Railway in London (Port Stanley Terminal Rail 2021).

To the north of Westminster Township, the City of London was incorporated in 1855, with a population of 10,000 (Armstrong 1986: 68). The development of London and Westminster Township would become increasingly intertwined during the late 19th century as suburban development and the City's infrastructure began to encroach upon Westminster Township. Suburban development also began in an area known as London

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

South, which was eventually annexed by the City in 1890. As a result of the annexation, the population of Westminster Township decreased from 7,892 in 1881 to 6,335 in 1891 (Dominion Bureau of Statistics 1953).

Westminster Township remained predominantly agricultural during the first half of the 20th century. By 1901, the population of the township had declined to 4,730. This was not the result of annexations but rather was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm. This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

The population of Westminster Township began to increase after 1911 and in 1921 was 5,687, an increase of 668 people since 1911 (Dominion Bureau of Statistics 1953). In 1921, a total of 31,254 acres of land were under cultivation in the township, the second highest total in Middlesex County. While the First World War and Great Depression curtailed major growth of the City of London, the postwar building boom led to the suburbanization of swaths of Westminster Township during the 1950s. Between 1951 and 1956, the population of Westminster Township increased by 45%. In 1951, 1954, and 1959, the township allowed several parts of the township east of the Study Area to be annexed by the City to improve municipal services to the newly suburbanized areas (Meligrana 2000: 14; Miller 1992: 212-213).

By the early 1980s, the City of London required more land for future industrial development. The City of London wanted to annex the Highway 401/402 corridor in the Town of Westminster, ideally located for industrial development and just outside of city limits. In 1988, Westminster Township was incorporated as the Town of Westminster, partially in response to London's annexation attempts (WTHS 2006: 73). Despite the incorporation of the Town of Westminster, in 1992 the province approved an annexation that saw the City of London triple in size (Sancton 1994: 28-29). Effective January 1, 1993, the entire Town of Westminster, including the Study Area and 1741 Wilton Grove Road, was annexed by the City of London. Also included in the 1993 annexation were portions of London, Delaware, North Dorchester, and West Nissouri Townships (Middlesex County 2016). The population of London in 2016 was 383,822, an increase of 4.8% since 2011 (Statistics Canada 2019).

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Study Area History (1741 Wilton Grove Road)

The Study Area at 1741 Wilton Grove Road is historically located on Lot 8, Concession 3 in Westminster Township. The Crown first granted the patent for Lot 8 to the Canada Company on September 19, 1836 (OnLand 2025a). Since the Study Area was granted to the Canada Company instead of a private buyer it means the Study Area was initially set aside by the Government of Upper Canada as part of their Crown Reserves within the Township of Westminster. In 1791, the Government of Upper Canada decided to set aside one-seventh of the land within the province to be classified as Crown Reserves and additional lands as Clergy Reserves (for the local clergies to operate) (Ontario Family History n.d.). These lands would be leased rather than sold and would act as a method of income for the government (Ontario Family History n.d.). In practicality, this practice meant that for every 66,000 acres per township, 18,850 acres were set aside as Crown or Clergy reserves (Lee 2004: 19). As a result of the Crown Reserves insufficient ability to raise revenue, in 1825, the Canada Company was chartered as a land and colonization company (Guelph Museums n.d.). In September 1826, the first director of the Company, John Galt, came to Canada to evaluate the most effective method of disposing of Crown Reserves (Lee 2004: 49). That same year, the company purchased 2.5 million acres of land which included Crown Reserves. The Canada Company began selling the land to settlers (Baskerville 2006). The Company remained active until it sold its last parcel of land in the 1950s (Guelph Museums n.d.).

In November 1853, the Canada Company sold the north half of Lot 8, totalling 100 acres, to George Jarvis (G.J.) Goodhue (OnLand 2025a). Goodhue was a land speculator and there is no evidence to suggest that Goodhue lived on Lot 8, Concession 3 but rather, this was likely one of many investment properties purchased by Goodhue during his lifetime. George Jarvis (sometimes spelt Jervis) Goodhue was born August 1, 1799, in Vermont (Armstrong 1976). Around 1820, Goodhue immigrated from the United States to Upper Canada and settled in St. Thomas with his older brother (Armstrong 1976). A short time later, Goodhue decided to move out on his own and settled by himself in Westminster Township (*History of the County of Middlesex* 1889: 833-4). Here, he became a general merchant, distiller, and pearl-ash maker (Armstrong 1976). Due to the early development of London as the district capital, Goodhue was able establish himself as a wealthy landowner early in the community's growth (Armstrong 1976). During the 1830s, he was involved in railway speculation and was one of the incorporators of the London and Gore Railway Company (Armstrong 1976). In 1830, he was made postmaster of London and remained in this position until 1852 (Armstrong 1976). In 1840, when London was incorporated as a village, he was elected to the council for St. George's Ward (Armstrong

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

1976). Goodhue was also one of the three founders of the London Volunteer Fire Brigade, established in 1842 (*History of the County of Middlesex* 1889: 258). In the 1840s, Goodhue focused on land speculation (Armstrong 1976). He purchased large quantities of Crown Lands, particularly in Huron County, but also acquired property through purchase and foreclosure of mortgages (Armstrong 1976).

In January 1855 Goodhue sold the north half of Lot 8 to John Tibbs (OnLand 2025a). Similarly to Goodhue, there is no evidence that John Tibbs lived on the Study Area as he is associated with addresses within the City of London throughout his ownership of the property. In *Ralton's Directory for the City of London*, from 1856-1857, the year after his purchase of Lot 8, John Tibbs was recorded as a plasterer, living at Bute Terrace, which was likely a rowhouse or apartment (Ralton 1856: 153). In the 1866-1867 *London General and Business Directory*, Tibbs was recorded as a plasterer, at the corner of Clarence and Hill Streets (Sutherland & Co 1866: 84). While following his ownership of the property, the 1871 census records the Tibbs family as including, John Tibbs, his wife, Eliza Tibbs, and their five children, William, Alfred, Richard, Eliza, and Mary (Library and Archives Canada 1871a). Eliza Tibbs was born Eliza Roots and was the daughter of Henry Roots, who purchased land from John Tibbs in 1855 and lived next door to the Study Area for many years (Ontario. Marriage Records. n.d.; OnLand 2025a). John Tibbs died of congestion of the lungs on April 5, 1881 (Ontario, Canada, Deaths and Deaths Overseas 1869-1950a).

In November 1866, Tibbs sold the east half of the north half of Lot 8, totalling 50 acres, to William P. Griffin (OnLand 2025b). Even though Griffin purchased the Study Area in 1866, there is no evidence that the Griffin family lived on the property until at least 1875 when William Griffin was recorded in *McAlpine's London City and County of Middlesex Directory* as living at Concession 3, Lot 8 (McAlpine, Everett & Co. 1875: 382). Prior to this time, the Griffin family is recorded in census records and city directories as living in London Township (Library and Archives Canada 1871b). William was recorded as an overseer and living with his wife, Betsy, and their children: Emma, Bessy, Orilia, John, Henry, Frederick, and Charles (Library and Archives Canada 1871b). During the 1870s, Griffin purchased the remainder of the north half of Lot 8 from previous owners Henry Roots and Henry John Miller (OnLand 2025b). Based on historical mapping and archival documents, the house located at 1741 Wilton Grove Road was most likely constructed between at least 1875, the earliest date that which William Griffin is known to have lived at the Study Area, and 1878, when the H.R. Page & Co *Illustrated Historical Atlas of the County of Middlesex*, published in 1878, depicts the residence on the Study Area.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

By 1895, when William sold the Study Area to his son's John and Albert Griffin, it totalled the original 100 acres as was sold to Goodhue in 1853 (OnLand 2025b). By the 1881 Census, the Griffin family was living in Westminster Township (Library and Archives Canada 1881). William is now recorded as a farmer and living with his wife, Elizabeth, and their children: Emma, Bessie, John, Henry, Frederick, Louisa, Albert, and Mary (Library and Archives Canada 1881).

In August 1895, William Griffin sold the Study Area to his sons John and Albert (OnLand 2025b). One year later, in December 1896, ownership of the property transferred from John Griffin to his mother, Elizabeth Griffin (OnLand 2025b). By 1901, William was living on the property with Albert and Mary (Library and Archives Canada 1901). Ten years later, in the 1911 census, only Albert and Mary are living on the property (Library and Archives Canada 1911). In 1921, Albert, Mary, and Albert's nephew Thomas are recorded in the census as living in a wood house (Library and Archives Canada 1921). In 1931, Albert and Mary are still living on the property together, and Albert is noted to be a dairy farmer (Library and Archives Canada 1931).

In 1946, as the executor of Elizabeth Griffin's will (even though Elizabeth likely died at the beginning of the 20th century), Albert sold the northeast quarter of Lot 8 to the Director of the Veterans' Land Act. The *Veterans Land Act* (VLA) was passed on July 20, 1942, during the Second World War, to settle veterans on farms (Harris and Shulist 2001). This Act followed the *Soldier Settlement Act* of 1919, which followed the First World War, and provided veterans the loans to purchase land, stock, and equipment (Wright 2006). Improving upon the 1919 legislation, the VLA gave veterans a government loan with which they could purchase land as well as made additional funds available for the purchase of livestock and equipment (Wright 2006). The VLA stipulated repayment terms which allowed veterans to reestablish themselves in society without the pressure of heavy financial obligations (Wright 2006). Before the VLA was terminated in 1977, over 140,000 veterans took advantage of the assistance (Wright 2006). In September 1964, the Veterans' Land Act sold the Study Area to Ray and Marian Keran (OnLand 2025b).

Site Description

A site visit of the Study Area was undertaken on December 17, 2024, by Jenn Como and Paige Milner, Cultural Heritage Specialists. The weather conditions were overcast and cold. The site visit consisted of a pedestrian survey of the exterior of the Study Area from the municipal right-of-way, as property access was not obtained. Photographs were taken with a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

The Project Location at 1766 Wilton Grove Road is located on the north side of Wilton Grove Road, approximately 415 metres east of the intersection of Wilton Grove Road and Cheese Factory Road. The Study Area at 1741 Wilton Grove Road is located on the south side of Wilton Grove Road, approximately 318 metres east of the intersection of Wilton Grove Road and Cheese Factory Road. Wilton Grove Road is a two-lane paved road with some residential and farm properties as well as industrial complexes dotting the street (Photo 1 and Photo 2). The roadway is flanked by paved shoulders and agricultural fields (Photo 3). The Study Area at 1741 Wilton Grove Road is surrounded by agricultural fields. The Project Location at 1766 Wilton Grove Road is a roughly 70-acre parcel located on the north side of Wilton Grove Road (Photo 4). The Project Location contains multiple structures with naturalized vegetation, including meadow, trees, and shrubs.

The Study Area at 1741 Wilton Grove Road is an approximate 130 acre parcel on the south side of Wilton Grove Road. The Study Area contains a residence and two outbuildings (Photo 5). The residence at 1741 Wilton Grove is a one-and-one-half storey structure clad in asphalt brick shingles (Photo 6). The residence has a side facing gable roof, wood soffits, and a brick chimney on the east side off the structure. The residence has two rear additions. The residence has a parged foundation (Photo 7).

The front (north) façade of the residence has two symmetrical replacement windows and a central doorway with a wood surround (Photo 8). It was unclear whether the door behind the screen was wood or a replacement door. The west façade of the main portion of the residence has two second storey windows and one first storey windows, which all appeared to be replacements. The south façade has two rear additions, one which was clad in asphalt brick shingles and the second clad in wood siding. The east façade of the main portion of the residence has two second storey windows and a brick chimney (Photo 9).

The two outbuildings in the Study Area are located to the southeast of the main residence (Photo 10). The larger of the two outbuildings has a gable roof, is clad in barnboard wood siding, and has a concrete block foundation. The smaller outbuilding also has a gable roof however the cladding material or foundation could not be determined from the public right of way.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road



Photo 1: Wilton Grove Road, looking east



Photo 2: Wilton Grove Road, looking west

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road



Photo 3: Adjacent property and agricultural field, looking northeast



Photo 4: 1766 Wilton Grove Road, looking north

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road



Photo 5: 1741 Wilton Grove Road, looking south



Photo 6: Asphalt brick siding on west façade, looking shingles

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road



Photo 7: Parged foundation, looking south



Photo 8: Wood door surround, looking south

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road



Photo 9: East façade, looking southwest



Photo 10: Outbuildings at 1741 Wilton Grove Road, looking south

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Evaluation

Ontario Regulation 9/06

Table 1: Evaluation of 1741 Wilton Grove Road According to Ontario Regulation 9/06 of the *Ontario Heritage Act*

Criteria of O. Reg. 9/06	Yes/No	Comments
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	Yes	The residence at 1741 Wilton Grove Road is a representative example of a frame Ontario vernacular structure with a symmetrical front façade. Vernacular architecture is characterized as making use of local materials and forms (Humphreys and Sykes 1974). Frame Ontario vernacular structures with a simple and symmetrical front façade often borrowed from the balance and symmetry of Georgian and Neoclassical structures. While it has been modified over time with replacement cladding it retains a massing and form which is a representative of vernacular frame architecture with a simple and symmetrical front facade (Blumenson 1990: 16)
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The residence at 1741 Wilton Grove Road has very few architectural embellishments. Further, the construction techniques and materials of the residence are typical of this style and time period and therefore do not demonstrate a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The residence and outbuildings incorporate similar building materials and construction practices used throughout 19 th and 20 th century Ontario and therefore does not demonstrate a high degree of technical or scientific achievement.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Criteria of O. Reg. 9/06	Yes/No	Comments
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	No	The residence at 1741 Wilton Grove Road is historically associated with John Tibbs and William P Griffin. Based on historical research, neither of these individuals were found to have made notable contributions to the development of the community, Westminster Township, or the City of London.
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.	No	The Study Area does not offer a new or greater understanding of the development of Westminster Township or the City of London.
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.	No	The architect or builder is unknown. There is no evidence to suggest that the landscape of the Study Area was designed or influenced by a landscape architect or designer.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Criteria of O. Reg. 9/06	Yes/No	Comments
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No	This Study Area is set in an agricultural area in the City of London that contains a mixture of agricultural properties and mid to late 20 th century infill residences as well as largescale industrial properties to the west of the Study Area. The area does not have a distinct sense of identity or place and many parts of London outside and adjacent to the urban growth boundary contain a similar land use. Agricultural land use as well as largescale industrial development is widespread in the immediate area and across southern Ontario. Therefore, the Study Area is not important in defining, maintaining, or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	While there are other farmsteads in the surrounding area, these other farms were under different ownership and have no clear physical, functional, or historical link to the Study Area.
9. The property has contextual value because it is a landmark.	No	While the residence at 1741 Wilton Grove is close to the roadway, it is not particularly memorable or discernible to passing motorists or pedestrians. There is no indication the community uses the residence as an orientation guide or wayfinding point.

Statement of CHVI

A property may only be designated under Part IV of the OHA when it meets two or more criteria of O. Reg. 9/06. The Study Area at 1741 Wilton Grove Road was found to meet one evaluation criterion. Therefore, a Statement of CHVI is not applicable.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Impact Assessment and Mitigation

The Study Area at 1741 Wilton Grove Road was found to only meet one criterion of O. Reg. 9/06. Therefore, a discussion of impacts and mitigation measures is not applicable.

Conclusion

A property may only be protected under the OHA when it meets two or more criteria of O. Reg. 9/06. The Study Area at 1741 Wilton Grove Road was found to meet one evaluation criterion and therefore is not considered to have sufficient CHVI to warrant an assessment of impacts, preparation of mitigation measures, or further study.

Closure

This Scoped HIA has been prepared for the sole benefit of Dancor Construction and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Sincerely,

Stantec Consulting Ltd.

Frank J. Smith MA, CAHP
Cultural Heritage Specialist
Phone: (226) 448-7417
frank.smith@stantec.com

Lashia Jones MA, CAHP
Senior Cultural Heritage Specialist
Phone: (226) 268-5392
lashia.jones@stantec.com

Appendices:
Appendix A Concept Plan

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

References

Armstrong, Frederick H. 1976. "Goodhue, George Jervis." Dictionary of Canadian Biography, vol 9. Electronic Resource: <https://www.biographi.ca/en/bio/4459>. Last Accessed: February 14, 2025.

Armstrong, Frederick H. 1986. *The Forest City: An Illustrated History of London, Canada*. Windsor: Windsor Publications.

Baskerville, Peter A. 2006. "Canada Company." *The Canadian Encyclopedia*. Electronic Resource: <https://www.thecanadianencyclopedia.ca/en/article/canada-company>. Last Accessed: February 14, 2025.

Blumenson, John. 1990. *Ontario Architecture*. Markham: Fitzhenry and Whiteside.

City of London. 2025. *City of London Land Acknowledgement*. Electronic Document: <https://london.ca/city-london-land-acknowledgement>. Last Accessed: March 7, 2025.

Dominion Bureau of Statistics. 1953. *Census of Canada 1951, Volume 1—Population*. Ottawa: Edmond Cloutier.

Drummond, Ian M. 1987. *Progress without Planning: The Economic History of Ontario from Confederation to the Second World War*. Toronto: University of Toronto Press.

Ellis, Christopher J. 2013. "Before Pottery: Paleoindian and Archaic Hunter-Gatherers." in *Before Ontario: The Archaeology of a Province*, edited by Marit K. Munson and Susan M. Jamieson, pp. 35-47. Montreal and Kingston: McGill-Queen's University Press.

Ferris, Neal. 2009. *The Archaeology of Native-Lived Colonialism: Challenging History in the Great Lakes*. Tucson: University of Arizona Press.

Guelph Museums. n.d. "The Canada Company, John Galt, and the Founding of Guelph." Electronic Resource: <https://guelphmuseums.ca/the-canada-company-john-galt-and-the-founding-of-guelph/>. Last Accessed: February 14, 2025.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Harris, Richard and Shulist, Tricia. 2001. Canada's Reluctant Housing Program: The Veterans Land Act, 1942-75. In *Canadian Historical Review*, 82, 2, pp. 253-282.

History of the County of Middlesex, Canada. 1889. Toronto and London: W.A. & C.L. Goodspeed.

Humphreys, Barbara A., and Meredith Sykes. 1974. *The Buildings of Canada: A Guide to Pre-20th Century Styles in Houses, Churches and Other Structures*. Montreal: The Readers Digest Association of Canada.

Lee, Robert C. 2004. *The Canada Company and the Huron Tract, 1826-1853: Personalities, Profits and Politics*. Toronto: Dundurn Press.

Library and Archives Canada. 1871a. *Census of Canada, 1871*. Item 41488260. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=41488260&lang=eng>. Last Accessed: February 14, 2025.

Library and Archives Canada. 1871b. *Census of Canada, 1871*. Item 41490874. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=41490874&lang=eng>. Last Accessed: February 14, 2025.

Library and Archives Canada. 1881. *Census of Canada, 1881*. Item 20295743. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=20295743&lang=eng>. Last Accessed: February 14, 2025.

Library and Archives Canada. 1901. *Census of Canada, 1901*. Item 35750046. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=35750046&lang=eng>. Last Accessed: February 14, 2025.

Library and Archives Canada. 1911. *Census of Canada, 1911*. Item 13584561. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=13584561&lang=eng>. Last Accessed: February 14, 2025.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Library and Archives Canada. 1921. *Census of Canada, 1921. Item 64574612*. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=64574612&lang=eng>. Last Accessed: February 14, 2025.

Library and Archives Canada. 1931. *Census of Canada, 1931. Item 80653396*. Electronic Document: <http://central.bac-lac.gc.ca/.redirect?app=census&id=80653396&lang=eng>. Last Accessed: February 14, 2025.

Loewen, Brad and Claude Chapdelaine (editors). 2016. *Contact in the 16th Century: Networks among Fishers, Foragers and Farmers*. Mercury Series Archaeology Paper 176. Ottawa: University of Ottawa Press.

McAlpine, Everett & Co, 1875. *McAlpine's London City and County of Middlesex Directory, 1875*. The Lovell Printing and Publishing Company.

Meligrana, John F. 2000. The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s. In *Urban History Review* 291: 3-20.

Middlesex County. 2016. *History of Middlesex County*. Electronic Document: <https://www.middlesex.ca/living-here/history-middlesex-county>. Last Accessed: July 15, 2021.

Miller, Orlo. 1992. *London 200: An Illustrated History*. London: Chamber of Commerce.

OnLand 2025a. "Middlesex County (33), Westminster, Book 1, Abstract Index Up to 1866; Concession 1 to Lot 22, Concession 4." Electronic Document: <https://www.onland.ca/ui/33/books/57934/viewer/286298427?page=210>. Last Accessed: February 13, 2025.

OnLand. 2025b. "Middlesex County (33), Westminster, Book 22, Concession 3; Lot 1 to 14." Electronic Document: <https://www.onland.ca/ui/33/books/58319/viewer/319852825?page=61>. Last Accessed: February 13, 2025.

Ontario Family History. n.d. "Land Records; Clergy Reserves: Crown Reserves; Canada Company." Electronic Resource:

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

https://ontariofamilyhistory.org/family_sites/grannysgardens/Granny1/clergy.html. Last Accessed: February 25, 2025.

Ontario. Marriage Records. n.d. Familysearch.org. Electronic Document:
<https://www.familysearch.org/ark:/61903/3:1:9Q97-Y39B-JLZ?view=index>.
Last Accessed: February 14, 2025.

Ontario, Canada, Deaths and Deaths Overseas. 1869-1950a. Ancestry.ca. Electronic Document:
<https://www.ancestry.ca/search/collections/8946/records/1376627?tid=&pid=&queryId=f4152d27-a138-42c9-af10-2144b4fb7b77&phsrc=XTO41&phstart=successSource>. Last Accessed: February 14, 2025.

Page, H.R. & Co. 1878. *Illustrated Historical Atlas of the County of Middlesex*: Toronto: H.R. Page & Co.

Port Stanley Terminal Railway. 2021. *A Brief History of the L&PS and PTSR*. Electronic Document: <https://www.pstr.on.ca/history.htm>. Last Accessed: July 22, 2021.

Ralton, Geo. 1856. *Ralton's Directory for the City of London*. London: Hunter & Culbert.

Sancton, Andrew. 1994. *Governing Canada's City Regions: Adapting Form to Function*. Montreal: Institute for Research on Public Policy.

Statistics Canada. 2019. *Census Profile, 2016 Census, London, City*. Electronic Document: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/Page.cfm?Lang=E&Geo1=CSD&Code1=3539036&Geo2=PR&Code2=47&Data=Count&SearchText=North&SearchType=Begins&SearchPR=01&B1=All>. Last Accessed: July 15, 2021.

St. Denis, Guy. 1985. *Byron: Pioneer Days in Westminster Township*. Lambeth: Crinklaw Press.

Sutherland & Co. 1866. *London General and Business Directory, for 1866-7*. Woodstock: Sutherland & Co.

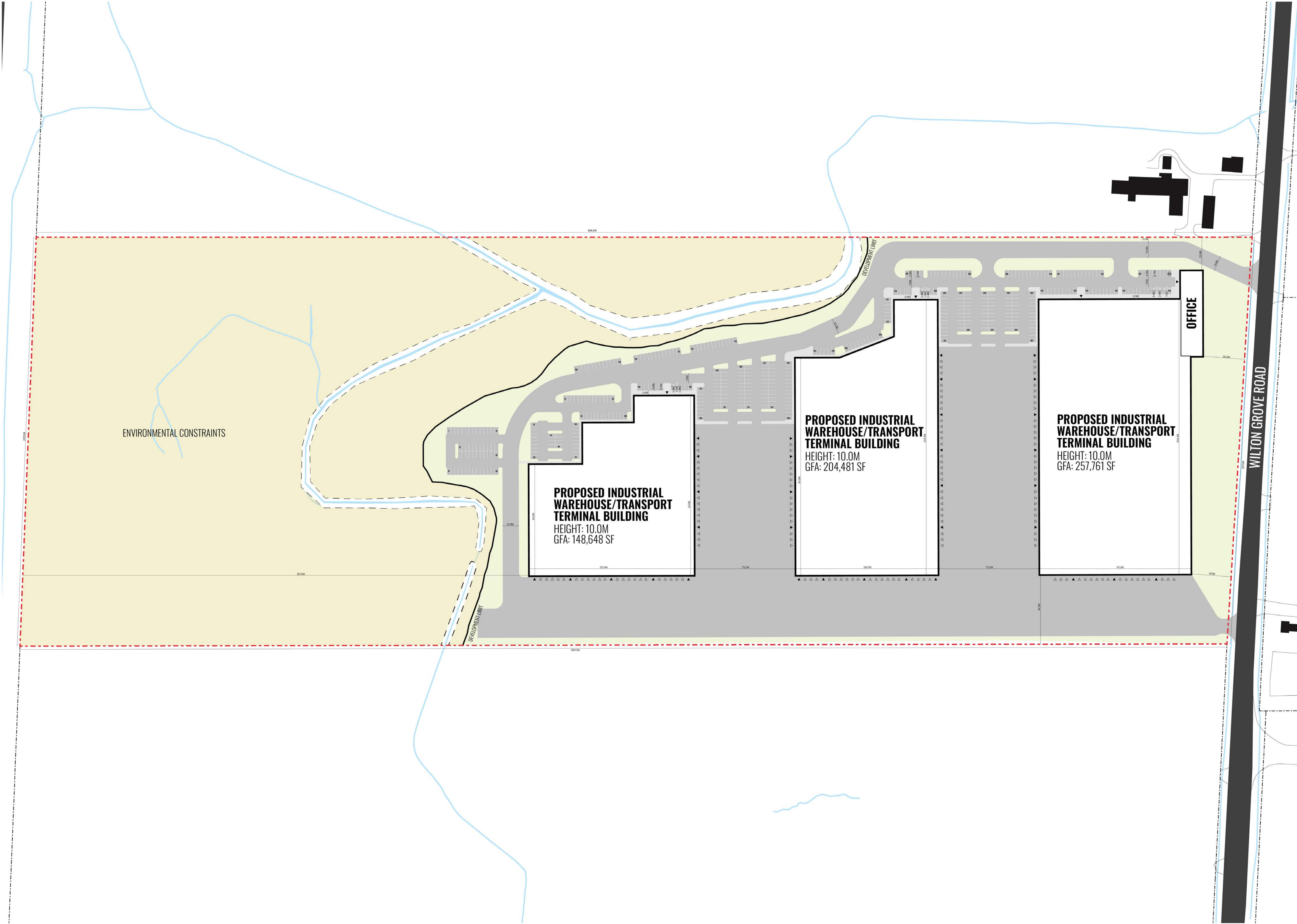
Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Westminster Township Historical Society. 2006. *Delaware and Westminster Townships, Honouring our Roots, Volume I*. Aylmer: Westminster Township Historical Society.

Wright, Glenn T. 2006. "Veterans' Land Act." Electronic Resource:
<https://www.thecanadianencyclopedia.ca/en/article/veterans-land-act>. Last
Accessed: February 25, 2025.

Reference: Heritage Impact Assessment Memo, 1766 Wilton Grove Road

Appendix A Concept Plan



CONCEPT PLAN

PROJECT SITE
1766 Wilton Grove Road



SITE DATA

Regulations	Required	Proposed
	Warehouses Establishment	Transport Terminal
Permitted Uses:	Section 40.2	Transport Terminal
Lot Area:	2,000m ² (min.)	266,296.53m ²
Lot Frontage:	30.0m (min.)	297.53
Front & Exterior Side Yard:	1.5m (min.)	30.1m
Interior Side & Rear Yard:	1.2 m per 3.0 m of main building height or fraction thereof for buildings between 0-29.9m in height. 4.8m	23.9m (Interior Side Yard)* 361.5m (Rear Yard)
Landscaped Open Space:	10% (min.)	53.44%
Lot Coverage:	60% (max.)	21.31%
Height:	50.0m (max.)	10.0m
GFA for Office Uses:	2,000m ² (max.)	2,000m ²
Parking:	114 total required	463 provided

* Requires Special Provision

Client:	Dancor Construction Limited.
Date:	[07.31.2024]
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	1766WG
Version	1.0

